



# County of Santa Cruz

517

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 96060  
(931) 454-2580 FAX: (931) 454-2131 TDD: (931) 454-2123

ALVIN D. JAMES, DIRECTOR

December 3, 1998

Agenda: December 15, 1998

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

RF: PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION REGARDING A GENERAL PLAN AMENDMENT TO DELETE A PORTION OF THE SCENIC ROAD DESIGNATION ON CASSERLY AND MT. MADONNA R O A D S

Members of the Board:

On June 16, 1998, your Board considered a report by the Planning Department regarding a proposal to delete the 'scenic road' designation from a 1.1 mile portion of Casserly and Mt. Madonna Roads in the Pajaro and Salsipuedes Planning Areas (Exhibit C of Attachment 4). Your Board approved, in concept, the proposed General Plan amendment and directed staff to process the amendment. On November 25, 1998, the Planning Commission considered the proposed General Plan amendment. The matter is now ready for your Board's consideration.

### Proposed Amendment

The amendment would change the wording of the following two scenic road designations contained in General Plan Policy 5.10.10 (see Exhibit A of Attachment 1), as follows:

Casserly Road: from ~~Mt. Madonna Road~~ **Mile marker 1.75** to Highway 152

Mt. Madonna Road: from ~~Casserly~~ **Gaffey Road** to Hazel Dell Road

### Existing Conditions

Mt. Madonna Road - The scenic road designation for Mt. Madonna Road extends from Casserly Road to Hazel Dell Road. Mt. Madonna Road is a typical two-lane County road with no urban improvements (curbs, sidewalks, etc.). Drainage is handled through roadside ditches and culverts.

Existing development along Mt. Madonna Road varies from single family residential to wooded slopes. Most of the development is residential on larger lots, although there are a number of existing homes built on parcels less than an acre located on the lower end of the road.

The visual characteristics change as the road ascends towards Gaffey Road and beyond. The lower segment is more open, with a wider field of vision, consistent with the gentle terrain and the residential/agricultural use in the area. The smaller lot residential development is located in this area, just beyond the agricultural fields located on the corner of Casserly and Mt. Madonna Roads. These fields are not visible from Mt. Madonna Road due to existing riparian vegetation between the road and the fields. The dominant view in the lower segment of the road are various single family residences and the fringes of the residential development located on the ridge to the east, interspersed with dense vegetation and tree canopy. There are no distant views in this segment.

The upper segment to Gaffey Road is characterized by the narrowing of the canyon. The ridges are closer to the road, creating a denser vegetative cover and tree stand. Fewer homes are visible in this segment as the lot sizes are bigger and home sites are located farther away from the road. There are no distant views from the road.

Casserly Road - Only a portion of Casserly Road is designated as a scenic road. The portion of Casserly Road extending from Pioneer Road to Mt. Madonna Road is not designated as a scenic road, as this segment is characterized by greenhouses and residential development along the roadway. The segment from Mt. Madonna Road to Highway 152 is designated as a scenic road because of the views of agricultural fields, both immediately along the roadway and extending into the distance towards the foothills and Santa Cruz Mountains to the north.

The portion of the scenic road proposed for deletion lies between mile marker 1.75 and Mt. Madonna Road, a distance of approximately 1500-feet. This segment is characterized by commercial (market) and institutional (firehouse/community center) structures located immediately adjacent to the roadway near the Mt. Madonna Road intersection. These structures and their uses serve as neighborhood resources, but the structures are not visually significant. The stretch of road past the firehouse/community center is characterized by residential/agricultural uses on the north side and field crops on the south side. The only distant views are along the south side of the road, towards the fairgrounds. These views are not especially scenic, with many outbuildings and newer structures both in the foreground and the background.

#### Effect of Proposed Amendment

In order to assess the impact of the proposed amendment, an understanding of the General Plan policies affecting properties located within and adjacent to a scenic road is necessary. Policy 5.10.10 lists the designated scenic roads in the County (Exhibit B of Attachment 4). Policy 5.10.11 addresses development visible from rural scenic roads, as follows:

##### **5.10.11 Development Visible From Rural Scenic Roads**

*In the viewsheds of rural scenic roads, require new discretionary development, including development envelopes in proposed land divisions, to be sited out of public view, obscured*

*by natural landforms and/or existing vegetation. Where proposed structures on existing lots are unavoidably visible from scenic roads, identify those visual qualities worthy of protection (see Policy 5:10.2) and require siting, architectural design and landscaping to mitigate the impacts to those visual qualities. (See policy 5.14.10)*

Under this policy, new discretionary development must not be visible from the scenic road and development on existing parcels must be carried out in such a way as to compliment the scenic qualities identified along the designated roadway. Thus, the impact of the proposed amendment to delete the designation of scenic road can be determined by assessing the potential for future land divisions and/or building activity along the road segments.

Mt. Madonna Road -The potential for development on parcels adjacent to Mt. Madonna Road is limited because of the current parcel configuration and the General Plan designations of Agriculture and Mountain Residential. As shown on Exhibit D of Attachment 4, there are only 3 parcels located along this segment of Mt. Madonna Road which could be divided. One of these, the 52 acre agricultural property located at the intersection of Casserly and Mt. Madonna Roads, is entirely screened from Mt. Madonna Road by riparian vegetation and is not an issue. The other two parcels are located in the upper portion of the study area. Due to terrain and riparian corridor concerns, new building sites would be located above and away from the road, screened by the existing dense vegetation along the steeper slopes of this area. The development potential of these two parcels is about 5 lots.

The remaining lots in this segment of Mt. Madonna Road are either developed with single family residences, or are too small to be developed. In either case, there is little likelihood for significant development in this area of Mt. Madonna Road.

Casserly Road -There is only one parcel adjacent to the segment of Casserly Road under consideration that could be divided under current rules, and none of the potential building sites on that parcel are visible from Casserly Road or any other nearby scenic roadway. The remaining properties along the segment of Casserly Road are zoned Commercial Agriculture (CA) and land divisions are not permitted in the CA zone except for agricultural purposes. In addition, each of the properties along this segment has already been developed with residences located some distance from the roadway. There is no potential for additional land divisions in this segment and development will be limited to accessory and agricultural structures, which are exempt from the provisions of the Scenic Corridor policies.

#### CEQA Review

On October 26, 1998, the Environmental Coordinator issued a Negative Declaration for the proposed General Plan amendment (Exhibit E of Attachment 4). No comments were received.

#### Planning Commission Review

The Planning Commission, on November 25, 1998, conducted a public hearing on the proposed

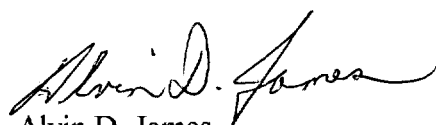
General Plan amendment. Following a brief discussion, the Commission adopted a Resolution forwarding the Commission's affirmative recommendation to your Board.

Conclusion and Recommendation

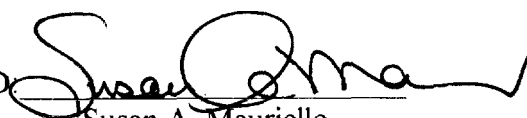
The proposed General Plan amendment will delete a scenic corridor designation from portions of two County roads where the patterns of development and the potential for future development make the current scenic corridor designations unnecessary. The overall effect of deleting this segment of Mt. Madonna and Casserly Roads from the inventory of scenic roads will be minimal.

It is, therefore, RECOMMENDED that your Board adopt the Resolution adopting a General Plan Amendment to Policy 5.10.10 deleting a portion of the Scenic Corridor designation on Casserly and Mt. Madonna Roads (Attachment 1).

Sincerely,

  
Alvin D. James  
Planning Director

RECOMMENDED

  
Susan A. Mauriello  
County Administrative Officer

- Attachments:
1. Resolution Adopting an Amendment to the County General Plan
  2. Planning Commission Resolution
  3. Planning Commission Minutes, November 25, 1998
  4. Planning Commission Staff Report

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

On the Motion of Supervisor  
duly seconded by Supervisor  
the following Resolution is adopted:

RESOLUTION ADOPTING AN AMENDMENT TO THE COUNTY GENERAL PLAN  
DELETING THE SCENIC CORRTDOR DESIGNATION FROM A PORTION OF CASSERLY  
AND MT. MADONNA ROADS

WHEREAS, the Board of Supervisors, in June 16, 1998, considered a report on the scenic corridor designations on portions of Casserly and Mt. Madonna Roads and approved, in concept, the deletion of the scenic corridor designations, and

WHEREAS, the scenic corridor designations on these portions of Casserly and Mt. Madonna Roads are unnecessary due to the pattern of development and existing regulations regarding development in the scenic corridors; and

WHEREAS, the Planning Commission, on November 25, 1998, adopted Resolution No. 18-98 recommending approval of the proposed amendment to the County General Plan; and

WHEREAS, a Negative Declaration for the amendment has been issued by the County Environmental Coordinator in conformance with the provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on December 15, 1998, to consider the amendment to the General Plan, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, the proposed amendment to the County General Plan are consistent with the County General Plan/Local Coastal Program Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Santa Cruz adopts the amendment to the County General Plan, as set forth in Exhibits A.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by the following vote:

Amend the Scenic Corridor designations of the County General Plan for Casserly and Mt. Madonna Roads, as follows:

**Section 510.10** (portion)

**Casserly Road: from ~~Mt. Madonna Road~~ Mile marker 1.75 to Highway 152**

**Mt. Madonna Road: from ~~Casserly~~ Gaffey Road to Hazel Dell Road**

Exhibit A

BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

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RESOLUTION NO. 18-98

On the motion of Commissioner Kaplan  
duly seconded by Commissioner Skillicorn  
the following Resolution is adopted

PLANNING COMMISSION RESOLUTION RECOMMENDING  
AMENDMENT TO GENERAL PLAN POLICY 5.10.10 REGARDING SCENIC CORRIDOR  
DESIGNATIONS

WHEREAS, the Board of Supervisors, on June 16, 1998, considered the recommendations of staff and approved, in concept, the deletion of the scenic corridor designation from portions of Casserly and Mt Madonna roads; and

WHEREAS, the proposed amendment to delete the scenic corridor designation on a portion of Casserly and Mt. Madonna Roads are unnecessary due to the pattern of development and existing regulations regarding development in the scenic corridors; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 25, 1998, to consider the amendment to the General Plan (Attachment 1), the staff report, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed General Plan Amendment to Policy 5.10.10 will be consistent with the policies of the General Plan; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration and the Planning Commission has reviewed the environmental documents and finds that the proposed amendments have been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to the General Plan Policy 5.10.10, as set forth in Attachment I, be approved by the Board of Supervisors

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 25 day of November 1998 by the following vote

AYES: SUPERVISORS  
NOES: SUPERVISORS  
ABSENT: SUPERVTSORS  
ABSTAIN: SUPERVTSORS

\_\_\_\_\_  
Chairperson of the Board of Supervisors

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM: D. L. S.  
County Counsel

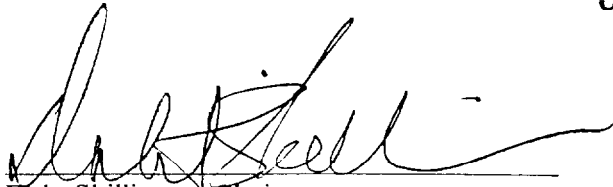
DISTRIBUTION: County Counsel  
Planning



Exhibit A

AYES: COMMISSIONERS **Kaplan, Skillicorn, Bremer**  
 NOES: COMMISSIONERS **Holbert**  
 ABSENT: COMMISSIONERS **Shepherd**  
 ABSTAIN: COMMISSIONERS

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 Dale Skillicorn, Chairperson

ATTEST: Martin Jacobson  
 Martin Jacobson, Secretary

APPROVED AS TO FORM:

D. S.  
 COUNTY COUNSEL

cc: **County Counsel**  
 Planning Department

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 EXHIBIT A

Amend the Scenic Corridor designations of the County General Plan for Casserly and Mt. Madonna Roads, as follows:

**Section 5.10.10 (portion)**

**Casserly Road: from ~~Mt. Madonna Road~~ Mile marker 1.75 to Highway 152**

**Mt. Madonna Road: from Casserly Gaffey Road to Hazel Dell Road**

COUNTY OF SANTA CRUZ PLANNING COMMISSION  
MINUTES

527

**DATE:** November 25, 1998

**PLACE:** Board of Supervisors Chambers, Room 525  
County Government Center, 701 Ocean Street, Santa Cruz, CA

**COMMISSIONERS PRESENT:** ROBERT BREMNER, DENISE HOLBERT, MARILYN HUMMEL, DALE SKILLICORN(CHAIRPERSON).

**STAFF MEMBERS PRESENT:** CATHLEEN CARR, MARK DEMING, DAVID HOPE, DONNA BRADFORD

**COUNTY COUNSEL PRESENT:** RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

**A. ROLL CALL:**

Commissioners Bremner, Holbert, Hummel, and Skillicorn present at 9:00 a.m.

**B. PLANNING DIRECTOR'S REPORT:**

Martin Jacobson reported on the Above-the-Line application approved by the Board of Supervisors. Mark Deming reported on the action taken by the Board regarding timber harvest regulations.

**C. COUNTY COUNSEL'S REPORT:**

None.

**D. ADDITIONS AND CORRECTIONS TO THE AGENDA:**

None.

**E. ORAL COMMUNICATIONS:**

None.

**F . CONSENT ITEMS:**

**ITEM F-1**

**F-1 Approval of the October 14, 1998, October 28, 1998 and November 12, 1998 Planning Commission Hearing minutes as submitted by the Planning Department.**

PUBLIC HEARING OPENED

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PUBLIC HEARING CLOSED

MOTION

COMMISSIONER BREMNER MOVED TO CONTINUE TO DECEMBER 9, 1998. SECONDED BY COMMISSIONER HOLBERT.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 4-0

H. SCHEDULED ITEMS:ITEM H-1

**H-1** Proposal to consider a proposal to amend the Scenic Corridor designations of the Santa Cruz County General Plan for Casserly and Mt. Madonna Roads by revising the General Plan as Follows (new language underlined):

Amend Section 5.10.10 (portion)

Casserly. Road: from ~~Mt. Madonna Road~~ Mile Marker 1.75 to Highway 152

Mt. Madonna Road: from ~~Casserly~~ Gaffey Road to Hazel Del Road

Location of affected property: On Casserly Road, from the 1.75 mile marker to Mt. Madonna Road, from Casserly Road to Gaffey Road, Pajaro and Salsipuedes areas.

**PROJECT PLANNER: MARK DEMING**

**MARK DEMING:** Gave staff presentation and discussed impacts of changing scenic designation from the roads. Detailed location of designation and described visual qualities of road ways. Showed slides of area and gave recommendation for action.

**COMMISSIONER HOLBERT:** Wants to know the effect on development.

**MARK DEMING:** Development would occur away from road.

**COMMISSIONER HOLBERT:** Change does not seem necessary.

**COMMISSIONER SKILLICORN:** Discussed background of designation on these roads and commented on past land division application.

PUBLIC HEARING OPENED

**PUBLIC HEARING CLOSED**

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**COMMISSIONER SKILLICORN:** This area should never have been designated scenic and support proposal

**COMMISSIONER HOLBERT:** Won't support motion. Area will further degrade.

**MOTION**

COMMISSIONER KAPLAN MOVED TO APPROVE STAFF RECOMMENDATION. SECONDED BY COMMISSIONER SKILLICORN.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 3-1.

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 PLANNING DEPARTMENT
 

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 COUNTY OF SANTA CRUZ
 

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GOVERNMENTAL CENTER

Alvin D. James  
Planning Director701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
FAX (831) 454-2131 TDD (831) 454-2123 PHONE (831) 454-2580

November 17, 1998

Agenda: November 25, 1998

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

RE: PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT TO DELETE A PORTION OF THE SCENIC ROAD DESIGNATION ON CASSERLY AND MT. MADONNA ROADS

Commissioners:

On June 16, 1998, the Board of Supervisors considered a report by the Planning Department regarding a proposal to delete the 'scenic road' designation from a 1.5 mile portion of Casserly and Mt. Madonna Roads in the Pajaro and Salsipuedes Planning Areas (Exhibit C). The Board approved, in concept, the proposed General Plan amendment and directed staff to process the amendment. The matter before your Commission implements the Board's direction.

#### Proposed Amendment

The amendment would change the wording of the following two scenic road designations contained in General Plan Policy 5.10.10 (see Exhibit C), as follows:

Casserly Road: from ~~Mt. Madonna Road~~ **Mile marker** 1.75 to Highway 152

Mt. Madonna Road: from ~~Casserly~~ Gaffey Road to Hazel Dell Road

#### Existing Conditions

Mt. Madonna Road - The scenic road designation for Mt. Madonna Road extends from Casserly Road to Hazel Dell Road. Mt. Madonna Road is a typical two-lane County road with no urban improvements (curbs, sidewalks, etc.). Drainage is handled through roadside ditches and culverts. Existing development along Mt. Madonna Road varies from single family residential to wooded slopes. Most of the development is residential on larger lots, although there are a number of existing homes built on parcels less than an acre located on the lower end of the road.

The visual characteristics change as the road ascends towards Gaffey Road and beyond. The

lower segment is more open, with a wider field of vision, consistent with the gentle terrain and the residential/agricultural use in the area. The smaller lot residential development is located in this area, just beyond the agricultural fields located on the corner of Casserly and Mt. Madonna Roads. These fields are not visible from Mt. Madonna Road due to existing riparian vegetation between the road and the fields. The dominant view in the lower segment of the road are various single family residences and the fringes of the residential development located on the ridge to the east, interspersed with dense vegetation and tree canopy. There are no distant views in this segment.

The upper segment to Gaffey Road is characterized by the narrowing of the canyon. The ridges are closer to the road, creating a denser vegetative cover and tree stand. Fewer homes are visible in this segment as the lot sizes are bigger and home sites are located farther away from the road. There are no distant views from the road.

Casserly Road - Only a portion of Casserly Road is designated as a scenic road. The portion of Casserly Road extending from Pioneer Road to Mt. Madonna Road is not designated as a scenic road, as this segment is characterized by greenhouses and residential development along the roadway. The segment from Mt. Madonna Road to Highway 152 is designated as a scenic road because of the views of agricultural fields, both immediately along the roadway and extending into the distance towards the foothills and Santa Cruz Mountains to the north.

The portion of the scenic road proposed for deletion lies between mile marker 1.75 and Mt. Madonna Road, a distance of approximately 1500-feet. This segment is characterized by commercial (market) and institutional (firehouse/community center) structures located immediately adjacent to the roadway near the Mt. Madonna Road intersection. These structures and their uses serve as neighborhood resources, but the structures are not visually significant. The stretch of road past the firehouse/community center is characterized by residential/agricultural uses on the north side and field crops on the south side. The only distant views are along the south side of the road, towards the fairgrounds. These views are not especially scenic, with many outbuildings and newer structures both in the foreground and the background.

#### Effect of Proposed Amendment

In order to assess the impact of the proposed amendment, an understanding of the General Plan policies affecting properties located within and adjacent to a scenic road is necessary. Policy 5.10. IO lists the designated scenic roads in the County (Exhibit B). Policy 5.10.11 addresses development visible from rural scenic roads, as follows:

##### **5.10.11 Development Visible From Rural Scenic Roads**

In the viewsheds of rural scenic roads, require new discretionary development, including development envelopes in proposed land divisions, to be sited out of public view, obscured by natural landforms and/or existing vegetation. Where proposed structures on existing lots are unavoidably visible from scenic roads, identify those visual qualities worthy of protection (see Policy 5.10.2) and require siting, architectural design and landscaping to mitigate the impacts to those visual qualities. (See policy 5.14.10)

Under this policy, new discretionary development must not be visible from the scenic road and development on existing parcels must be carried out in such a way as to compliment the scenic qualities identified along the designated roadway. Thus, the impact of the proposed amendment to delete the designation of scenic road can be determined by assessing the potential for future land divisions and/or building activity along the road segments.

Mt. Madonna Road -The potential for development on parcels adjacent to Mt. Madonna Road is limited because of the current parcel configuration and the General Plan designations of Agriculture and Mountain Residential. As shown on Exhibit D, there are only 3 parcels located along this segment of Mt. Madonna Road which could be divided. One of these, the 52 acre agricultural property located at the intersection of Casserly and Mt. Madonna Roads, is entirely screened from Mt. Madonna Road by riparian vegetation and is not an issue. The other two parcels are located in the upper portion of the study area. Due to terrain and riparian corridor concerns, new building sites would be located above and away from the road, screened by the existing dense vegetation along the steeper slopes of this area. The development potential of these two parcels is about 5 lots.

The remaining lots in this segment of Mt. Madonna Road are either developed with single family residences, or are too small to be developed. In either case, there is little likelihood for significant development in this area of Mt. Madonna Road.

Casserly Road -There is only one parcel adjacent to the segment of Casserly Road under consideration that could be divided under current rules, and none of the potential building sites on that parcel are visible from Casserly Road or any other nearby scenic roadway. The remaining properties along the segment of Casserly Road are zoned Commercial Agriculture (CA) and land divisions are not permitted in the CA zone except for agricultural purposes, In addition, each of the properties along this segment has already been developed with residences located some distance from the roadway. There is no potential for additional land divisions in this segment and development will be limited to accessory and agricultural structures, which are exempt from the provisions of the Scenic Corridor policies (Exhibit D).

#### CEQA Review

On October 26, 1998, the Environmental Coordinator issued a Negative Declaration for the proposed General Plan amendment (Exhibit E). No comments were received.

#### Conclusion and Recommendation

The proposed General Plan amendment will delete a scenic corridor designation from portions of County roads which do not have the qualities associated with a scenic corridor. Based on the analysis of the potential for additional development given the current regulations, the overall effect of deleting this segment of Mt. Madonna and Casserly Roads from the inventory of scenic roads will be minimal.

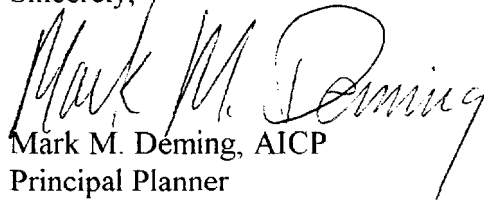
It is, therefore, RECOMMENDED that your Commission adopt the Resolution recommending



that the Board of Supervisors adopt the General Plan Amendment to Policy 5.10.10 deleting a portion of the Scenic Corridor designation on Casserly and Mt. Madonna Roads (Exhibit A).

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Sincerely,



Mark M. Deming, AICP  
Principal Planner

- Exhibits:
- A. Resolution Recommending Approval of a General Plan Amendment Deleting the Scenic Corridor Designation from a Portion of Casserly and Mt. Madonna Roads
  - B. General Plan Policy 5 10.10
  - C. Map of Road Segments: Mt. Madonna and Casserly Roads
  - D. Map Indicating Development Potential
  - E. Notice of Determination/Negative Declaration

BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. \_\_\_\_\_

On the motion of Commissioner  
duly seconded by Commissioner  
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING  
AMENDMENT TO GENERAL PLAN POLICY 5.10.10 REGARDING SCENIC CORRIDOR  
DESIGNATIONS

WHEREAS, the Board of Supervisors, on June 16, 1998, considered the recommendations of staff and approved, in concept, the deletion of the scenic corridor designation from portions of Casserly and Mt. Madonna roads; and

WHEREAS, the proposed amendment to delete the scenic corridor designation on a portion of Casserly and Mt. Madonna Roads are unnecessary due to the pattern of development and existing regulations regarding development in the scenic corridors; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 25, 1998, to consider the amendment to the General Plan (Attachment 1), the staff report, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed General Plan Amendment to Policy 5.10.10 will be consistent with the policies of the General Plan; and

WHEREAS, the Environmental Coordinator issued a Negative Declaration and the Planning Commission has reviewed the environmental documents and finds that the proposed amendments have been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to the General Plan Policy 5.10.10, as set forth in Attachment 1, be approved by the Board of Supervisors.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 1998 by the following vote:

AYES: COMMISSIONERS  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

\_\_\_\_\_  
Dale Skillicorn, Chairperson

ATTEST: \_\_\_\_\_  
Martin Jacobson, Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
COUNTY COUNSEL

cc: County Counsel  
Planning Department

Amend the Scenic Corridor designations of the County General Plan for Casserly and Mt. Madonna Roads, as follows:

**Section 5.10.10 (portion)**

**Casserly Road: from ~~Mt. Madonna Road~~ Mile marker 1.75 to Highway 152**

**Mt. Madonna Road: from ~~Casserly~~ Gaffey Road to Hazel Dell Road**

**SCENTC ROADS****Policies****5.10.10 Designation of Scenic Roads**

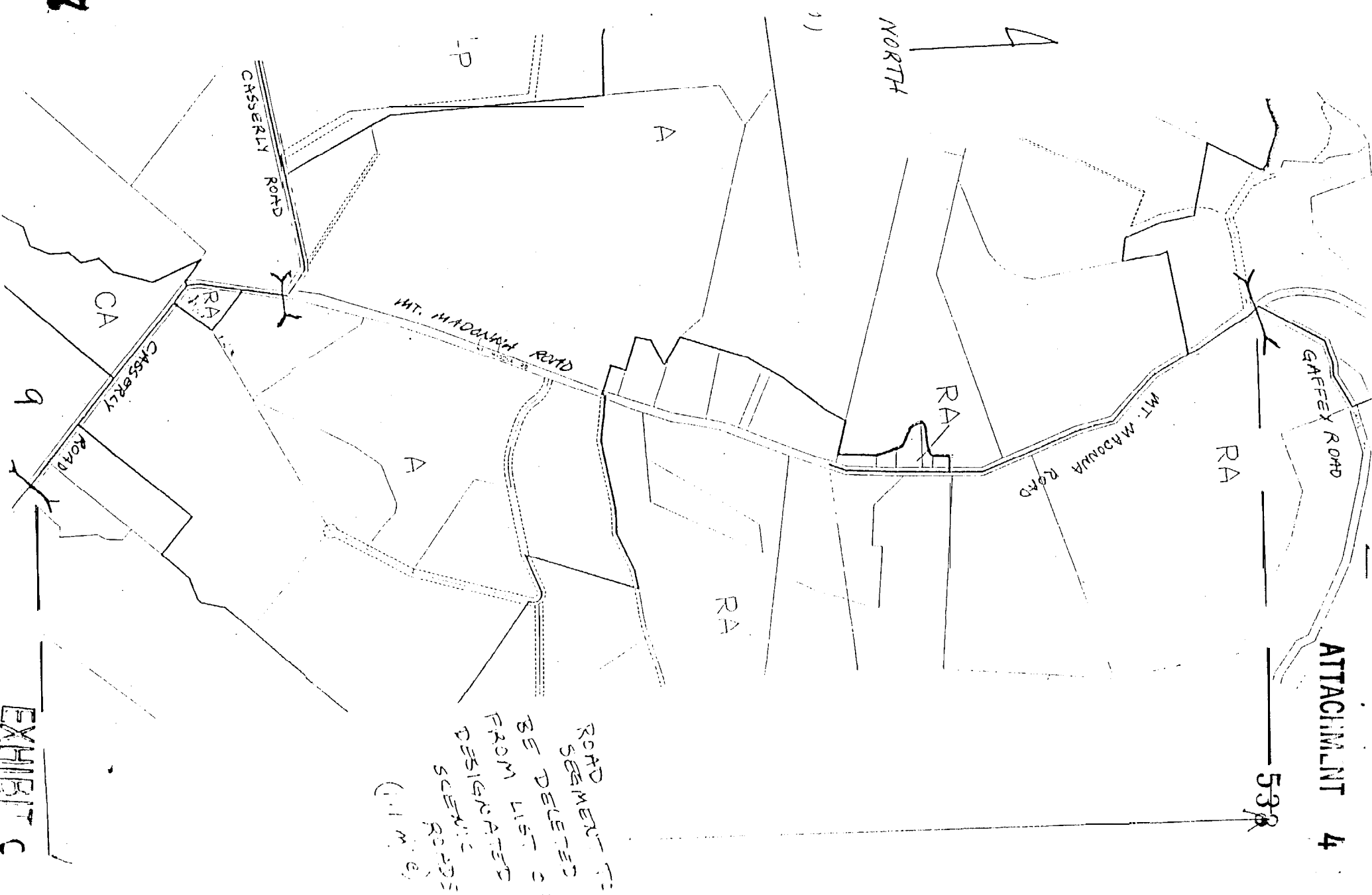
(LCP) The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.

**State Highways**

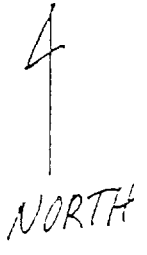
Route 1 — from San Mateo County to Monterey County  
 Route 9 — from Route 1 to Santa Clara County  
 Route 17 — from Route 1 to Santa Clara County  
 Route 35 — from Route 17 to San Mateo County  
 Route 129 — from Route 1 to San Benito County  
 Route 152 — from Route 1 to Santa Clara County  
 Route 236 — from Route 9 in Boulder Creek to Route 9 at Waterman Gap

**County Roads**

Amesti Road — from Varni Road to Browns Valley Road.  
 Beach Road — from Highway 1 to Palm Beach.  
 Bonita Drive and San Andreas Road — from Highway 1 to Beach Road.  
 Bonny Doon Road — from Route 1 to Pine Fiat Road.  
 Browns Valley Road — from Eureka Canyon Road to Hazel Dell Road.  
 Buena Vista Drive — from San Andreas Road to Larkin Valley Road.  
 Casserly Road — from Mt. Madonna Road to Highway 152.  
 Corralitos Road — from Freedom Boulevard to Browns Valley Road.  
 Empire Grade — from the Santa Cruz City limits to the end of Empire Grade.  
 East Cliff Drive — from 33rd Avenue to 4 1st Avenue  
 Eureka Canyon Road — from Highland Way to Corralitos.  
 Graham Hill Road — from Lockwood Lane to Route 9.  
 Hazel Dell Road — from Browns Valley Road to Mt. Madonna Road.  
 Highland Way — from Summit Road to Eureka Canyon Road.  
 Ice Cream Grade.  
 Martin Road — from Pine Fiat to Ice Cream Grade  
 Mt. Hen-non Road — from Scotts Valley City limits to Graham Hill Road.  
 Mt. Madonna Road — from Hazel Dell Road to Casserly Road.  
 Pine Fiat Road — from Bonny Doon Road to Empire Grade.  
 Sand Dollar Drive.  
 Smith Grade.  
 Summit Road — from Highway 17 to Highland Way.  
 Sunset Beach and Shell Road  
 Swanton Road — from Route 1 at Davenport Landing to Route 1 at Greyhound Rock.



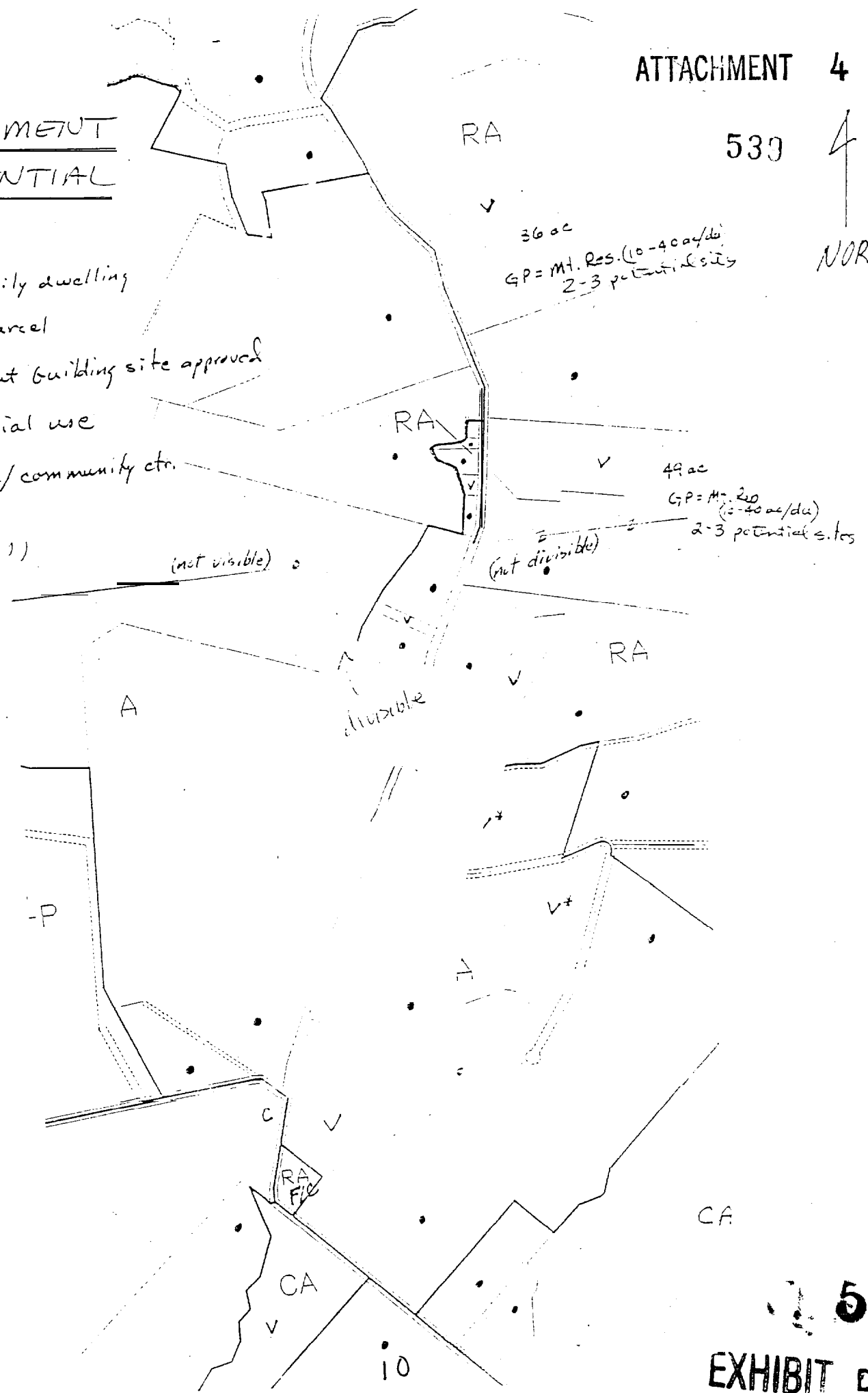
ROAD SEGMENTS  
 BE DELETED  
 FROM LIST OF  
 DESIGNATED  
 SCENIC  
 ROADS  
 (1.1 m.e.)

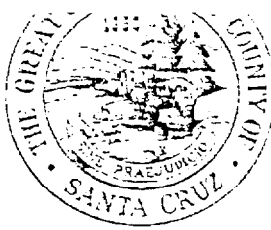


DEVELOPMENT  
POTENTIAL

Key

- single family dwelling
- v vacant parcel
- v\* vacant, but building site approved
- c commercial use
- F/C Fuelhouse/community ctr.





GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
FAX (931) 454-2131 (931) 454-2650

540

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Proposal to amend the scenic Corridor designations of the County General Plan for Casserly and Mt. Madonna Roads, as follows: Section 5.10.10 Mt. Madonna Road Mile marker 1.75 to Highway 152 ~~Mt. Madonna Road~~; from Casserly Gaffey Road to Hazel Dell Road.

APN(s): N/A Mark Deming, planner Zone District(s): A, RA, PF, & C-1.

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department: County of Santa Cruz, 701 Ocean Street: Santa Cruz, California.


Required Mitigation Measures or Conditions

X  None

A  r e Attached

Review Period Ends October 26, 1998

Date Approved By Environmental Coordinator October 23, 1998

  
KEN HART  
Environmental Coordinator  
(408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_ No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: \_\_\_\_\_





NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: SANTA CRUZ COUNTY PLANNING

APPLICATION NO.: N/A

APN: VARIOUS

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

X Negative Declaration  
(Your project will not have a significant impact on the environment.)

           Mitigations will be attached to the Negative Declaration

X No mitigations will be attached.

           Environmental Impact Report  
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. You may discuss your project with the Environmental Coordinator, submit additional information, modify the project, or clarify questions.

Please contact Ken Hart, Environmental Coordinator at (408) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: October 26, 1998

Mark Deming  
Staff Planner

Phone: 454-3183

Date: October 2, 1998

**ENVIRONMENTAL REVIEW  
INITIAL STUDY**

54 ?

**APPLICANT :** County of Santa Cruz  
**OWNER:** see Attachment 4

**APN:** see Attachment 4

Application No: n/a  
Site Address: n/a

Supervisorial District: 4th

Location: On Casserly Road, from the 1.75 mile marker to Mt. Madonna Road and on Mt. Madonna Road, from Casserly Road to Gaffey Road, Pajaro and Salsipuedes areas

**EXISTING SITE CONDITONS**

Parcel Size: n/a  
Existing Land Use: agricultural, residential  
Vegetation: varied, agricultural  
Slope: not applicable  
Nearby Watercourse: Casserly Creek  
Distance To: adjacent to Mt. Madonna Road  
Rock/Soil Type: not applicable

**ENVIRONMENTAL CONCERNS**

Groundwater Supply: N/A	Liquefaction: N/A
Water Supply Watershed: N/A	Fault Zone: N/A
Groundwater Recharge: N/A	Floodplain: N/A
Timber and Mineral: N/A	Riparian Corridor: N/A
Biotic Resources: N/A	Solar Access: N/A
Fire Hazard: N/A	Solar Orientation: N/A
Archaeology: N/A	Scenic Corridor: YES
Noise Constraint: N/A	Electric Power Lines: N/A
Erosion: N/A	Agricultural Resource: N/A
Landslide: N/A	

**SERVICES**

Fire Protection: County  
School District: Pajaro Valley USD  
Water Supply: N/A  
Swage Disposal: N/A

Drainage District: Zone 8  
Project Access: N/A

**PLANNING POLICIES**

Zone District: Agriculture (A), Residential Agriculture (RA), Public Facility (PF), Neighborhood Commercial (C- I )  
Within USL: No  
General Plan: Agriculture, Rural Residential, Mountain Residential  
Special Designation: Scenic Corridor  
Coastal Zone: No

**PROJECT DESCRIPTION:** Proposal to amend the Scenic Corridor designations of the County General Plan for Casserly and Mt. Madonna Roads, as follows:

**Section 5.10.10 (portion)**

**Casserly Road: from ~~Mt. Madonna Road~~ Mile marker 1.75 to Highway 152**

**Mt. Madonna Road: from Casserly Gaffey Road to Hazel Dell Road**

**PROJECT SETTING:** (see Attachment 1)

54 3

Purpose for amendment:

The purpose of the amendment is to remove the scenic corridor designation from a segment of two roadways which do not have especially significant scenic qualities, either because of existing development or of their characteristics.

Description of Scenic Corridors:

Mt. Madonna Road - The scenic road designation for Mt. Madonna Road extends from Casserly Road to Hazel Dell Road. Mt. Madonna Road is a typical two-lane County road with no urban improvements (curbs, sidewalks, etc.). Drainage is handled through roadside ditches and culverts. Existing development along Mt. Madonna Road varies from single family residential to wooded slopes. Most of the development is residential on larger lots, although there are a number of existing homes built on parcels less than an acre located on the lower end of the road.

The visual characteristics change as the road ascends towards Gaffey Road and beyond. The lower segment is more open, with a wider field of vision, consistent with the gentle terrain and the residential/agricultural use in the area. The smaller lot residential development is located in this area, just beyond the agricultural fields located on the corner of Casserly and Mt. Madonna Roads. These fields are not visible from Mt. Madonna Road due to existing riparian vegetation between the road and the fields. The dominant view in the lower segment of the road are various single family residences and the fringes of the residential development located on the ridge to the east, interspersed with dense vegetation and tree canopy. There are no distant views in this segment.

The upper segment to Gaffey Road is characterized by the narrowing of the canyon. The ridges are closer to the road, creating a denser vegetative cover and tree stand. Fewer homes are visible in this segment as the lot sizes are bigger and home sites are located farther away from the road. There are no distant views from the road.

Casserly Road - Only a portion of Casserly Road is designated as a scenic road. The portion of Casserly Road extending from Pioneer Road to Mt. Madonna Road is not designated as a scenic road, as this segment is characterized by greenhouses and residential development along the roadway. The segment from Mt. Madonna Road to Highway 152 is designated as a scenic road because of the views of agricultural fields, both immediately along the roadway and extending into the distance towards the foothills and Santa Cruz Mountains to the north.

The portion of the scenic road proposed for deletion lies between mile marker 1.75 and Mt. Madonna Road, a distance of approximately 1500-feet. This segment is characterized by commercial (market) and institutional (firehouse/community center) structures located immediately adjacent to the roadway near the Mt. Madonna Road intersection. These structures and their uses serve as neighborhood resources, but the structures are not visually significant. The stretch of road past the firehouse/community center is characterized by residential/agricultural uses on the north side and field crops on the south side. The only distant views are along the south side of the road, towards the fairgrounds. These views are not especially scenic, with many outbuildings and newer structures both in the foreground and the background.

Effect of Proposed Amendment

In order to assess the impact of the proposed amendment, an understanding of the General

Plan policies affecting properties located within and adjacent to a scenic road is necessary. Policy 5.10.10 lists the designated scenic roads in the County (Attachment 2). Policy 5.10.11 addresses development visible from rural scenic roads, as follows:

5 4 4

#### **5.10.11 Development Visible From Rural Scenic Roads**

In the viewsheds of rural scenic roads, require new discretionary development, including development envelopes in proposed land divisions, to be sited out of public view, obscured by natural landforms and/or existing vegetation. Where proposed structures on existing lots are unavoidably visible from scenic roads, identify those visual qualities worthy of protection (see Policy 5.10.2) and require siting, architectural design and landscaping to mitigate the impacts to those visual qualities. (See policy 5.14.10)

Under this policy, new discretionary development must not be visible from the scenic road and development on existing parcels must be carried out in such a way as to compliment the scenic qualities identified along the designated roadway. Thus, the impact of the proposed amendment to delete the designation of scenic road can be determined by assessing the potential for future land divisions and building activity along the road segments.

Mt. Madonna Road - The potential for development on parcels adjacent to Mt. Madonna Road is limited because of the current parcel configuration and the General Plan designations of Agriculture and Mountain Residential. As shown on Attachment 3, there are only 3 parcels located along this segment of Mt. Madonna Road which could be divided. One of these, the 52 acre agricultural property located at the intersection of Casserly and Mt. Madonna Roads, is entirely screened from Mt. Madonna Road by riparian vegetation and is not an issue. The other two parcels are located in the upper portion of the study area. Due to terrain and riparian corridor concerns, new building sites would be located above and away from the road, screened by the existing dense vegetation along the steeper slopes of this area. The development potential of these two parcels is about 5 lots.

The remaining lots in this segment of Mt. Madonna Road are either developed with single family residences, or are too small to be developed due to septic constraints. In either case, there is no likelihood for development in this area that would be visible from Mt. Madonna Road.

Casserly Road - There is only one parcel adjacent to the segment of Casserly Road under consideration that could be divided under current rules, and none of the potential building sites on that parcel are visible from Casserly Road or any other nearby scenic roadway. The remaining properties along the segment of Casserly Road are zoned Commercial Agriculture (CA) and land divisions are not permitted in the CA zone except for agricultural purposes. In addition, each of the properties along this segment has already been developed with residences located some distance from the roadway. There is no potential for additional land divisions in this segment and development will be limited to accessory and agricultural structures, which are exempt from the provisions of the Scenic Corridor policies (Attachment 3).

#### Conclusion:

The only scenario under which there is an adverse environmental impact to the scenic corridor, as a result of this change, is the case where the rules governing land divisions allow more land divisions in this area. In that single scenario, which is speculative, the adverse environmental impact cannot be known or predicted at this time. Therefore, based on the analysis of the potential for additional development given the current regulations, the overall effect of deleting this segment of Mt. Madonna and Casserly Roads from the inventory of scenic roads will be minimal.

**A. GEOLOGIC FACTORS**

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No Impact	545
--	--	---	--------------	-----

Could the project, or its related activities affect, or be affected by, the following:

- |  |   |  |            |
|--|---|--|------------|
| <p>1. Geologic Hazards: earth-<br/>quakes (particularly surface<br/>ground rupture, liquefaction,<br/>seismic shaking), landslides,<br/>mud slides or other slope<br/>instability, or similar<br/>hazards?</p> | — |  | <u>XX</u>  |
| <p>2. Soil Hazards: soil creep,<br/>shrink swell (compressiveness),<br/>high erosion potential?</p>  |   |  | <u>X X</u> |
| <p>3. Change in topography or ground<br/>surface relief features?</p>  |   |  | <u>XX</u>  |
| <p>4. The destruction, covering or<br/>modification of any unique<br/>geologic or physical feature?</p>  |   |  | <u>XX</u>  |
| <p>5. Steep slopes (over 30%)?</p>   |   |  | <u>X X</u> |
| <p>6. Coastal cliff erosion?</p>   |   |  | <u>X X</u> |
| <p>7. Beach sand distribution?</p>   |   |  | <u>X X</u> |
| <p>8. An increase in wind or water<br/>erosion of soils, either on<br/>or off site?</p>  |   |  | <u>X X</u> |

*The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above. The General Plan amendment will delete the scenic corridor designation in an area where most of the parcels are developed to their potential, thereby making the designation superfluous. Additional land divisions, although permitted on three of the adjacent parcels, will not result in building sites visible from these roadways.*

**B. HYDROLOGIC FACTORS**

Could the project affect, or be affected by, the following:

- |  |   |   |           |
|--|---|---|-----------|
| <p>1. Water related hazards such as<br/>flooding or tidal waves?</p> |   |   | <u>XX</u> |
| <p>2. Private or public water supply?</p>                            | — | — | <u>XX</u> |

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No Impact
3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)?	---	---		<u>XX</u>
4. Increased siltation rates?	---	---	---	<u>XX</u>
5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)?		---	---	<u>XX</u>
6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?	---	---		<u>XX</u>
7. Groundwater recharge?	---	---		<u>x x</u>
8. Watercourse configuration, capacity, or hydraulics?	---	---		<u>xx</u>
9. Changes in drainage patterns or the rate and amount of runoff?	---	---		<u>x x</u>
10. Cumulative saltwater intrusion?	---	---		<u>x x</u>
11. Inefficient or unnecessary water consumption?				<u>XX</u>
12. Change in the amount of surface water in any water body?	---		---	<u>x x</u>

*The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above. The General Plan amendment will delete the scenic corridor designation in an area where most of the parcels are developed to their potential, thereby making the designation superfluous. Additional land divisions, although permitted on three of the adjacent parcels, will not result in building sites visible from these roadways.*

**C. BIOTIC FACTORS**

Could the project affect, or be affected by, the following:

1. Known habitat of any unique, rare or endangered plants or animals (designate species if known)?	---	---	---	<u>XX</u>
--	-----	-----	-----	-----------

57

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)?	—	—	—	<u>XX</u>
3. Fire hazard from flammable brush, grass, or trees?	—	—	—	<u>XX</u>
4. Change in the diversity of species, or number of species of plants or animals?				<u>XX</u>

The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above.

**D. NOISE**

Will the project:

1. Increase the ambient noise level for adjoining areas?				<u>XX</u>
2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable?				<u>XX</u>
3. Be substantially affected by existing noise levels?				<u>XX</u>

The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above.

**E. AIR**

Will the project:

1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?				<u>XX</u>
2. Expose sensitive receptors to substantial pollutant concentrations?				X X
3. Release bioengineered organisms or chemicals to the air outside of project buildings?	—		—	<u>XX</u>

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	NO <u>Impact</u>
4. Create objectionable odors'?	---	---	---	<u>XX</u>
5 Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?	---	---	---	<u>XX</u>

The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above.

**F. ENERGY AND NATURAL RESOURCES**

Will the project:

1. Affect or be affected by timber resources?	---	---	---	<u>XX</u>
2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use?	---	---	---	<u>XX</u>
3. Encourage activities which result in the USC of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	---	---	---	<u>X X</u>
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	---	---	---	<u>X X</u>

The proposal will have no direct or indirect impacts, or affect or be affected by, the attributes listed above. The General Plan nmcndmct will delete the scenic corridor designation in an area where most Of the parcels are developed to their potential, thereby making the designation superfluous. Additional land divisions. although permitted on three of the adjacent parcels. will not result in building sites visible from these roadways.

**G. CULTURAL/AESTHETIC FACTORS**

Will the project result in:

1. Alteration or destruction of historical buildings or



	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	NO <u>Impact</u>
unique cultural features?				<u>XX</u>
2. Disturbance of archaeological or palcontological resources?			---	<u>XX</u>
3. Obstruction or alteration of views from areas having important visual/scenic values?			---	<u>XX</u>
4. Being visible from any adopted scenic highway or scenic corridor?		---		<u>XX</u>
5. Interference with established recreational, educational, religious or scientific uses of the area?				<u>XX</u>

*As discussed under the project setting, the area where the scenic corridor designation amendment is proposed does not have a great deal of future development potential. Additional land divisions, although permitted on three of the adjacent parcels, will not result in building sites visible from these roadways.*

**H. SERVICES AND UTILITIES**

Will the project or its related activities result in:

1. A breach of national, state, or local standards relating to solid waste or litter management?	---	---		<u>XX</u>
2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries?	---	---		<u>XX</u>
3. A need for expanded governmental services in any of the following areas :				
a. Fire protection?			---	<u>XX</u>
b. Police protection?			---	<u>XX</u>
c. Schools?				<u>XX</u>

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
d. Parks or other recreational facilities?				<u>XX</u>
c. Maintenance of public facilities including roads?				<u>XX</u>
f. Other governmental services?	—			<u>XX</u>
4. Inadquate water supply for fire protection?				<u>XX</u>
5. Inadquate access for fire protection?				<u>X X</u>

*The proposal will have no direct or indirect impacts on, or affect or be affected by, the attributes listed above.*

**I. TRAFFIC AND TRANSPORTATION**

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?				<u>X X</u>
2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?				<u>XX</u>
3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?		—		<u>X X</u>
4. Alterations to present patterns of circulation or movement of people and/or goods?				<u>X X</u>
5. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	—		—	<u>XX</u>
6. Cause preemption of public mass-transportation modes?		—		<u>X X</u>

*The proposal will have no direct or indirect impacts on, or affect or be affected by, the attributes listed above.*

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

**J. LAND USE/HOUSING**

Will the project result in:

- |  |   |   |            |
|--|---|---|------------|
| 1. Reduction of low/moderate income housing?   | — |   | <u>X X</u> |
| 2. Demand for additional housing'?   | — |   | <u>X X</u> |
| 3. A substantial alteration of the present or planned land use of an arca?   | — | — | <u>X X</u> |
| 4. Change in the character of the community in terms of terms of distribution or concentration of income. income. ethnic, housing, or age group? |   |   | <u>XX</u>  |
| 5. Land use not in conformance with the character of the surrounding neighborhood'?  | — |   | <u>X X</u> |

*The proposal will have no direct or indirect impacts on, or affect or be affected by, the attributes listed above. The General Plan amendment will delete the scenic corridor designation in an area where most of the parcels are developed to their potential, thereby making the designation superfluous. Additional land divisions, although permitted on three of the adjacent parcels, will not result in building sites visible from these roadways.*

**K. HAZARDS**

Will the project:

- |  |   |   |           |
|--|---|---|-----------|
| 1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected? | — | — | <u>XX</u> |
| 2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?                                      |   |   | <u>XX</u> |
| 3. Involve release of any biocngincerced organisms outside of controlled laboratories?   |   | — | <u>XX</u> |
| 4. Involve the use of any pathogenic organisms on site?  |   |   | <u>XX</u> |

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No Impact
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?	—	—		<u>XX</u>
6. Create a potential substantial fire hazard?		—		<u>XX</u>
7. Expose people to electromagnetic fields associated with electrical transmission lines?	—			<u>XX</u>

**L. GENERAL PLANS AND PLANNING POLICY**

1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program? If so, how?	—	—		<u>XX</u>
2. Does the project conflict with any local, state or federal ordinances? If so, how?	—	—		<u>XX</u>
3. Does the project have potentially growth inducing effect?		—		<u>XX</u>
4. Does the project require approval of regional, state, or federal agencies? Which agencies? NO				

MANDATORY FINDINGS OF SIGNIFICANCE

YES

NO

- 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?
- 2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)
- 3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

  XX  

  XX  

  XX  

  XX

TECHNICAL REVIEW CHECKLIST

554

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____	<u>X</u>
ARCHAEOLOGIC REVIEW	_____	_____	<u>X</u>
BIOTIC ASSESSMENT	_____	_____	<u>X</u>
GEOLOGIC HAZARD ASSESSMENT	_____	_____	<u>X</u>
GEOLOGIC REPORT	_____	_____	<u>X</u>
RIPARIAN PRE-SITE	_____	_____	<u>X</u>
SEPTIC LOT CHECK	_____	_____	<u>X</u>
SOILS REPORT	_____	_____	<u>X</u>
OTHER:			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

\*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

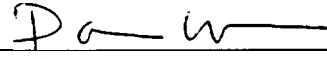
ENVIRONMENTAL REVIEW ACTION

555

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

10-25-98  
Date

  
Signature

For:  
Environmental Coordinator

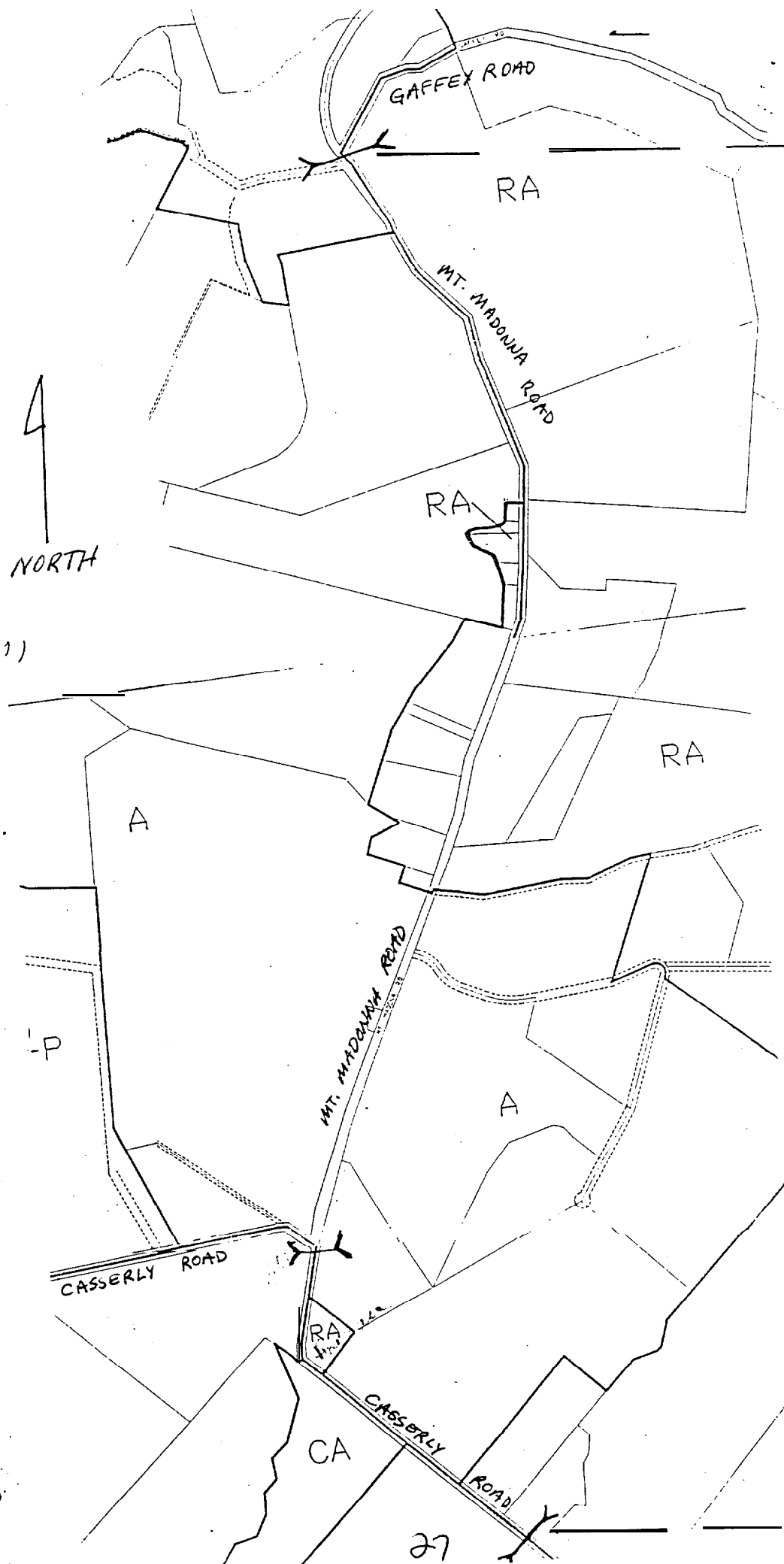
Attachments:

1. Map of Road Segments: Mt. Madonna and Casserly Roads
2. General Plan Policy 5. IO. 10
3. Map Indicating Development Potential
4. List of APN's and property owners

csrlyIS wpd/mmd

4  
NORTH

1)



ROAD  
SEGMENT TO  
BE DELETED  
FROM LIST OF  
DESIGNATED  
SCENIC  
ROADS  
(1.1 mile)



## SCENIC ROADS

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## Policies

## 5.10.10 Designation of Scenic Roads

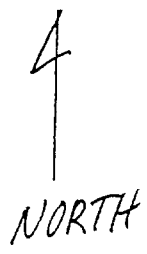
(LCP) The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.

**State Highways**

**Route 1** — from San Mateo County to Monterey County  
 Route 9 — from Route 1 to Santa Clara County  
 Route 17 — **from** Route 1 **to Santa Clara County**  
 Route 35 — from Route 17 to San Mateo County  
 Route 129 — from Route 1 to San Benito County  
 Route 152 — **from** Route 1 to Santa Clara County  
 Route 236 — **from** Route 9 in Boulder Creek to Route 9 at Waterman Gap

**County Roads**

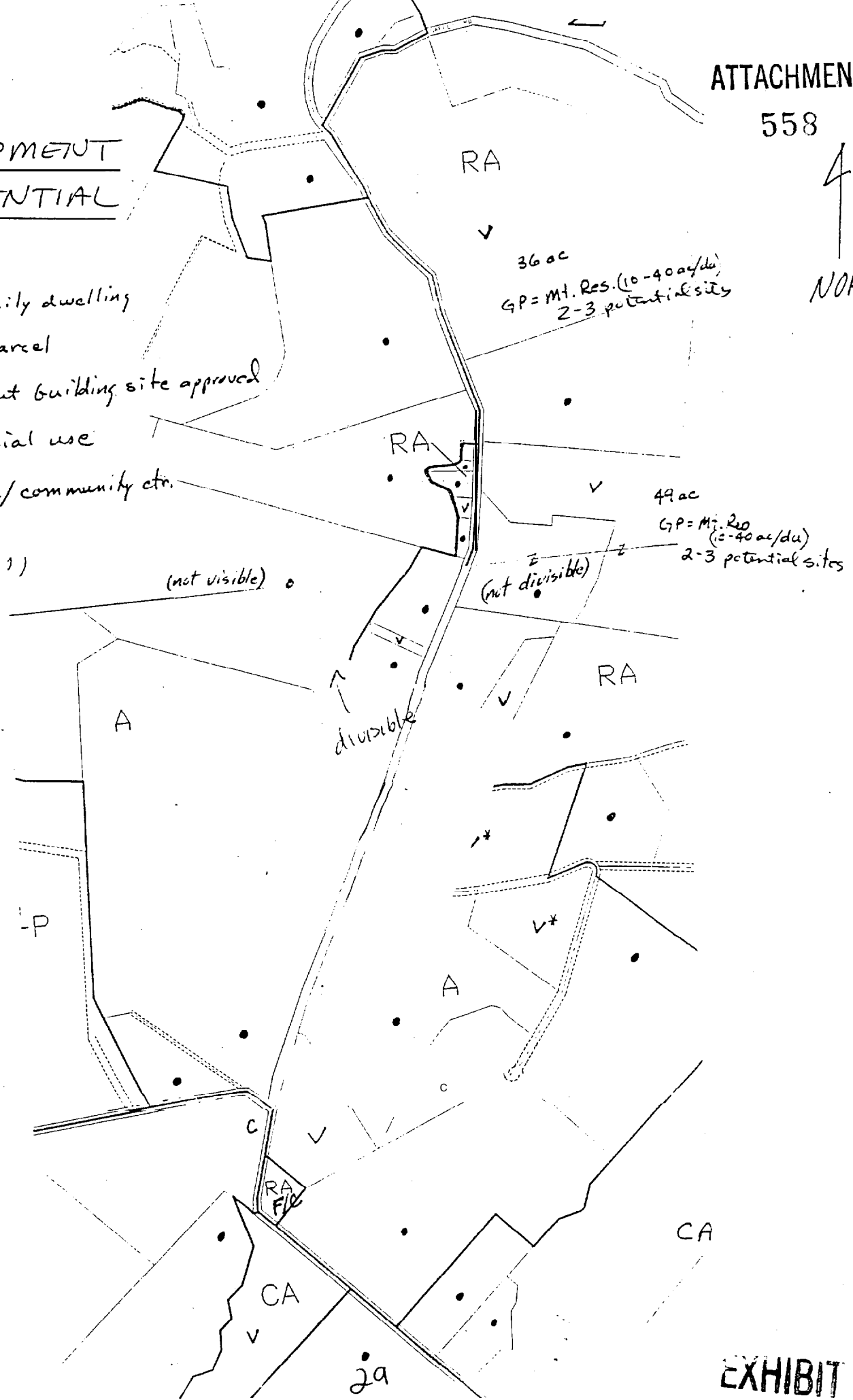
**Amesti Road** — from **Varni Road** to Browns Valley Road.  
 Beach Road — from Highway 1 to Palm Beach.  
**Bonita Drive and San Andreas Road** — from Highway 1 to Beach Road.  
**Bonny Doon Road** — from Route 1 to Pine Flat Road.  
 Browns Valley Road — **from** Eureka Canyon Road to Hazel Dell Road.  
 Buena Vista Drive — from **San Andreas Road** to **Larkin Valley Road**.  
 Casserly Road — from **Mt. Madonna Road** to Highway 152.  
 Corralitos Road — from Freedom Boulevard to Browns Valley Road.  
 Empire Grade — from the **Santa Cruz City** limits to the end of Empire Grade.  
 East Cliff Drive — from **33rd Avenue** to **41st Avenue**  
 Eureka Canyon Road — **from** Highland Way to **Corralitos**.  
 Graham Hill Road — **from** **Lockwood Lane** to Route 9.  
 Hazel Dell Road — from Browns Valley Road to **Mt. Madonna Road**.  
 Highland Way — from Summit Road to Eureka Canyon Road.  
 Ice Cream Grade.  
 Martin Road — from Pine Flat to Ice Cream Grade  
**Mt. Hermon Road** — from **Scotts Valley City** limits to Graham Hill Road.  
 Mt. Madonna Road — from Hazel Dell Road to **Casserly Road**.  
 Pine Flat Road — from **Bonny Doon Road** to Empire Grade.  
 Sand Dollar Drive.  
 Smith Grade.  
 Summit Road -from Highway 17 to Highland Way.  
 Sunset Beach and Shell Road  
 Swanton Road — from Route 1 at Davenport Landing to Route 1 at Greyhound Rock



DEVELOPMENT POTENTIAL

Key

- single family dwelling
- v vacant parcel
- v\* vacant, but building site approved
- c commercial use
- F/C Fishhouse/community ctr.



07

Casserly and Mt. Madonna Roads Scenic Corridor Designation Amendment  
List of Assessor's Parcel Numbers and Property Owners

109-201-09 Louise R. Serpa 130 Mt. Madonna Road Watsonville, CA 95076	109-181-09 Joe S. & Rose Cunha 164 Mt. Madonna Road Watsonville, CA 95076	109-29 1-06 David & Birgit Rickert 3 174 Mountain drive Fremont, CA 94555
109-29 1-05 Robert & Carissa Fanucchi 101 Mt. Madonna Road Watsonville, CA 95076	109-29 1-04 Peter & Sylvia Graff 105 Mt. Madonna Road Watsonville, CA 95076	109-29 1-03 Leopoldo & Lucila Rocha 111 Mt. Madonna Road Watsonville, CA 95076
109-291-08 Jose & Martha Sanchez 13 1 Mt. Madonna Road Watsonville, CA 95076	109-30 1-07 Mary B. Feal 149 Mt. Madonna Road Watsonville, CA 95076	109-301-03, -06 Ernest & Mercedes Martins 163 Mt. Madonna Road Watsonville, CA 95076
109-30 1-02 Antonio & Rosa Cervantes 167 Mt. Madonna Road Watsonville, CA 95076	109-301-01, -05 Robert & Caroline Davis 175 Mt. Madonna Road Watsonville, CA 95076	109-181-10 Rae Dean Soito 307 Casserly Road Watsonville, CA 95076
109-181-07 Thomas F. Pine 975 Lundy Lane Los Altos, CA 94022	109- 17 1-22; 109-29 1-07 Jose & Maria Chavez 103 Mariposa Avenue Watsonville, CA 95076	051-012-06 Takuya & Helen Nakano 589 Casserly Road Watsonville, CA 95076
05 1-o 12-07; 109-20 1-05 George & Dorothy McGrath 542 Center Street Watsonville, CA 95076	05 1-O 12-08, -09 Shirley McGrath 493 Casserly Road Watsonville, CA 95076	109-201-1 1 John Kovarik P. O.Box 812 Aromas. CA 95004
109-201-2 1 Peter Fryn 426 Edenvale Lane Watsonville, CA 95076	109-201-06 Foothill Fire Fighters Assoc Pajaro Valley Fire District 562 Casserly Road Watsonville, CA 95076	109-201-34, -36 Eric & Deborah Streig 405 Edenvale Lane Watsonville, CA 95076
109-171-13 Jeanne Marshall 45 Mt. Madonna Road Watsonville. CA 95076	109-201-38 Michael & Deanna Turner 82 Mt. Madonna Road Watsonville. CA 95076	109-201-02 Anthony & Vicky Matisi 86 Mt. Madonna Road Watsonville. CA 95076

109-181-08  
Robert & Dale Hill  
150 Robin Way  
Los Gatos, CA 95032

109-311-04  
Kathleen G. Moore  
205 Mt. Madonna Road  
Watsonville, CA 95076

109-311-03  
Nicholas H. & Anita D. Meltzer  
158 McKay Road  
Aptos, CA 95003

109-121-27  
Kathryn B. Frandeen  
46 & 48 Valley View Road  
Watsonville, CA 95076

109-181-01  
Ruby Mae Franzke  
17 Gaffey Road  
Watsonville, CA 95076