

Item No. 5
August 11, 2016



TRINITY COUNTY PLANNING DEPARTMENT

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STAFF REPORT

August 11, 2016

From: Carson Anderson, Senior Planner
To: Planning Commission
Subject: Zoning/General Plan Consistency Change Request

Applicant
Bob Morris

APN
024-070-24 and 024-070-25

Proposal

Approve the request to rezone property from Unclassified to Agricultural and Agricultural Forest to make the zoning consistent with the General Plan, thereby correcting a past error by the County in processing the combined General Plan Amendment/Zone Change request submitted previously (1980).

Location

4060 and 4311 Little Browns Creek Road (County Road No. 223) (Figure 1).

Project Information

- A. Planning Area: Weaverville
- B. Existing General Plan Designation: Agricultural (A)
- C. Existing Zoning: Unclassified (UNC)
- D. Existing Land Use: Timberland, grassland, homesteading residential + accessory structures
- E. Adjacent Land Use Information:

North: UNC-zoned property comprised largely of undeveloped woodland with isolated homestead residences, and carrying Rural Residential (RR) and Resource (RE) General Plan designations (see Figures 2 and 3)

South: UNC-zoned properties consisting of a group of moderate-sized parcels developed with homestead residences within dense woodland settings. These carry A and RE General Plan land use designations

East: Timberland Production-zoned (TPZ) properties with RE General Plan land use designations; chiefly comprised of undeveloped Sierra Pacific Industries timberland

West: UNC and TPZ-zoned properties carrying RR General Plan land use designation, And chiefly comprised of undeveloped timberland, with isolated homestead residences

Figure 4 shows the applicant's site plan/mapping.

Environmental Scoping and Comments:

On June 30, 2016, the project was routed for comments on the applicant's request to rezone the property so that it is consistent with the General Plan land use designation. The initial routing was as follows:

The County Assessor, County Division of Environmental Health, County Building & Development Services Department, California Department of Forestry and Fire, County Surveyor, and County Department of Transportation. No formal comments were provided on the application by any of these parties.

Background

In November 1980 Bob Morris submitted an application to change the General Plan designation for the two subject properties from Rural Residential (RR) to Agricultural (A), and consistent with that, requested a zoning change for APN 024-070-24 from UNC to A and APN 024-070-25 from UNC to Agricultural Forest (AF), as documented in the Initial Study/Negative Declaration prepared by Planning staff. However, for reasons that remain unclear, both the Planning Commission and Board of Supervisors approval actions reference only the General Plan reclassification RR to A and not the zone change component.

In response to an applicant query back in February 2014, former Principal Planner Frank Lynch, after reviewing the policy history leading to the 1988 update of the General Plan Land Use Element wrote the applicant that it appeared from the record that the "... County was to then do a rezone of the land in a comprehensive effort to implement the then newly adopted land use element but never got to it, just as they never got to zone the rest of the County."

Former Planning Director John Jelichich, in an August 2012 communication with the applicant, noted that there is a column of sections through the Little Browns Creek area, including the Morris properties, which were not covered in either Weaverville Community Plan or Douglas City Community Plan areas, and noted that if these sections had been included, then he was certain the land use designation and zoning would have been clarified for the Morris' and other properties in the area.

In reference to the 4311 Little Browns Creek Road parcel (APN 024-070-025) proposed for re-designation as AF, the applicant informed staff via an e-mail communication dated May 22, 2016 that in the mid-1990s, and subsequent to approval of the General Plan amendment request, boundary changes were made in Section 9 "...due to a missing 1988 government section corner having been found that had not been located for over 100 years. It moved the section corner 750 feet from where the corner was thought to have been." This change reduced the size of APN Parcel 024-070-25 from 10 to 8.99 acres. The action of reclassifying the parcel as AF would comply with the minimum lot provisions contained in Zoning Ordinance Section 30.3 (i.e., 90 percent of the 10 acre minimum for AF parcels = 9.0 acres).

Environmental Review Action

Environmental analysis, per CEQA, was completed as part of the original zone change/General Plan Amendment application originally submitted by the applicant in 1980, with a staff finding of no impact—that finding subsequently adopted by both the Planning Commission and the Board of Supervisors (Exhibit A – Board Minutes and Initial Study/Negative Declaration). As discussed above, however, the County failed to implement the zoning designation changes as proposed and the applicant is merely carrying forward essentially the same request as before to complete the process the County was to have implemented. No onsite changes to historic uses or operations are proposed (e.g., no new roads, no significant change in water usage, no new

residential structures or septic; selective timber harvesting will continue, consistent with best timber management practices).

On the above basis, staff determined that the proposed action is exempt per the General Provisions criteria contained in CEQA Chapter 2.6, Section 21080(c), there being no substantial evidence in light of the whole record before the County that this action would have a significant effect on the environment.

Staff Recommendations

Staff recommends the following:

1. Adopt a finding that on the basis of the whole record before the Commission, including the previously prepared Initial Study/Negative Declaration, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment.
2. Recommend to the Board of Supervisors approval of the request to rezone property identified as 4060 Little Browns Creek Road (APN 024-070-024) from Unclassified to Agricultural and the request to rezone the property identified as 4311 Little Browns Creek Road (APN 024-070-025) from Unclassified to Agricultural Forest to make the zoning for both parcels consistent with the General Plan Agricultural land use designation.

Findings of Fact

1. Finding: Sound Principles of Land Use. The zoning reclassification application is granted based on sound principles of land use.

Statement of Fact: The rezoning would be compatible with the surrounding uses and consistent with the provisions of the zoning ordinance. The proposed action would bring the zoning and General Plan Land Use Element designations for the subject properties into consistency, as called for in Article 2, Section 65860 of the California Government Code.

2. Finding: Not injurious. Approval of the rezoning request consistent with the General Plan land use designation will not be detrimental to the public health, safety or welfare, nor will it create a public nuisance.

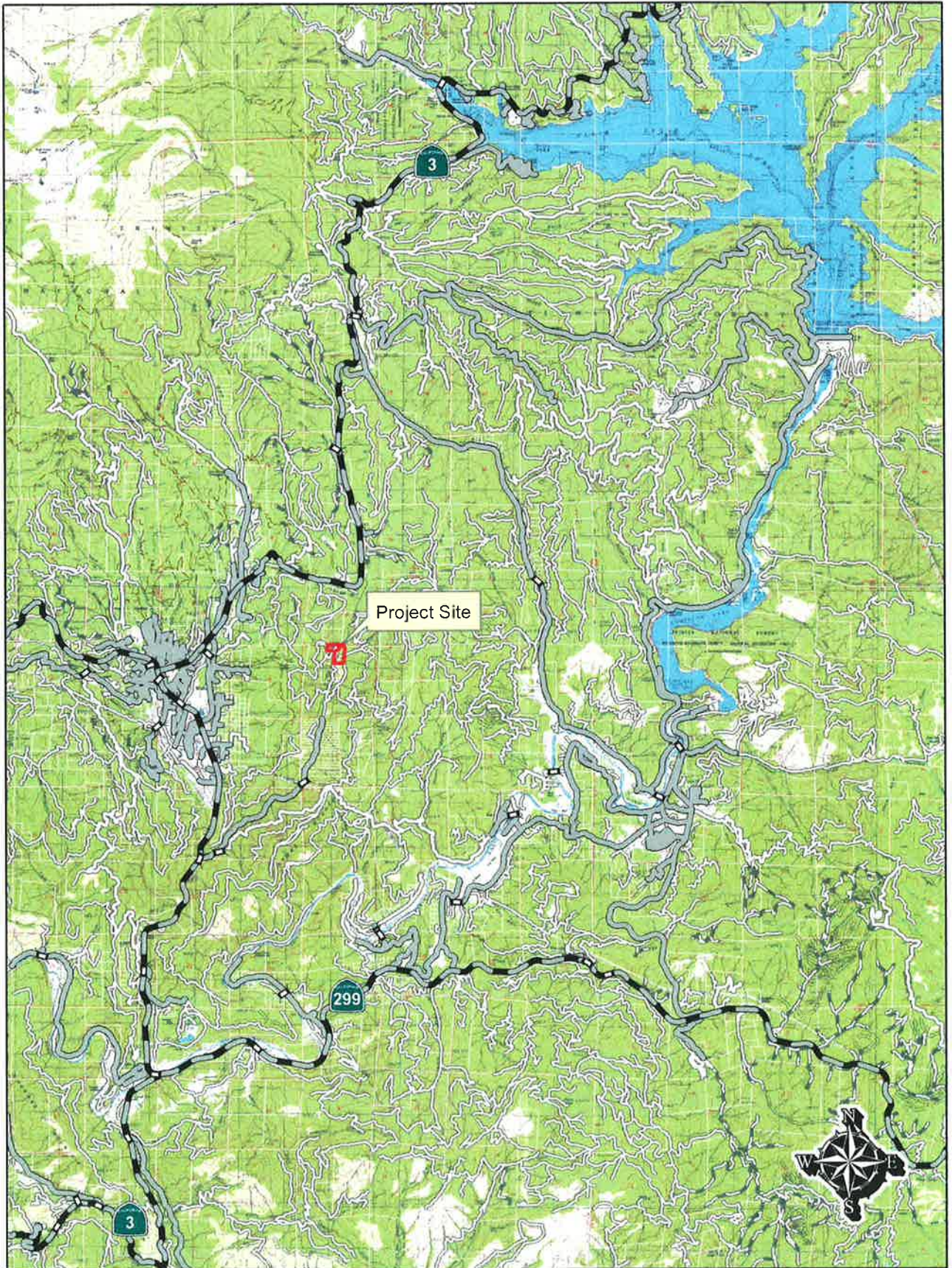
Statement of Fact: The proposed rezoning action can be found to be appropriate to and compatible with surrounding land uses such that no injury to the public health, safety or welfare would result.

3. Finding: The rezoning request and to conform to the General Plan land use designation complies with the objectives of the general and community plans for the area in which it is located.

Statement of Fact: Although falling outside the boundaries of both the Weaverville Community Plan and Douglas City Community Plan areas, granting approval of the rezoning request is both consistent with the objectives and policies of the County's General Plan and compatible with current land use characteristics both on the subject property and within the project setting.

PROJECT LOCATION MAP

Morris Rezone P-16-09

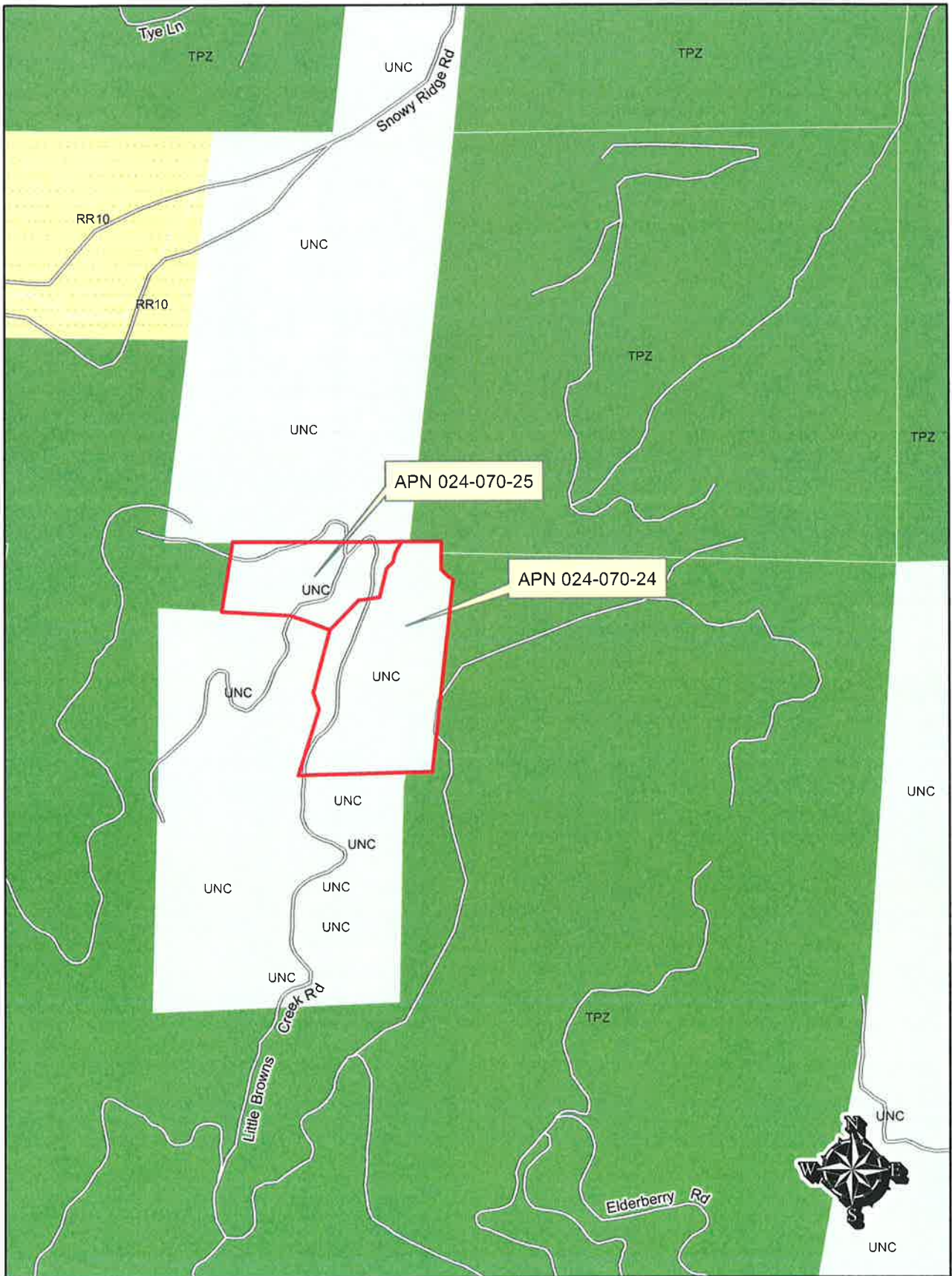


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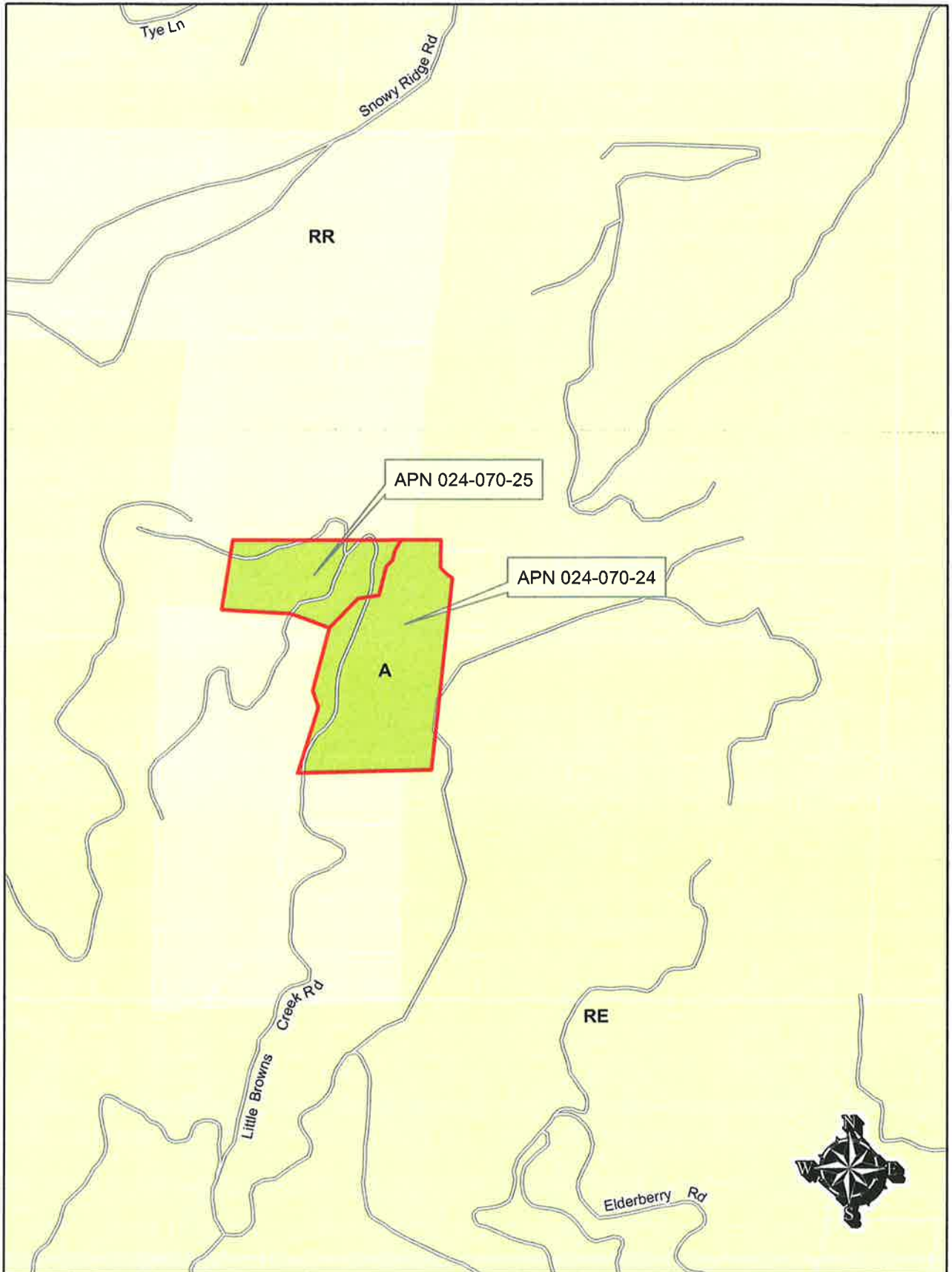
Figure 1

ZONING

Morris Rezone P-16-09



**GENERAL PLAN DESIGNATION
Morris Rezone P-16-09**



SITE PLAN

NELSON 40 AC.

24-070-25
9 AC.

CLARK
20 AC

CUNY
19 AC.

WINSLOW
4 AC.

F
I
E
L
D = 23%

24-070-24
19 1/2 AC.



SPI

SPI



- = PROPERTY LINE
- = CREEK
- = POND

APPROXIMATE SCALE: 1" = 200'

Figure 4

December 16, 1980

THE BOARD OF SUPERVISORS IN AND FOR THE COUNTY OF TRINITY
STATE OF CALIFORNIA

Tuesday, 7:00 P.M.
December 16, 1980

The Board of Supervisors in and for the County of Trinity, State of California, meet in Adjourned Session and there are:

PRESENT SUPERVISORS: George R. Willburn, Jim Smith, Ralph R. Modine, Dick Austin and Roger W. Adrian.

ABSENT SUPERVISORS: None

District Attorney Ronald Barbatoc, present 7:01 P.M.

Deputy Clerk Ruth Hanover, present.

Chairman Roger W. Adrian, presiding.

RE PUBLIC HEARING TO CONSIDER REQUESTED AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN.

This being the time and place set out in the Notice of Public Hearing to consider requested amendments to the Land Use Element of the General Plan:

PLANNING DIRECTOR REVIEWS POLICY RE CHANGES TO THE LAND USE ELEMENT OF THE GENERAL PLAN.

RE ITEM NO. 1 - REQUEST OF BOB MORRIS TO CHANGE DESIGNATION OF APPROXIMATELY 22.93 ACRES, LOCATED IN SECTION 9, T33N, R9W, MDM, WEAVERVILLE AREA, FROM RURAL RESIDENTIAL TO AGRICULTURE.

Planning Director submits recommendation of Planning Commission, and findings considered; no comments being received, this portion of hearing ordered closed.

ACCEPTS RECOMMENDATION OF PLANNING COMMISSION, BASED UPON ITS FINDINGS, AND DIRECTS DISTRICT ATTORNEY DRAFT RESOLUTION AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN, CHANGING DESIGNATION OF APPROXIMATELY 22.93 ACRES, LOCATED IN SECTION 9, T33N, R9W, MDM, WEAVERVILLE AREA, FROM RURAL RESIDENTIAL TO AGRICULTURE.

On motion of Supervisor Modine, seconded by Supervisor Smith and carried, accepts recommendation of Planning Commission, based upon its findings that: (1) the amendment is necessary to provide for the orderly growth of the County, (2) the use proposed does not conflict with adjacent land uses, and (3) the land is suitable for the type of use proposed; and directs District Attorney draft resolution amending the Land Use Element of the General Plan, changing the designation of approximately 22.93 acres (AP #24-07-24 & #24-07-25), located in Section 9, T33N, R9W, MDM, Weaverville area, from Rural Residential to Agriculture.

RE ITEM NO. 2 - REQUEST OF FRED BERGSTROM TO CHANGE DESIGNATION OF APPROXIMATELY 2.91 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY OF INDUSTRIAL.

Planning Director submits recommendation of Planning Commission; comments received from: Lynn Aitken, Merle Frazier, Jim Calhoun and Dave Hunt; this portion of hearing ordered closed.

MOTION OF SUPERVISOR MODINE, SECONDED BY SUPERVISOR WILLBURN, REJECTING RECOMMENDATION OF PLANNING COMMISSION AND DENYING REQUEST OF FRED BERGSTROM TO CHANGE DESIGNATION OF APPROXIMATELY 2.91 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY TO INDUSTRIAL, BASED ON THE FINDINGS THAT: (1) CHANGE OF DESIGNATION IS NOT IN THE PUBLIC'S BEST INTEREST, (2) INDUSTRIAL USE WOULD CONFLICT WITH SURROUNDING USES, AND (3) THERE IS NO CHANGE IN THE CIRCUMSTANCES THAT WOULD DICTATE SUCH CHANGE IN DESIGNATION, DID NOT CARRY. VOTE POLLED: 3-5-YES; 4-1-2-NO.

UPON RECONSIDERATION OF VOTE TAKEN RE FRED BERGSTROM PROPERTY, REJECTS RECOMMENDATION OF PLANNING COMMISSION AND DENIES REQUEST TO CHANGE THE DESIGNATION OF APPROXIMATELY 2.91 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY TO INDUSTRIAL.

On motion of Supervisor Modine, seconded by Supervisor Willburn and carried, upon reconsideration of vote taken re Fred Bergstrom property, rejects recommendation of Planning Commission and denies request to change the designation of approximately 2.91 acres (AP #24-37-11), portion of Section 6, T33N, R9W, MDM, in the Weaverville area, from Rural Residential/Low Density to Industrial, based upon the following findings: (1) requested change of designation is not in the public's best interest, (2) Industrial use would conflict with surrounding uses, and (3) there is no change in the circumstances that would dictate such change in designation.

REFERS REQUEST OF FRED BERGSTROM FOR AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, BACK TO PLANNING COMMISSION, FOR ANALYSIS IN TERMS OF A COMMERCIAL PROJECT.

On motion of Supervisor Smith, seconded by Supervisor Austin and carried, refers request of Fred Bergstrom for Amendment to the Land Use Element of the General Plan, back to Planning Commission, for analysis in terms of a Commercial project. Supervisor Modine-No.

DISTRICT ATTORNEY, ABSENT 8:41 P.M.

PLANNING DIRECTOR REQUEST FINDING RE ADEQUACY OF ENVIRONMENTAL IMPACT REPORT ON MERLE FRAZIER SUBDIVISION, PRIOR TO CONSIDERATION OF REQUEST FOR AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, MERLE FRAZIER.

FINDS E.I.R. ON MERLE FRAZIER SUBDIVISION, ADEQUATE FOR CONSIDERATION OF REQUEST OF MERLE FRAZIER FOR AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN. On motion of Supervisor Smith, seconded by Supervisor Modine and carried, finds E.I.R. on Merle Frazier Subdivision adequate for consideration of request of Merle Frazier for Amendment to the Land Use Element of the General Plan.

DISTRICT ATTORNEY, PRESENT 8:45 P.M.

RE ITEM NO. 3 - REQUEST OF MERLE FRAZIER TO CHANGE DESIGNATION OF APPROXIMATELY 13.06 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY TO SINGLE FAMILY/ HIGH DENSITY. Planning Director submits recommendation of Planning Commission, and findings considered; comments received from: Merle Frazier, Moe Lovely, Walter Robb, Lynn Aitken, Jim Calhoun, Al Wilkins and other members of the audience; this portion of hearing ordered closed.

MOTION OF SUPERVISOR WILLBURN, SECONDED BY SUPERVISOR MODINE, ACCEPTING RECOMMENDATION OF PLANNING COMMISSION, BASED UPON ITS FINDINGS, AND DENYING REQUEST OF MERLE FRAZIER TO CHANGE DESIGNATION OF APPROXIMATELY 13.06 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY TO SINGLE FAMILY/HIGH DENSITY, DID NOT CARRY. VOTE POLLED: 5-3-YES; 1-4-2-NO.

REJECTS RECOMMENDATION OF PLANNING COMMISSION, AND DIRECTS DISTRICT ATTORNEY DRAFT RESOLUTION AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN, CHANGING DESIGNATION OF APPROXIMATELY 13.06 ACRES, PORTION OF SECTION 6, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, FROM RURAL RESIDENTIAL/LOW DENSITY TO SINGLE FAMILY/HIGH DENSITY. On motion of Supervisor Smith, seconded by Supervisor Austin and carried, rejects recommendation of Planning Commission to deny, and directs District Attorney draft resolution amending the Land Use Element of the General Plan, changing designation of approximately 13.06 acres (AP #24-37-12, 14 & 15), portion of Section 6, T33N, R9W, MDM, in the weaverville area, from Rural Residential/Low Density to Single Family/ High Density; based upon the findings that: (1) amendment would not detract from the orderly growth of the County, (2) amendment would not be damaging to the community or have significant impact, and (3) the project is shown to be in the best interest of the public. Vote Polled: 4-1-2-Yes; 3-5-No.

RE ITEM NO. 4 - REQUEST OF JIMMY TONEY TO CHANGE DESIGNATION OF APPROXIMATELY 8.7 ACRES, PORTION OF SECTION 18, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, ADJACENT TO MARTIN ROAD, FROM INDUSTRIAL TO COMMERCIAL. Planning Director submits recommendation of Planning Commission; comments received from Bob Rehberg representing Jimmy Toney, Jim Calhoun, Merle Frazier, Al Wilkins and other members of the audience; this portion of hearing ordered closed.

REJECTS RECOMMENDATION OF PLANNING COMMISSION, AND DIRECTS DISTRICT ATTORNEY DRAFT RESOLUTION AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN, CHANGING DESIGNATION OF APPROXIMATELY 8.7 ACRES, PORTION OF SECTION 18, T33N, R9W, MDM, IN THE WEAVERVILLE AREA, FROM INDUSTRIAL TO COMMERCIAL. On motion of Supervisor Smith, seconded by Supervisor Austin and carried, rejects recommendation of Planning Commission to deny, and directs District Attorney draft resolution amending the Land Use Element of the General Plan, changing designation of approximately 8.7 acres (identified as Parcel #2, Book 12 of Maps & Surveys, pages 94 & 95), portion of Section 18, T33N, R9W, MDM, in the Weaverville area, adjacent to Martin Road, from Industrial to Commercial; based upon the findings that: (1) amendment is necessary for the orderly growth of the County, (2) project does not conflict with adjacent land uses, and (3) land is suitable for project requested. Vote Polled: 4-1-2-Yes; 3-5-No.

ADJOURNS 9:26 P.M. TO MEET IN REGULAR SESSION DECEMBER 22, 1980 AT 10:00 A.M.

(Signed)

Barbara M. Rhodes
Barbara M. Rhodes, County Clerk and Ex-Officio Clerk of the Board of Supervisors, County of Trinity, State of California.

(Countersigned)

Roger W. Adrian
Roger W. Adrian, Chairman Board of Supervisors County of Trinity.

THE BOARD OF SUPERVISORS IN AND FOR THE COUNTY OF TRINITY
STATE OF CALIFORNIA

Monday, 10:00 A.M.
December 22, 1980

The Board of Supervisors in and for the County of Trinity, State of California, meet in Regular Session and there are:

PRESENT SUPERVISORS: George R. Willburn, Jim Smith, Ralph R. Modine, Dick Austin and Roger W. Adrian

ABSENT SUPERVISORS: None

INITIAL STUDY
FOR NEGATIVE DECLARATION

A. GENERAL INFORMATION

1. Name and address of developer or project sponsor:

Robert P. Morris, P.O. Box 192, Weaverville, CA 96093

2. Address of project: Sec. 9, T33N, R9W, Little Brown's Creek Road
24-07-24, 12.58 acres
Assessor's Block and Lot Number 24-07-25, 10-35 acres

3. Name, address, and telephone number of person to be contacted concerning this project:

Same as #1

4. Indicate number of the permit application for the project to which this form pertains: G.P.A.-18

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Planning Commission, Board of Supervisors

6. Existing zoning district: G.P.: Rural Residential; Zone: Unclassifi

7. Proposed use of site (Project for which this form is filed):

Agricultural Uses

B. PROJECT DESCRIPTION

Applicant is requesting a General Plan Amendment to change both parcels, AP# 24-07-24 and 24-07-25, from Rural Residential to Agriculture.

Applicant is also requesting rezoning of AP# 24-07-24 from Unclassified to Agriculture and AP# 24-07-25 from Unclassified to Ag-Forest.

Are the following items applicable to the project or its effects?
Discuss below all items checked yes (attach additional sheets as
necessary).

- | <u>YES</u> | <u>NO</u> | |
|------------|--------------|---|
| <u> </u> | <u> X </u> | 1. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <u> </u> | <u> X </u> | 2. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <u> </u> | <u> X </u> | 3. Change in pattern, scale or character of general area of project. |
| <u> </u> | <u> X </u> | 4. Significant amounts of solid waste or litter. |
| <u> </u> | <u> X </u> | 5. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <u> </u> | <u> X </u> | 6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <u> </u> | <u> X </u> | 7. Substantial change in existing noise or vibration levels in the vicinity. |
| <u> </u> | <u> X </u> | 8. Site on filled land or on slope of 10 percent or more. |
| <u> </u> | <u> X </u> | 9. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <u> </u> | <u> X </u> | 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <u> </u> | <u> X </u> | 11. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <u> </u> | <u> X </u> | 12. Relationship to a larger project or series of projects. |

DISCUSSION:

C. ENVIRONMENTAL SETTING

1 . Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

2 . Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

1. AP# 24-07-25, 10.35 acres, is probably a Site Class II timber area. This ravine has a southeastern exposure with 20-50% slopes. The conifers are primarily Douglas fir, ponderosa pine, and sugar pine. The eastern edge of this property is bordered by Little Brown's Creek and has a presently occupied dwelling near the creek.

AP# 24-07-24, 12.58 acres, is primarily rolling grassland with few hardwoods and some riparian vegetation near the trout pond at the northern end of the parcel. About 30% of this land is level and the remainder is 10-30% sloped. There are no structures presently on this site.

2. These two parcels are bounded on the North, East, and West by parcels of forty acres or larger that are being managed for timber production. To the South are parcels of ten acres or less that are presently rural residential in nature.

D. ENVIRONMENTAL IMPACTS
 (Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth.</u> Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	—	—	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	—	—	<u>X</u>
c. Change in topography or ground surface relief features?	—	—	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	—	—	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>
2. <u>Air.</u> Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	—	—	<u>X</u>
b. The creation of objectionable odors?	—	—	<u>X</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>
3. <u>Water.</u> Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	—	—	<u>X</u>
c. Alterations to the course or flow of flood waters?	—	—	<u>X</u>
d. Change in the amount of surface water in any water body?	—	—	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	—	—	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	---	---	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	---	---	X
4. <u>Plant Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	---	---	X
b. Reduction of the numbers of any unique, rare or endangered species of plants?	---	---	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	---	---	X
d. Reduction in acreage of any agricultural crop?	---	---	X
5. <u>Animal Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	---	---	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	---	---	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	---	---	X
d. Deterioration to existing fish or wildlife habitat?	---	---	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
6. <u>Noise.</u> Will the proposal result in:			
a. Increases in existing noise levels?	—	—	<u>X</u>
b. Exposure of people to severe noise levels?	—	—	<u>X</u>
7. <u>Light and Glare.</u> Will the proposal produce new light or glare?	—	—	<u>X</u>
8. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	<u>X</u>
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	<u>X</u>
b. Substantial depletion of any nonrenewable natural resource?	—	—	<u>X</u>
10. <u>Risk of Upset.</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	<u>X</u>
11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	—	<u>X</u>
12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	<u>X</u>
13. <u>Transportation/Circulation.</u> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Effects on existing parking facilities, or demand for new parking?	—	—	X
c. Substantial impact upon existing transportation systems?	—	—	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
e. Alterations to waterborne, rail or air traffic?	—	—	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	—	—	X
b. Police protection?	—	—	X
c. Schools?	—	—	X
d. Parks or other recreational facilities?	—	—	X
e. Maintenance of public facilities, including roads?	—	—	X
f. Other governmental services?	—	—	X
15. <u>Energy.</u> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	---	---	<u>X</u>
b. Communications systems?	---	---	<u>X</u>
c. Water?	---	---	<u>X</u>
d. Sewer or septic tanks?	---	---	<u>X</u>
e. Storm water drainage?	---	---	<u>X</u>
f. Solid waste and disposal?	---	---	<u>X</u>
17. <u>Human Health.</u> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	---	---	<u>X</u>
b. Exposure of people to potential health hazards?	---	---	<u>X</u>
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	---	---	<u>X</u>
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	---	---	<u>X</u>
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	---	---	<u>X</u>

21. Significant Effects. The following impacts are normally significant. Will the project:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
(a) Conflict with adopted environmental plans and goals of the community where it is located;	_____	_____	<u>X</u>
(b) Have a substantial, demonstrable negative aesthetic effect;	_____	_____	<u>X</u>
(c) Substantially affect a rare or endangered species of animal or plant or the habitat of the species;	_____	_____	<u>X</u>
(d) Interfere substantially with the movement of any resident or migratory fish or wild-life species;	_____	_____	<u>X</u>
(e) Breach published national, state, or local standards relating to solid waste or litter control;	_____	_____	<u>X</u>
(f) Substantially degrade water quality;	_____	_____	<u>X</u>
(g) Contaminate a public water supply;	_____	_____	<u>X</u>
(h) Substantially degrade or deplete ground water resources;	_____	_____	<u>X</u>
(i) Interfere substantially with ground water recharge;	_____	_____	<u>X</u>
(j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;	_____	_____	<u>X</u>
(k) Induce substantial growth or concentration of population;	_____	_____	<u>X</u>
(l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;	_____	_____	<u>X</u>
(m) Displace a large number of people;	_____	_____	<u>X</u>
(n) Encourage activities which result in the use of large amounts of fuel or energy;	_____	_____	<u>X</u>
(o) Use fuel, water, or energy in a wasteful manner;	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
(p) Increase substantially the ambient noise levels for adjoining areas;	_____	_____	<u>X</u>
(q) Cause substantial flooding, erosion or siltation;	_____	_____	<u>X</u>
(r) Expose people or structures to major geologic hazards;	_____	_____	<u>X</u>
(s) Extend a sewer trunk line with capacity to serve new development;	_____	_____	<u>X</u>
(t) Substantially diminish habitat for fish, wildlife or plants;	_____	_____	<u>X</u>
(u) Disrupt or divide the physical arrangement of an established community;	_____	_____	<u>X</u>
(v) Create a public health hazard or a potential public health hazard;	_____	_____	<u>X</u>
(w) Conflict with established recreational, educational, religious or scientific uses of the area;	_____	_____	<u>X</u>
(x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.	_____	_____	<u>X</u>

YES MAYBE NO

22 . Mandatory Findings of Significance.

(a) 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 prehistory?

— — X

b. 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.)

— — X

c. 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.)

— — X

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

— — X

E. DISCUSSION OF ENVIRONMENTAL EVALUATION

F. DETERMINATION
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find 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 on an attached sheet 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.

Date November 20, 1980

Steve H. Millay
(Signature)

Steve H. Millay

November 20, 1980