



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET 4<sup>TH</sup> FLOOR SANTA CRUZ CA 95060  
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123  
TOM BURNS, PLANNING DIRECTOR

April 14, 2006

**Agenda Date: April 26, 2006**

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

**SUBJECT Proposed Rezoning and General Plan Amendment affecting 3 parcels along Greenbrae Lane and 5 parcels along Carriker Lane on the north side of Soquel Drive west of 41<sup>st</sup> Avenue**

Commissioners:

This project proposes to rezone and change the General Plan designation of eight parcels located on or near Soquel Drive west of the intersection of 41<sup>st</sup> Avenue, between Carriker Lane and Greenbrae Lane (see Exhibits C and D). The zoning is proposed to be changed from C-2 (Community Commercial) to C-4 (Commercial Service) and the land use designation from Community Commercial (C-C) to Service Commercial/Light Industrial (C-S) (see Exhibits E, F, G, and H). Five of these parcels are located on or near Carriker Lane and three parcels are located on or near Greenbrae Lane. There are three other parcels between these two parcel groupings, which are proposed to be similarly modified by rezoning and General Plan amendment under a concurrent application elsewhere on this agenda (application 05-0252; APNs 030-061-18, 19, and 20) in order to facilitate the development of an auto dealership and mini-storage on those three parcels.

### Background

The 1994 General Plan update changed the zoning and General Plan land use designation on many properties throughout the County. Before then, the eight parcels that are the subject of this proposal had a land use designation of Service Commercial/Light Industrial (C-S) and were zoned **C-4** (Commercial Service). The 1994 General Plan update changed the land use designation and zoning on these parcels to Community Commercial (C-C) and C-2 (Community Commercial), respectively. At the time, it was thought that the area on the north side of Soquel Drive between Rodeo Gulch and 41<sup>st</sup> Avenue would develop with community-serving retail uses. However, those types of uses failed to materialize. Instead, light industrial uses, which are typical C-4 uses, characterize this area. Across Soquel Drive from the subject parcels are the San Lorenzo Lumber storage yard, a self-service car wash, and a paint store. On the west side of the subject parcels is an auto supply store and on the east side a vacuum repair shop. There are no community commercial serving uses (C-2 uses) in the area.

## Land Use and Zoning Issues

Two of the parcels, located at Carriker Lane and Soquel Avenue, have existing uses, a warehouse and a mattress/furniture store (with living unit). These uses are appropriate for C-S land use designation and C-4 zoning. Two of the parcels located on or near Greenbrae Lane have as existing uses auto/truck repair shops and a tree service use (non-permitted), uses that are also appropriate in the proposed land use designation and zoning. One parcel is currently vacant and is located to the north (behind) the auto/truck repair shop. Currently, there are three non-conforming residences on three of the parcels fronting on Carriker Lane (see Exhibit I).

The following table lists the existing uses and conformity to the current and proposed land use designation and zoning.

APN	Size	Existing Use	Conforming to current land use designation (C-C) and zoning (C-2)?	Conforming to proposed land use designation (C-S) and zoning (C-4)?
030-051-02	17,325 sq.ft.	Residential	No	No
030-051-03	12,493 sq.ft.	Residential	No	No
030-051-21	22,564 sq.ft.	Mattress-Furniture store	Yes	Yes
030-051-25	18,764 sq.ft.	Residential	No	No
030-051-26	18,716 sq.ft.	Warehouse/Storage	No	Yes
030-061-06	98,589 sq.ft.	Tree service (non-permitted)	No	Yes
030-061-24	23,721 sq.ft.	Vacant	n/a	n/a
030-061-25	29,943 sq.ft.	Autotruck repair	No	Yes

The three residences are currently non-conforming uses and would remain so under the proposed zoning and land use designation changes. The current land use designation, Community Commercial (C-C), prohibits residential uses as primary uses, but does allow residential uses as secondary uses in conjunction with commercial uses, "not to exceed 50 percent (67% if project is 100% affordable) of the floor area of the development" according to the General Plan. The current zoning, C-2 (Community Commercial), also allows single-family residential uses at that same percentage of total floor area. The proposed land use designation, Service Commercial and Light Industrial (C-S) does not allow any residential uses. Likewise, the C-4 (Commercial Services) zoning does not allow any residential uses.

According to County Code 13.10.261(a)1, "A dwelling located on a parcel whose general plan designation prohibits primary residential use and is not part of a permitted mixed use development shall be deemed significantly nonconforming. . . ." Residential use as a primary use is prohibited under both the current and proposed land use designation and zoning and

the existing residential uses are not part of a permitted mixed use development. Therefore, the three houses are currently "significantly non-conforming uses" and will remain so under the proposed zoning and land use designation.

### General Plan Amendment Findings

County Code Section 13.01.090 permits General Plan amendments to be approved by your Commission by resolution recommending the amendment to the Board of Supervisors for approval. That resolution is required to include the reasons for the recommendation, a statement of consistency of the proposal to the other parts of the adopted General Plan, and a statement of findings regarding compliance with the California Environmental Quality Act. We believe that the required General Plan findings can be made because the proposed General Plan land use designation change is consistent with other parts of the General Plan and the proposal will not have any significant adverse effect on the environment. Please refer to Exhibit A for the resolution.

### Zoning Plan Amendment Findings

County Code Subsection 13.10.215(d) requires that your Commission determine that the rezoning will allow density and types of uses consistent with the General Plan, that the proposed zone district is appropriate in relation to available utilities and services, and that your Commission find that a) the character of development in the vicinity has changed or is changing such that the public interest will be better served by a different zone district; or b) the proposed rezoning is necessary to provide for a community-related use not anticipated when the Zoning Plan was adopted; or c) the present zoning is the result of an error; or d) the present zoning is inconsistent with the designation shown on the General Plan. We believe that the zoning plan amendment findings can be made because the proposed zoning is consistent with the proposed General Plan land use designation change, all utilities and services are present, and development in the area is changing such that the proposed zone district will better serve the public interest. Please refer to Exhibit B, incorporated herein by reference, for the determinations and findings.

### Environmental Review

The proposed rezoning and General Plan land use designation amendments are subject to environmental review under the California Environmental Quality Act (CEQA). Staff prepared an initial study pursuant to CEQA. After review of the Initial Study, the Environmental Coordinator determined that the proposed changes will not have any adverse environmental effects and issued a negative declaration. The negative declaration was duly circulated and no comments were received.

### Conclusion and Recommendation


The zoning and General Plan land use designation on these parcels was changed to C-2, C-C from C-4, C-S in the 1994 General Plan with the assumption that retail commercial uses would


be developed there. That scenario has not materialized and, therefore, for the reasons given above, rezoning back to the prior land use designation and zoning is appropriate.

It is therefore RECOMMENDED that your Commission take the following two actions:

1. Adopt the Resolution attached as Exhibit A recommending that the proposed rezoning and General Plan land use designation amendments to the eight parcels as described above be approved by the Board of Supervisors; and
2. Recommend to the Board of Supervisors certification of the Negative Declaration, attached as Exhibit J.

Sincerely,

  
Steven Guiney, AICP  
Planner IV  
Policy Section

  
Glenda Hill, AICP  
Principal Planner  
Policy Section

Exhibits

- |    |                                |
|----|--------------------------------|
| A. | Resolution                     |
| B. | Zoning Plan amendment findings |
| C. | Location map                   |
| D. | Vicinity map                   |
| E. | Current land use designation   |
| F. | Proposed land use designation  |
| G. | Current zoning                 |
| H. | Proposed zoning                |
| I. | Existing Uses                  |
| J. | Negative Declaration           |
| K. | Initial Study                  |

cc: Property Owners

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 LAND USE  
DESIGNATION AMENDMENTS AND ZONE DISTRICT AMENDMENTS FOR  
EIGHT PARCELS IN THE SOQUEL AREA

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WHEREAS, the Board of Supervisors, on May 24, 1994, approved an update of and adopted the County General Plan, which changed the land use designations and zone districts for parcels County-wide; and

WHEREAS, before the adoption of the General Plan update the land use designation and zone district for Assessor's Parcel Numbers 030-051-02, 030-051-03, 030-051-21, 030-051-25, 030-051-26, 030-061,06, 030-061-24, and 030-061-25 were Service Commercial/Light Industrial (C-S) and C-4 (Commercial Service), respectively; and

WHEREAS, with the adoption of the General Plan update, the land use designation and zone district for Assessor's Parcel Numbers 030-051-02, 030-051-03, 030-051-21, 030-051-25, 030-051-26, 030-061,06, 030-061-24, and 030-061-25 were changed to Community Commercial (C-C) and C-2 (Community Commercial), respectively; and

WHEREAS, the intent of the land use designation and zone district change was to foster the development of community serving retail uses on the subject parcels; and

WHEREAS, no community serving retail uses have been developed on the subject parcels; and

WHEREAS, the existing commercial uses on the subject parcels are the types of uses allowed by the Commercial Service/Light Industrial land use designation and the C-4 (commercial Service) zone district, but not by the Community Commercial (C-C) land use designation and the C-2 (Community Commercial) zone district; and

WHEREAS, an application is being processed by the Planning Department to change the land use designation and zone district on three parcels abutting the subject parcels from the Community Commercial (C-C) land use designation and the C-2 (Community Commercial) zone district to the Service Commercial/Light Industrial (C-S) land use designation and the C-4 (commercial Service) zone district to facilitate an automobile dealership and mini-storage development; and

WHEREAS, on February 24, 2006, the Environmental Coordinator determined that the proposed change of the land use designation and zone district on the eight subject

parcels would not have a significant impact on the environment and issued a negative declaration; and

WHEREAS, on April 26, 2006, the Planning Commission held a duly noticed public hearing to consider the proposed land use designation and zone district change; and

WHEREAS, the Planning Commission finds that the proposed land use designation and zone district change are consistent with the policies of the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the negative declaration be certified by the Board of Supervisors and that the Board of Supervisors approve the proposed land use designation and zone district change as shown below:

Assessor's Parcel Number	Current land use designation	Proposed land use designation	Current zoning	Proposed zoning
APN 030-051-02	C-C	C-S	C-2	C-4
APN 030-051-03	C-C	C-S	C-2	C-4
APN 030-051-21	C-C	C-S	C-2	C-4
APN 030-051-25	C-C	C-S	C-2	C-4
APN 030-051-26	C-C	C-S	C-2	C-4
APN 030-061-06	C-C	C-S	C-2	C-4
APN 030-061-24	C-C	C-S	C-2	C-4
APN 030-061-25	C-C	C-S	C-2	C-4

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2006 by the following vote:

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

\_\_\_\_\_  
 Chairperson

ATTEST: \_\_\_\_\_  
 Cathy Graves, Secretary

APPROVED AS TO FORM:

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

cc: County Counsel  
 Planning Department

## EXHIBIT B

### Zonings Plan Amendment Findings for Carriker - Greenbrae Lane Rezoning

Pursuant to County Code Subsection 13.10.215(d), the Planning Commission must make the following three determinations in order to recommend to the Board of Supervisors approval of a rezoning:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land-use designations of the adopted General Plan.

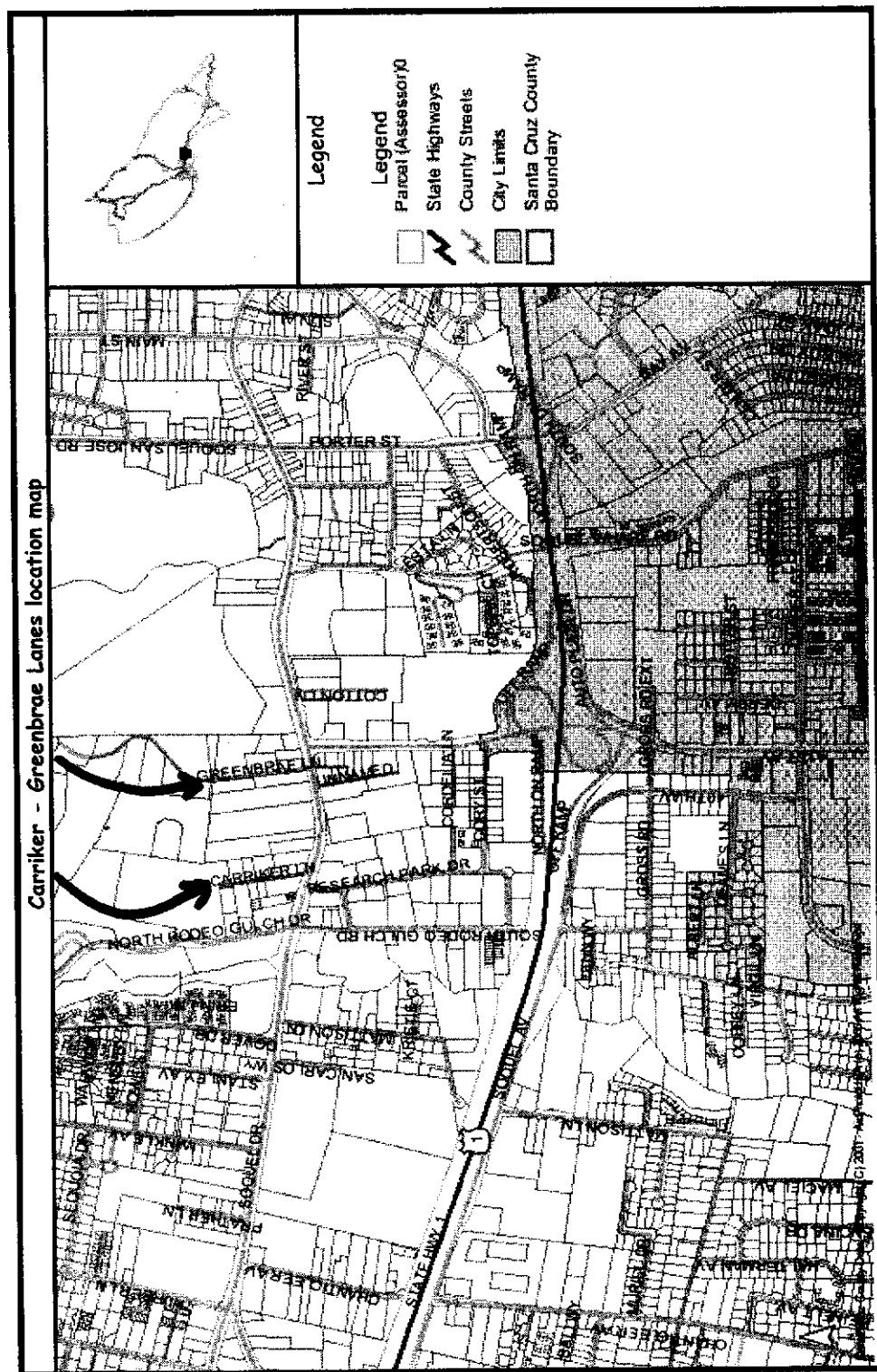
Upon adoption of the proposed land use designation change to Service Commercial/Light Industrial changing the zoning of the eight subject parcels to the C-4 (Service Commercial) zone district from the C-2 (Community Commercial) zone district will provide for the type of uses that are consistent with the proposed land use designation and the existing commercial uses.

2. The proposed zone district is appropriate to the level of utilities and community services available to the land.

The eight subject parcels lie on an arterial street completely within the Urban Services Line and have available the full range of utilities and community services necessary for uses allowed in the proposed (C-4) zone district, including water, sewer, gas, electricity, telephone, etc.

3. One or more of the following findings must be made.
  - a) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; or
  - b) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted; or
  - c) The present zoning is the result of an error; or
  - d) The present zoning is inconsistent with the designation shown on the General Plan.

The zoning and General Plan land use designation on these parcels was changed to C-2, C-C from C-4, C-S in the 1994 General Plan based on the assumption that retail commercial uses would be developed there. That scenario has not materialized. Instead, the area is characterized by uses associated with the C-S land use designation and C-4 zoning. New proposed development is also characterized by C-4 uses, including a recent application submittal to develop an automobile dealership and mini storage on adjoining parcels. Therefore rezoning back to the prior land use designation and zoning is appropriate.



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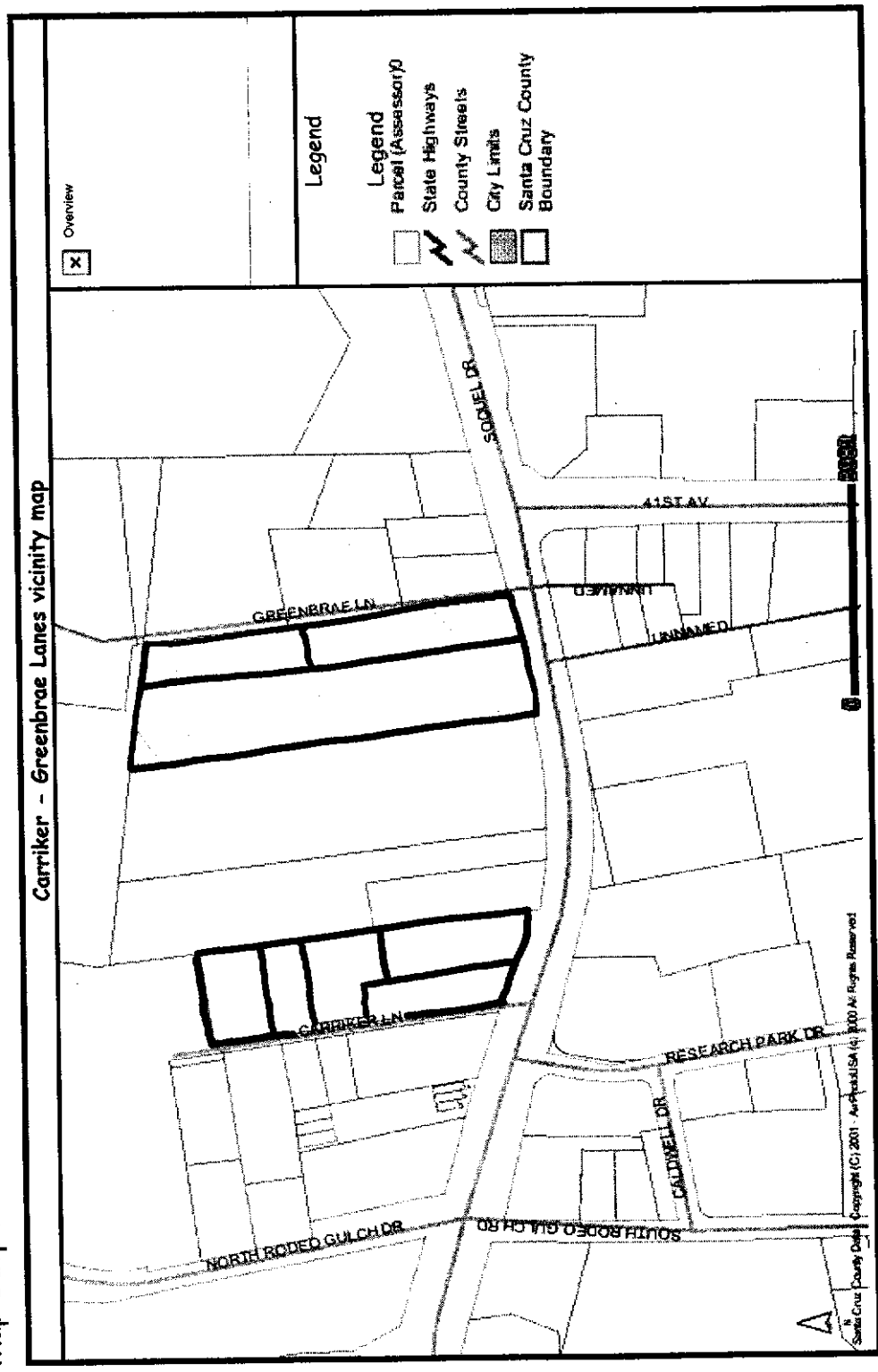


EXHIBIT D

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Map Output

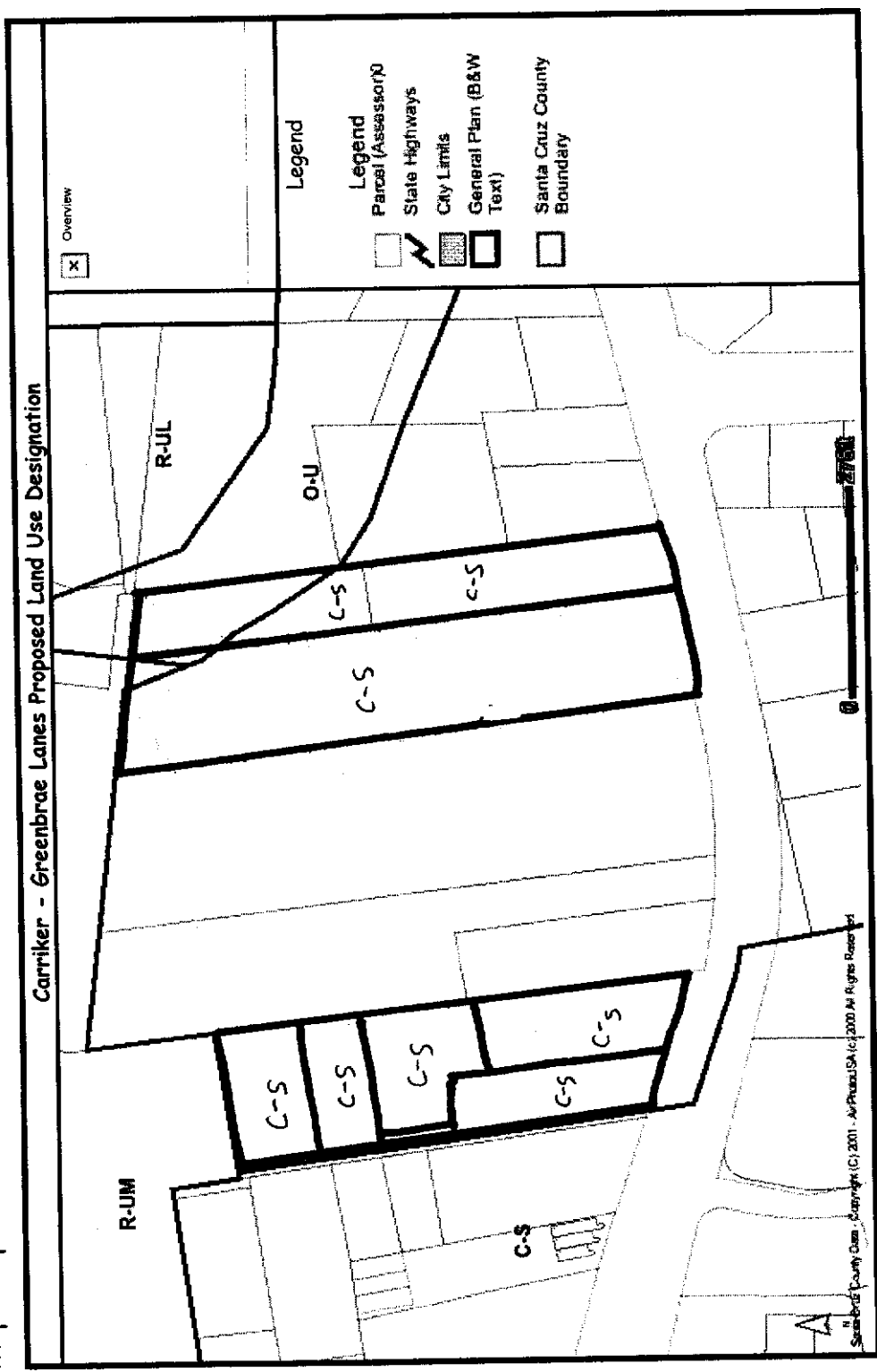
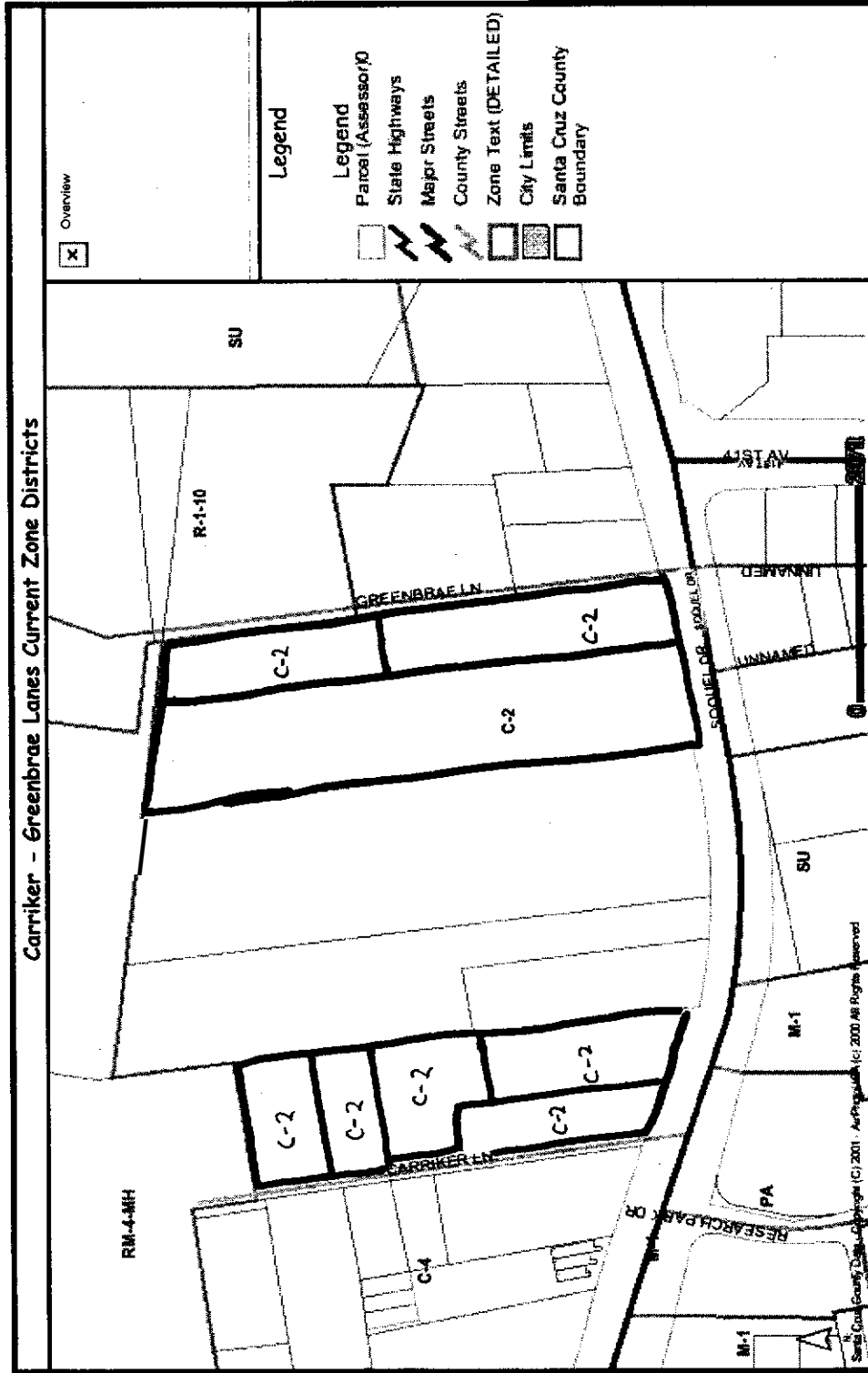
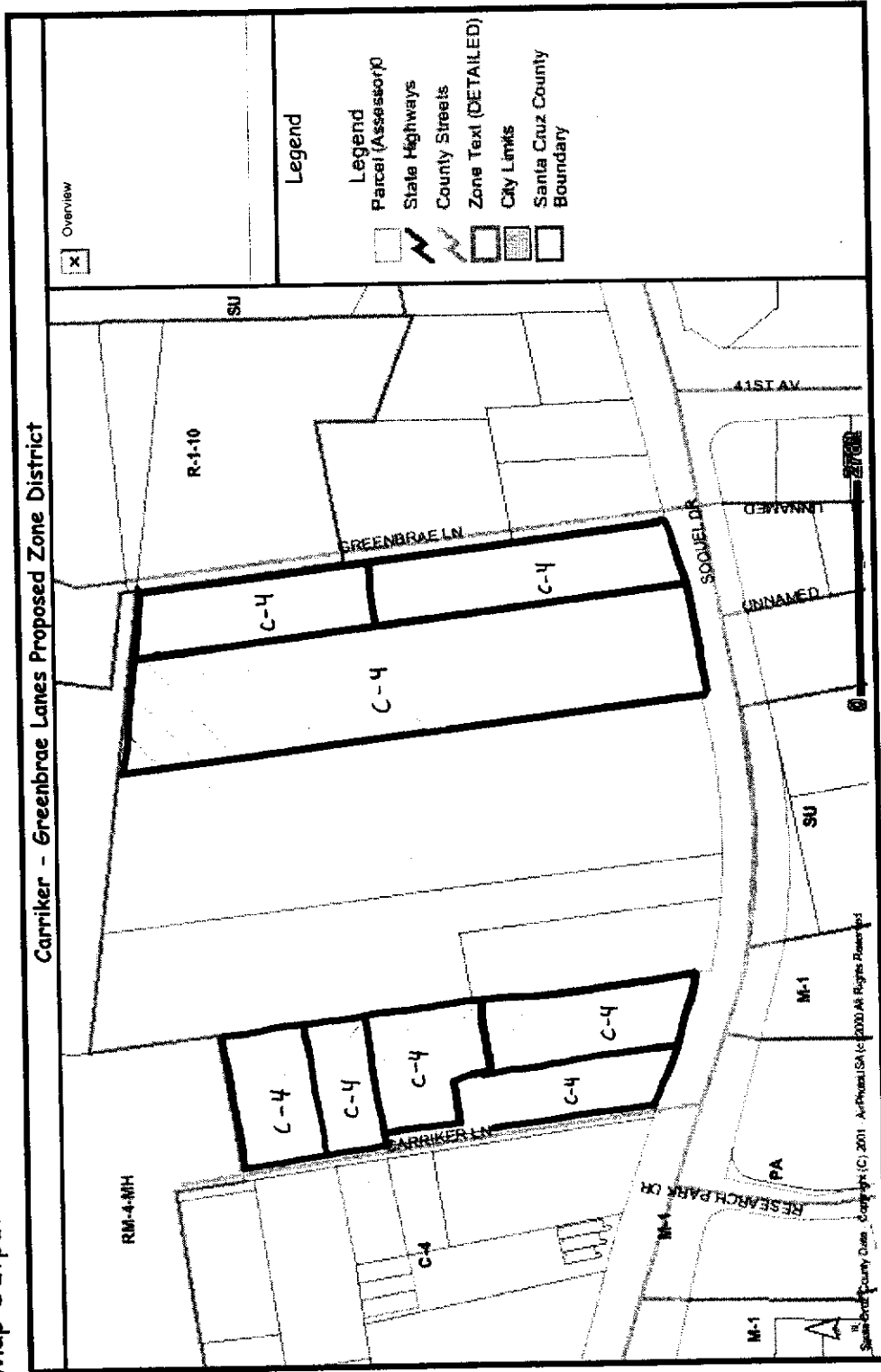


EXHIBIT F



Carriker - Greenbrae Lanes Proposed Zone District



Map Output

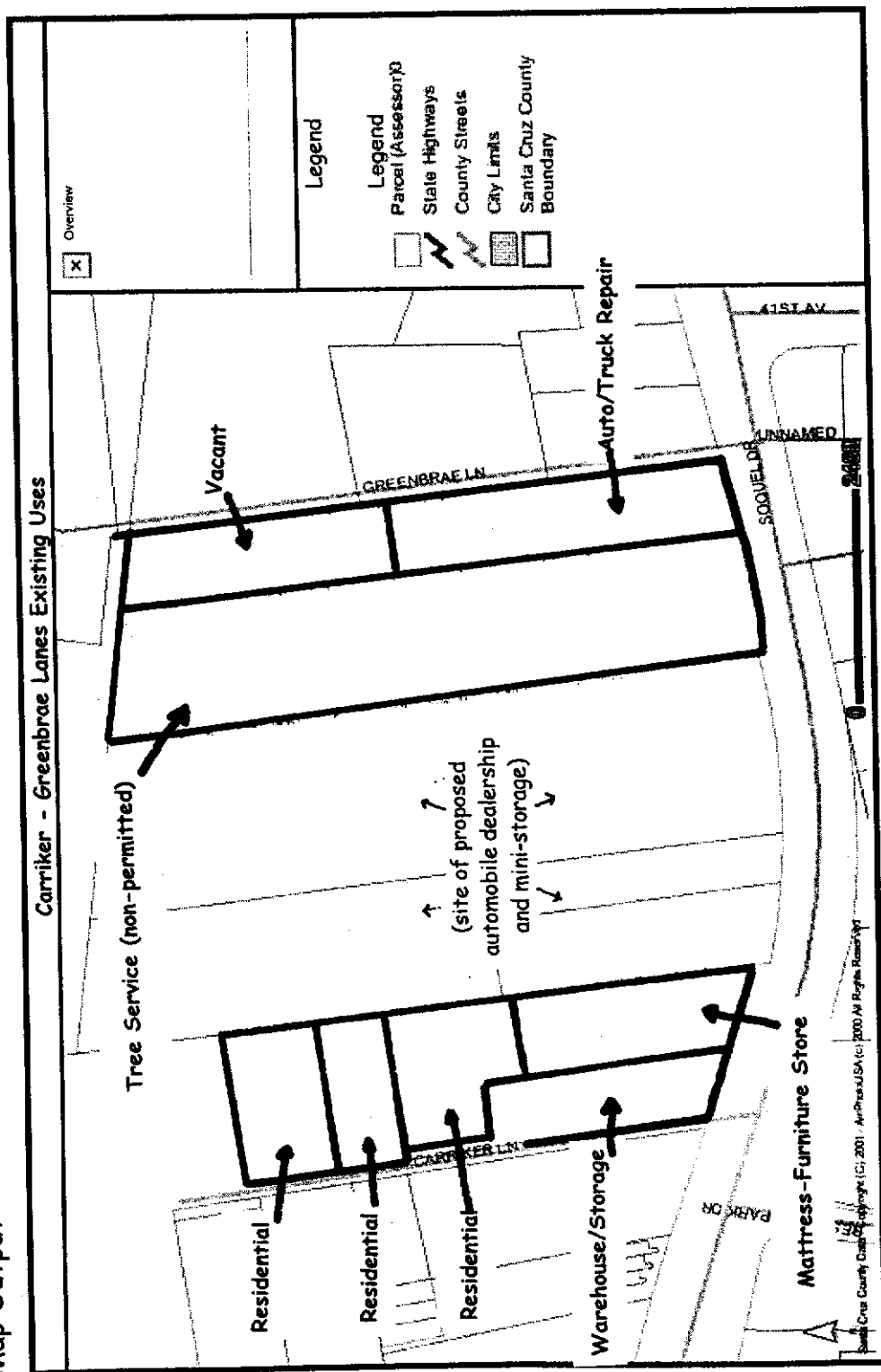


EXHIBIT I



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
**TOM BURNS. PLANNING DIRECTOR**

### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

**Application Number: N/A**

**County of Santa Cruz Planning Department**

Proposal to rezone the subject parcels (listed below) from the C-2 (Community Commercial) zone district to the C-4 (Commercial Service) zone district and to change the General Plan land use designation from (C-C) Community Commercial to (C-S) Service Commercial/Light Industry. The properties are located on the north side of Soquel Drive, just west of the intersection with 41<sup>st</sup> Avenue, between Carriker Lane and Greenbrae Lane in Soquel, California.

**APN: 030-051-02, -03, -21, -25 & -26; 030-061-06, -24 & -25**

**Steven Guiney, Staff Planner**

**Zone District: C-2**

**ACTION: Negative Declaration**

**REVIEW PERIOD ENDS: March 22, 2006**

**This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.**

Findings:

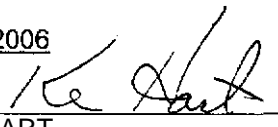
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file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

Required Mitigation Measures or Conditions:

XX None  
       Are Attached

Review Period Ends March 22, 2006

Date Approved By Environmental Coordinator April 5, 2006

  
 KEN HART  
 Environmental Coordinator  
 (831) 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: \_\_\_\_\_

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# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 Fax: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

## NOTICE OF ENVIRONMENTAL REVIEW PERIOD

### SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz Planning Department

APPLICATION NO.: N/A (Soquel & 41<sup>st</sup> Ave. & Gen. Plan Amendment)

APN: 030-051-02, -03, -21, -25 & -26; 030-061-06, -24 & -25.

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

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

       Mitigations will be attached to the Negative Declaration.

XX 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. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: March **22, 2006**

Steven Guiney  
Staff Planner

Phone: 454-3172

Date: February 16, 2006





## Environmental Review Initial Study

Application Number: N/A

**Date:** February 13, 2006  
**Staff Planner:** Steven Guiney

### 1. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** County of Santa Cruz

**APN:** 030-051-02; 030-051-03; 030-051-25; 030-051-26; 030-051-21; 030-061-06; 030-061-25; 030-061-24

**OWNERS:** Lorene M. Putney, Trustee; Barbara L. Carriker, Trustee; Charles D. and Patricia A. Berg; Robert and Ardilla Camarlinghi; George E. and Hildegard E. Barbic; Scotts Valley Property Investors; Adam Jeffrey Turner

**SUPERVISORAL DISTRICT:** 1

**LOCATION:** Properties located on the north side of Soquel Drive, just west of the intersection with 41<sup>st</sup> Avenue, between Carriker Lane and Greenbrae Lane.

**SUMMARY PROJECT DESCRIPTION:** Proposal to rezone the subject parcels from the C-2 (Community Commercial) zone district to the C-4 (Commercial Service) zone district and to change the General Plan land use designation from (C-C) Community Commercial to (C-S) Service Commercial/Light Industry.

**ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.**

Geology/Soils	_____ Noise
Hydrology/Water Supply/Water Quality	_____ Air Quality
_____ Energy & Natural Resources	_____ Public Services & Utilities
_____ Visual Resources & Aesthetics	x Land Use, Population & Housing
_____ Cultural Resources	_____ Cumulative Impacts
_____ Hazards & Hazardous Materials	_____ Growth Inducement
Transportation/Traffic	Mandatory Findings of Significance

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED**

<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Development Permit	<input type="checkbox"/> Other:
<input type="checkbox"/> Coastal Development Permit	

**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations: N/A

**ENVIRONMENTAL REVIEW ACTION**

On the basis of this Initial Study and supporting documents:

☒ 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 attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
\_\_\_\_\_  
Paia Levine

2.13.06  
\_\_\_\_\_  
Date

For: Ken Hart  
Environmental Coordinator

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: Eight parcels ranging in size from 0.29 – 2.26 acres  
 Existing Land Use: 3 non-conforming residences, warehouse/dry storage, store with living unit, 2 vacant lots and an auto/truck repair  
 Vegetation: Ornamental, eucalyptus, and oak  
 Slope in area affected by project: XX 0 - 30%     31 – 100%  
 Nearby Watercourse: Arana - Rodeo to the west and Lower Soquel to the east  
 Distance To: >500 feet to the west

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: n/a	Liquefaction: n/a
Water Supply Watershed: n/a	Fault Zone: n/a
Groundwater Recharge: n/a	Scenic Corridor: n/a
Timber or Mineral: n/a	Historic: n/a
Agricultural Resource: n/a	Archaeology: yes, general area mapped as archaeological resource
Biologically Sensitive Habitat: n/a	Noise Constraint: n/a
Fire Hazard: n/a	Electric Power Lines: n/a
Floodplain: n/a	Solar Access: n/a
Erosion: n/a	Solar Orientation: n/a
Landslide: n/a	Hazardous Materials: n/a

### SERVICES

Fire Protection: Central Fire	Drainage District: n/a
School District: Santa Cruz Unified	Project Access: Soquel Drive
Sewage Disposal: County Sewer	Water Supply: Soquel Creek Water

### PLANNING POLICIES

Zone District: C-2	Special Designation: n/a
General Plan: C-C	
Urban Services Line: <u>XX</u> Inside <u>   </u> Outside	
Coastal Zone: <u>   </u> Inside <u>XX</u> Outside	

### PROJECT SETTING AND BACKGROUND:

This project proposes to rezone and change the General Plan designation of eight parcels located on or near Soquel Drive west the intersection of 41<sup>st</sup> Avenue, between Carriker Lane and Greenbrae Lane (see map for exact *project* location). Five of these parcels are located on or near Carriker Lane and three parcels are located on or near Greenbrae Lane. There are three parcels between these two parcel groupings, which are proposed to be similarly modified by rezoning and General Plan amendment under a concurrent application.

This area is characterized by light industrial uses. Across Soquel Drive is the San Lorenzo Lumber storage yard, a self-service car wash and a paint store. On the west side of the subject parcels is an auto supply store and on the east side a vacuum repair shop. These are typical C-4 uses. There are no community commercial serving uses in the area.

#### DETAILED PROJECT DESCRIPTION:

Proposal to rezone 8 parcels from C-2 (Community commercial) to C-4 (Commercial Service and change the General Plan designation on these parcels from C-C (Community Commercial) to (C-S) Service Commercial/Light Industry.

Five of these 8 parcels border Carriker Lane to the west and three parcels are near Greenbrae Lane to the east. There are three parcels located between these two groups of five. Those three parcels (APNs 030-061-18, 19, and 20) are also proposed to be rezoned. However, those three are part of a separate application, 05-0252.

The purpose of this rezoning is to create consistency in this area by providing a zoning and General Plan designation on the subject parcels that is consistent with both the existing uses and the proposed auto dealership and mini-storage on APNs 030-061-18, 19, and 20 (application 05-0252). Currently, there are 3 non-conforming residences on 3 of these parcels fronting on Carriker Lane. A change in the zoning and General Plan will not change the non-conforming nature of these residences. Two properties located at Carriker Lane and Soquel Avenue are used as a warehouse and a mattress/furniture store (with living unit). These uses are appropriate for C-4 zoning and C-S General Plan. The properties located on or near Greenbrae Lane are used for Auto/Truck repair shops, and an unpermitted tree service use. One lot is currently vacant and is located to the north (behind) the Auto/Truck repair shop.

The existing uses on these parcels are appropriate for C-4 zoning and C-S General Plan designation. The change in zoning to C-4 would allow the unpermitted tree service use to apply for a permit and would make the non-conforming auto/truck repair conforming with the C-4 zoning/C-S General Plan designation.

These changes are summarized in the following table

APN	Current Use	Conforming with current zoning (C-2/C-C)	Conforming with proposed zoning (C-4/C-S)
030-051-02	Residential	No	No
030-051-03	Residential	No	No
030-051-21	Mattress-Furniture store	Yes	Yes
030-051-25	Residential	No	No
030-051-26	Warehouse/Storage	No	Yes
030-061-06	Tree service	No	Yes
030-061-24	Vacant	n/a	n/a
030-061-25	Auto/truck repair	No	Yes

The existing zoning is C-2. The uses associated with C-2 zoning, community serving shopping and services, generate a large amount of traffic. The uses associated with C-4 zoning, warehouses, auto repair, and other light industrial uses, generate less traffic. Due to the intersection of Soquel Drive and 41<sup>st</sup> Avenue creating traffic challenges at the existing service levels, it could be difficult for a proposed C-2 use to readily mitigate its traffic impact. A C-4 use likely would generate far less traffic and is therefore more compatible with the existing situation.

The zoning on these parcels was changed to C-2, C-C from C-4, C-S in the 1994 General Plan with the assumption that retail commercial uses would be developed there. That scenario has not materialized and, therefore, for the reasons given above, rezoning back to the original designation is appropriate.

Significant  
Or  
Potentially  
Significant  
Impact

Less than  
Significant  
with  
Mitigation  
Incorporation

Less than  
Significant  
Or  
No Impact

Not  
Applicable

### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. Geology and Soils

*Does the project have the potential to:*

1. *Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:*

- A. *Rupture of a known earthquake fault, as delineated on the most recent Xlquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?*

X

- B. *Seismic ground shaking?*

X

- C. *Seismic-related ground failure, including liquefaction?*

X

- D. *Landslides?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The rezoning will not have any effect on earthquake hazards. All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of any future improvements. Those improvements will be designed in accordance with the Uniform Building Code, which should mitigate the hazards of seismic shaking and liquefaction to a less than significant level. There is no indication that landsliding is a significant hazard at this site.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

---

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The rezoning will not have any effect on any potential hazards related to soils. Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.*

3. Develop land with a slope exceeding 30%?

---

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The rezoning will not have any effect on development on slopes exceeding 30%. There are slopes that exceed 30% on small portions of the property and any future improvements will have to avoid those areas or otherwise address slopes in excess of 30%.*

4. Result in soil erosion or the substantial loss of topsoil?

---

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The rezoning will not have any effect on erosion. Any future development would likely encounter some potential erosion issues during the construction phase of the project. Standard erosion controls would be a required condition of any future project.*

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?

---

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The rezoning will not have any effect on potential risk caused by expansive soils. Any future development will need to investigate the nature of the soils.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

X

Any future development will be served by the Santa Cruz County Sanitation District system and therefore no septic systems are anticipated.

7. Result in coastal cliff erosion?

X

The site is approximately 1.5 mile inland from the nearest coastal bluff.

### **B. Hydrology, Water Supply and Water Quality**

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Further, according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area.

2. Place development within the floodway resulting in impedance or redirection of flood flows?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Further, according to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche or tsunami?

X

The site is approximately 1.5 miles inland from the waters of Monterey Bay and lies at elevations of approximately 100 feet to 135 feet above sea level, so the likelihood of inundation is negligible.



Carriker – Greenbrae Lane  
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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether with the current zoning or that proposed, would be required to obtain water from the Soquel Creek Water District and will not rely on private well water. Any development, whether under the current zoning or that proposed would incrementally increase water demand and Soquel Creek Water District would have to indicate that adequate supplies are available to serve the project. The project is not located in a mapped groundwater recharge area.

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or the proposed zoning, could include commercial or industrial activities that could contribute contaminants to water supplies. Such development will be reviewed by Environmental Health Services to ensure compliance with all regulations regarding toxic and hazardous materials. Potential siltation from construction of future development would be mitigated through implementation of erosion control measures. Silt and grease traps, and a plan for maintenance, would be required to reduce any future development impact to a less than significant level.

6. Degrade septic system functioning?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The properties are served by the Sanitation District.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. *Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development is not likely to alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff would review and approve any future proposed drainage plan.*

8. *Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. There is no indication that the change from one form of commercial development to another will increase impacts on storm drainage facilities. Further, Department of Public Works Drainage staff would review any future development, whether under the current or proposed zoning to determine if existing storm water facilities are adequate to handle any increase in drainage associated with future development.*

9. *Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. No new impervious surfaces are proposed, thus there will be no additional storm water runoff that could contribute to flooding or erosion. Any future development that proposes new impervious surface would have to address this issue and there is no indication that the change from one form of commercial development to another will affect runoff*

10. *Otherwise substantially degrade water supply or quality?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. There is no indication that the change from one form of commercial development to another will substantially degrade water supply or quality in any other manner.*



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Produce nighttime lighting that will illuminate animal habitats?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Although the subject property is located in an urbanized area, is substantially disturbed, and is surrounded by existing development that currently generates nighttime lighting, any future development, whether under the current or proposed zoning, would need to address this issue.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Refer to C-1 and C-2 above.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The project will not conflict with any local policies or ordinances.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

X

There currently are no such plans that affect the property.

#### **D. Energy and Natural Resources**

Does the project have the potential to:

1. Affect or be affected by land designated as 'Timber Resources' by the General Plan?

X

The project is not adjacent to any land designated as Timber Resource and any future

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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*development. whether under the current or proposed zoning would not affect any timber resources or access to harvest such a resource in the future.*

2. *Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?* \_\_\_\_\_ X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The project site is not currently being used for agriculture and no agricultural uses are proposed for the site or surrounding vicinity.*

3. *Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?* \_\_\_\_\_ X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed.*

4. *Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?* \_\_\_\_\_ X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed.*

### **E. Visual Resources and Aesthetics**

*Does the project have the potential to:*

1. *Have an adverse effect on a scenic resource, including visual obstruction of that resource?* \_\_\_\_\_ X

*The project will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant OR No Impact	Not Applicable
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2. *Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?*

\_\_\_\_\_ X \_\_\_\_\_

*The project site is not located along a County designated scenic road or within a designated scenic resource area.*

3. *Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?*

\_\_\_\_\_ X \_\_\_\_\_

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The existing visual setting is a disturbed, developed urban area with some views of hills and trees in the background. Any future development, whether under the current or proposed zoning would have to be designed and landscaped so as to fit into this setting.*

4. *Create a new source of light or glare which would adversely affect day or nighttime views in the area?*

\_\_\_\_\_ X \_\_\_\_\_

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or the proposed zoning would create an incremental increase in night lighting. Any future development would need to address this issue.*

5. *Destroy, cover, or modify any unique geologic or physical feature?*

\_\_\_\_\_ X \_\_\_\_\_

*There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by any future development.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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## **F. Cultural Resources**

*Does the project have the potential to:*

1. *Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?*

X

*None of the existing structures on the property are designated as a historic resource on any federal, State or local inventory.*

2. *Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?*

X

*No archeological resources have been identified in the project area. Any future development would be subject to County Code Section 16.40.040, which states that if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.*

3. *Disturb any human remains, including those interred outside of formal cemeteries?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development would be subject to County Code Section 16.40.040, which states that, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.*

4. *Directly or indirectly destroy a unique paleontological resource or site?*

X

*No known paleontological resource or site exists on the property.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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EXHIBIT K

### **G. Hazards and Hazardous Materials**

*Does the project have the potential to:*

1. *Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or proposed zoning would have to address this issue. It is conceivable that a use allowed by the proposed zoning, but not by the current zoning, could involved routine use of hazardous materials, but any such use would be subject to all environmental health and other regulations regarding hazardous materials and would be address on a project-specific basis when a development project is proposed that involved hazardous material.*

2. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

X

*The project site is not included on the list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.*

3. *Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?*

X

*There is no airport located within two miles of the property.*

4. *Expose people to electro-magnetic fields associated with electrical transmission lines?*

X

*There are no electric transmission lines near the property.*



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Create a potential fire hazard?

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development design would have to incorporate all applicable fire safety code requirements and would have to include fire protection devices as required by the local fire agency.*

6. Release bio-engineered organisms or chemicals into the air outside of project buildings?

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed.*

#### **H. Transportation/Traffic**

*Does the project have the potential to:*

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed and therefore no traffic will be generated. Further, though future development under the proposed zoning would generate some incremental increase in traffic, it would be less than the increase possible under the current zoning.*

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or proposed zoning, would have to provide adequate parking for that specific project.*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than significant Or No Impact	Not Applicable
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3. Increase hazards to motorists, bicyclists, or pedestrians?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or the proposed zoning would be required to comply with road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. See response H-1 above.

#### I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or proposed zoning would create an incremental increase in the existing noise environment and would need to address this issue.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development, whether under the current or proposed zoning would have to address this issue on a project specific basis.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. *Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

\_\_\_\_\_                     X                    

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Noise generated by future development, whether under the current or proposed zoning would increase the ambient noise levels for adjoining areas. Impacts from construction would be temporary, however, and given the limited duration of this impact it, would be considered less than significant.*

#### **J. Air Quality**

*Does the project have the potential to:  
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).*

1. *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

\_\_\_\_\_                     X                    

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by future development, whether under the current or proposed zoning, are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust. Future development would need to address the amounts of these pollutants that would be generated by such development.*

2. *Conflict with or obstruct implementation of an adopted air quality plan?*

\_\_\_\_\_                     X                    

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The project will not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.*

3. *Expose sensitive receptors to substantial pollutant concentrations?*

\_\_\_\_\_                     X                    

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning would have to address this issue.*

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**Less than  
Significant  
Or  
No Impact**

**Not  
Applicable**

4. *Create objectionable odors affecting a substantial number of people?*

**X**

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. future development, whether under the current or proposed zoning, would have to address this issue*

## **K. Public Services and Utilities**

Does the project have the potential to:

1. *Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

*another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue.*

- d. Parks or *other recreational activities?*

**X**

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- e. *Other public facilities; including the maintenance of roads?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue.*

2. *Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue. Department of Public Works Drainage staff must review any drainage information and determine that downstream storm facilities would be adequate to handle any increase in drainage associated with future development.*

3. *Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue.*

4. *Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue.*

5. *Create a situation in which water supplies are inadequate to serve the project or provide fire protection?*

X

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the*

Significant Or Potentially Significant Impact	Less than Significant with Mitigation incorporation	Less than Significant Or No Impact	Not Applicable
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current or proposed zoning, would have to address this issue,

6. Result in inadequate access for fire protection?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue. Any future development would have to have road access that meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Any future development will make an incremental contribution to the reduced capacity of regional landfills. Future development, whether under the current or proposed zoning, would have to address this issue. . .

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to address this issue.

#### **L. Land Use, Population, and Housing**

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?

X

The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to comply with County policies or address any conflicts. The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

\_\_\_\_\_ X \_\_\_\_\_

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. Future development, whether under the current or proposed zoning, would have to comply with County regulations. The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.*

3. Physically divide an established community?

\_\_\_\_\_ X \_\_\_\_\_

*The project will not include any element that will physically divide an established community.*

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

\_\_\_\_\_ X \_\_\_\_\_

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. There is no growth inducing aspect of the rezoning.*

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

\_\_\_\_\_ X \_\_\_\_\_

*The current project is to rezone the property from one commercial designation to another; no actual development is proposed. The existing housing is currently non-conforming to the zoning and would remain non-conforming with the rezoning, but the rezoning in and of itself would not displace any people or units.*

### **M. Non-Local Approvals**

Does the project require approval of federal, state, or regional agencies?

Yes \_\_\_\_ No **X**

### **N. Mandatory Findings of Significance**

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, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes \_\_\_\_ No **X**

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 endure well into the future)

Yes \_\_\_\_ No **X**

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes \_\_\_\_ No **X**

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes \_\_\_\_ No **X**



**TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	X
Archaeological Review	_____	_____	X
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	X
Geologic Report	_____	_____	X
Geotechnical (Soils) Report	_____	_____	X
Riparian Pre-Site	_____	_____	X
Septic Lot Check	_____	_____	X
Other:	_____	_____	
	_____	_____	
	_____	_____	

**Attachments:**

1. Vicinity Map
2. Aerial Photo
3. Current General Plan Land Use Designation
4. Proposed General Plan Land Use Designation
5. Current Zoning
6. Proposed Zoning
7. Assessors Parcel Maps

**Other technical reports or information sources used in preparation of this Initial Study**

N/A