



CITY COUNCIL STAFF REPORT

File No.	C20-016 & T20-030
Applicant	Miles Johnson, Kimley-Horn and Associates, Inc.
Owner	Target Corporation
Location	West side of Silver Creek Road, approximately 200 feet northwest of the intersection of E. Capitol Expressway and Silver Creek (3155 Silver Creek Road)
Existing Zoning	LI(PD) Planned Development Zoning District
General Plan Land Use Designation	Neighborhood/Community Commercial
Council District	7
Historic Resource	No
Annexation Date	December 28, 1959 (Evergreen No. 2)
CEQA	Exempt pursuant to CEQA Guidelines Section 15315 for Minor Land Divisions

APPLICATION SUMMARY:

Conforming Rezoning of a 0.74-gross acre portion of a 9.90-gross acre property from the LI(PD) Planned Development Zoning District to the CN Commercial Neighborhood Zoning District, and Tentative Map to subdivide the 9.90-gross acre property into two parcels of approximately 0.74 acres and 9.16 acres at 3155 Silver Creek Road.

RECOMMENDATION:

Staff recommends that the City Council:

1. Approve an ordinance rezoning an approximately 0.74-gross acre portion of an approximately 9.90-gross acre parcel, located at the west side of Silver Creek Road, approximately 200 feet northwest of the intersection of E. Capitol Expressway and Silver Creek, from the LI(PD) Planned Development Zoning District to the CN Commercial Neighborhood Zoning District.
2. Adopt a resolution approving, subject to conditions, a Tentative Map to subdivide one parcel into two parcels of approximately 0.74 acres and 9.16 acres, respectively.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Urban Village <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Implementation Policies IP-1.1, IP-1.7, and IP-8.2	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Neighborhood/Community Commercial	A(PD) Planned Development	Commercial shopping centers
South	Mixed Use Neighborhood; Neighborhood/Community Commercial	A(PD) Planned Development; R-1-8 Single Family Residence	Commercial shopping center; single family residences
East	Neighborhood/Community Commercial; Residential Neighborhood	A(PD) Planned Development; R-1-8(CL) Single Family Residence	Commercial shopping center; single family residences
West	Residential Neighborhood	R-1-8 Single Family Residence	Single family residences

PROJECT DESCRIPTION

On November 11, 2020, the applicant, Miles Johnson, on behalf of the owner, Target Corporation, concurrently applied for a Tentative Map to subdivide an existing 9.90-gross acre property into two parcels of approximately 0.74 acres and 9.16 acres, and a Conforming Rezoning from the LI(PD) Planned Development Zoning District to the CN Commercial Neighborhood Zoning District on the 0.74-acre portion of the project site.

Site Description and Surrounding Uses

The subject site is located on the west side of Silver Creek Road, approximately 200 feet northwest of the intersection of E. Capitol Expressway and Silver Creek Road. The project site is adjacent to commercial shopping centers located to the north across Lexann Avenue, south across E. Capitol Expressway, and east across Silver Creek Road, as well as single-family residences to the west across Towers Lane, south across E. Capitol Expressway, and east across the intersection of Silver Creek Road and E. Capitol Expressway.



Figure 1: Aerial image of the subject site

Background

The proposed project involves rezoning a 0.74-acre portion of an approximately 9.90-gross acre property and subdividing the subject site into two parcels of 0.74 acres and 9.16 acres, respectively. The existing use on the 0.74-acre portion of the property is parking and circulation; the existing use of the 9.16-acre portion of the property is parking and a commercial shopping center (Target). There are no development applications currently on file for the site.

ANALYSIS

The proposed project was analyzed for conformance with the following: 1) the *Envision San José 2040 General Plan*, 2) the Zoning Ordinance, 3) the Subdivision Ordinance, and 4) the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The subject site has an *Envision San José 2040 General Plan Land Use/Transportation Diagram* land use designation of Neighborhood/Community Commercial (see Figure 2).

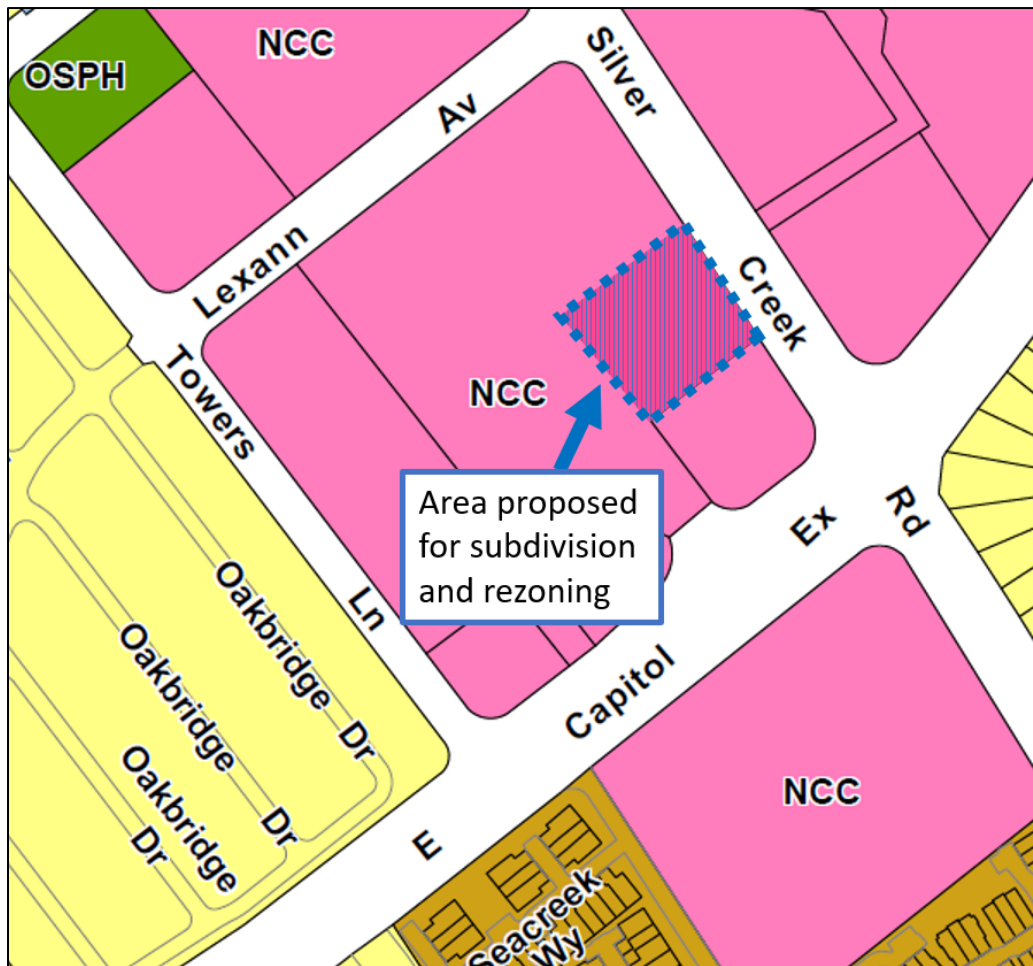


Figure 2: General Plan Land Use/Transportation Diagram

The site is within the E. Capitol Expressway/Silver Creek Road Urban Village. However, the Urban Village Plan for this area is not adopted and is not currently under development because the E. Capitol Expressway/Silver Creek Road Urban Village is a Horizon 3 Urban Village.

The Neighborhood/Community Commercial designation supports a wide variety of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. The proposed rezoning is consistent with the following General Plan policies:

Implementation Policy IP-1.1 Land Use/Transportation Diagram: Use the *Envision General Plan Land Use/Transportation Diagram* designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities and

development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the *Envision General Plan*. Use the Zoning designation to indicate the appropriate type, form and height of development for particular properties.

Implementation Policy IP-1.7 Land Use/Transportation Diagram: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram, and advance *Envision General Plan* vision, goals and policies.

Implementation Policy IP-1.8 Land Use/Transportation Diagram: Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.

Implementation Policy IP-8.2 Zoning: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the *Envision General Plan* Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective *Envision General Plan* land use designations, while providing greater detail as to the appropriate land uses and form of development.

Analysis: The proposed project would rezone a 0.74-acre portion of the subject site from the Planned Development zoning district to the CN Commercial Neighborhood zoning district, and subdivide the site into two parcels of approximately 0.74 acres and 9.16 acres, consistent with the boundaries of the proposed rezoning. The CN Commercial Neighborhood zoning district is a conforming district of the General Plan Land Use Designation of Neighborhood/Community Commercial, per Table 20-270 of the Zoning Ordinance. The CN Commercial Neighborhood zoning district allows for a full range of retail and commercial uses within a local or regional market. No development files are currently on file for this site.

Zoning Ordinance Conformance

The proposed rezoning conforms with Table 20-270, Section 20.120.110 of the San José Municipal Code, which identifies the CN Commercial Neighborhood Zoning District as a conforming district to the Neighborhood/Community Commercial General Plan Land Use/Transportation Diagram land use designation.

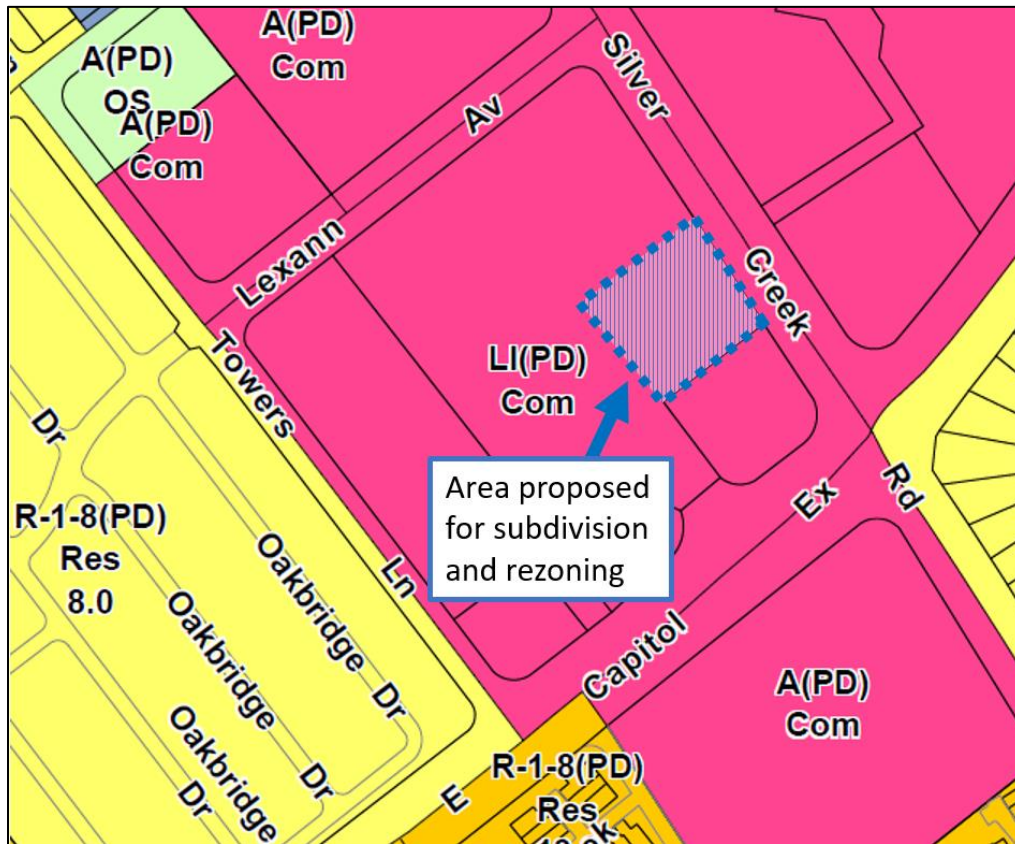


Figure 3: Zoning Map

The CN Commercial Neighborhood Zoning District would allow the property to be developed in accordance with the allowable uses in Table 20-90, including retail sales, private instruction, personal services, public eating establishments, and offices.

Lot Area

The minimum allowed lot area for properties in the CN Commercial Neighborhood Zoning District is 6,000 square feet or, or as established in an approved Urban Village. As described above, the site is not within an adopted Urban Village. The proposed Tentative Map would subdivide the existing parcel into two lots of approximately 32,234 and 399,009 square feet, respectively, and would therefore be consistent with the minimum lot area requirements of the zoning district.

Setbacks and Heights

Unless otherwise established in an approved Urban Village Plan, the development standards for the CN Commercial Neighborhood Zoning District require a 10-foot front setback and zero side and rear setbacks. Pursuant to Section 20.85.020, the maximum allowed height of the subject site is 120 feet. Future development would be evaluated for conformance to these development standards, all other municipal code regulations, and City policies and guidelines.

Parking

No physical changes are proposed at this time for either of the proposed parcels, and the Tentative Map includes a non-exclusive easement for shared parking, ingress/egress, and emergency access. Therefore, the number of parking spaces provided for the existing uses on the site will remain available after the final map records. Parking for the site will be re-evaluated at the time future development is proposed.

Subdivision Ordinance Conformance

The proposed Tentative Map conforms with Table 20-270, Section 20.120.110 of the San José Municipal Code, in that both proposed parcels exceed the minimum 6,000 square feet and minimum width of 55 feet, as required by Section 19.36.170; and both lots have direct access to a public street, as required by Section 19.36.190.

The Tentative Map is also consistent with the required findings below, required by Sections 19.12.130 and 19.12.220 and California Government Code Section 66474:

- a. That the proposed map is not consistent with applicable General and Specific Plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable General and Specific Plans.
- c. That the site is not physically suitable for the type of development.
- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: As explained above, based on review of the proposed subdivision, a Tentative Map to subdivide one parcel of approximately 9.90-gross acres into two parcels of 0.74 and 9.16 acres, respectively, City Staff do not make any such findings to deny the subject subdivision. The project is consistent with the General Plan goals, policies, and land use designation. The project site is in an urbanized commercial area and is therefore physically suitable for the project and allowed uses and density of the proposed zoning district. Furthermore, the project site does not contain historic resources or sensitive habitats or wildlife, and the site is not located within a designated Federal Emergency Management Agency (FEMA) 100-year flood plain.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15315 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, as a minor land division.

The project site involves a conforming rezoning and subdivision of less than four parcels in an urbanized area zoned for commercial uses. No exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope great than 20 percent.

CLIMATE SMART SAN JOSE

The recommendations in this staff report has no effect on Climate Smart San José energy, water, or mobility goals.

PUBLIC HEARING NOTIFICATION

To inform the public of the proposed project, staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

/s/

CHU CHANG, Acting Director
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachments: Exhibit A - Legal Description
Exhibit B - Plat Map
Exhibit C - Tentative Map
Exhibit D - Environmental Exemption

EXHIBIT "A"

LEGAL DESCRIPTION
CITY OF SAN JOSE

BEING A PORTION OF PARCEL 1 OF THAT CERTAIN MAP ENTITLED "PARCEL MAP", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 13, 1974, IN BOOK 340 OF MAPS, PAGE 2, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 26, 1974 IN BOOK B103, PAGE 41, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SILVER CREEK ROAD, A 55.00 FOOT WIDE HALF-STREET, AS SHOWN ON SAID PARCEL MAP, SAID POINT BEING DISTANT WESTERLY ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 35.11 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

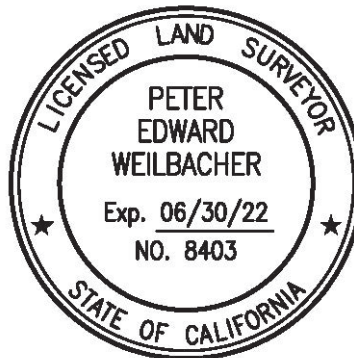
1. NORTH 33°54'44" WEST 65.84 FEET;
2. THENCE NORTH 31°02'59" WEST 40.05 FEET TO A LINE PARALLEL WITH AND DISTANT 53.00 FEET SOUTHERLY FROM THE CENTERLINE OF SAID SILVER CREEK ROAD;
3. THENCE ALONG SAID PARALLEL LINE NORTH 33°54'44" WEST 73.14 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 51°00'47" WEST 32.75 FEET; THENCE NORTH 38°20'44" WEST 12.98 FEET; THENCE SOUTH 51°31'13" WEST 138.19 FEET; THENCE SOUTH 38°11'45" EAST 156.47 FEET; THENCE SOUTH 51°39'16" WEST 43.79 FEET; THENCE SOUTH 38°11'45" EAST 34.12 FEET TO A POINT OF INTERSECTION WITH A LINE, SAID LINE BEING PARALLEL WITH AND DISTANT 35.00 FEET WESTERLY FROM THE WESTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP; THENCE ALONG SAID PARALLEL LINE, NORTH 51°39'16" EAST 199.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 32,331 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD, IF ANY.

PREPARED BY ME OR UNDER MY DIRECTION
ON FEBRUARY 11, 2021.



PETER E. WEILBACHER, PLS 8403

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588






PHONE: 925-398-4840

WWW.KIMLEY-HORN.COM

NOTES

1. THE EXISTING PROPERTY LINE AND BOUNDARY INFORMATION SHOWN ON THIS MAP IS PER ALTA/NPSP LAND TITLE SURVEY PREPARED BY PBLA SURVEYING INC. DATED APRIL 4 2019. KIMLEY-HORN DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE PROPERTY LINE/BOUNDARY INFORMATION. THE INFORMATION SHALL NOT BE USED FOR RECORDATION PURPOSES UNTIL VERIFIED BY A LICENSED CALIFORNIA SURVEYOR PER THE REQUIREMENTS OF THE CALIFORNIA PROFESSIONAL LAND SURVEYORS ACT.

LEGEND

-  EXISTING PROPERTY LINE
-  EXISTING RIGHT OF WAY LINE
-  CENTERLINE
-  SUBJECT PROPERTY
-  EASEMENT LINE

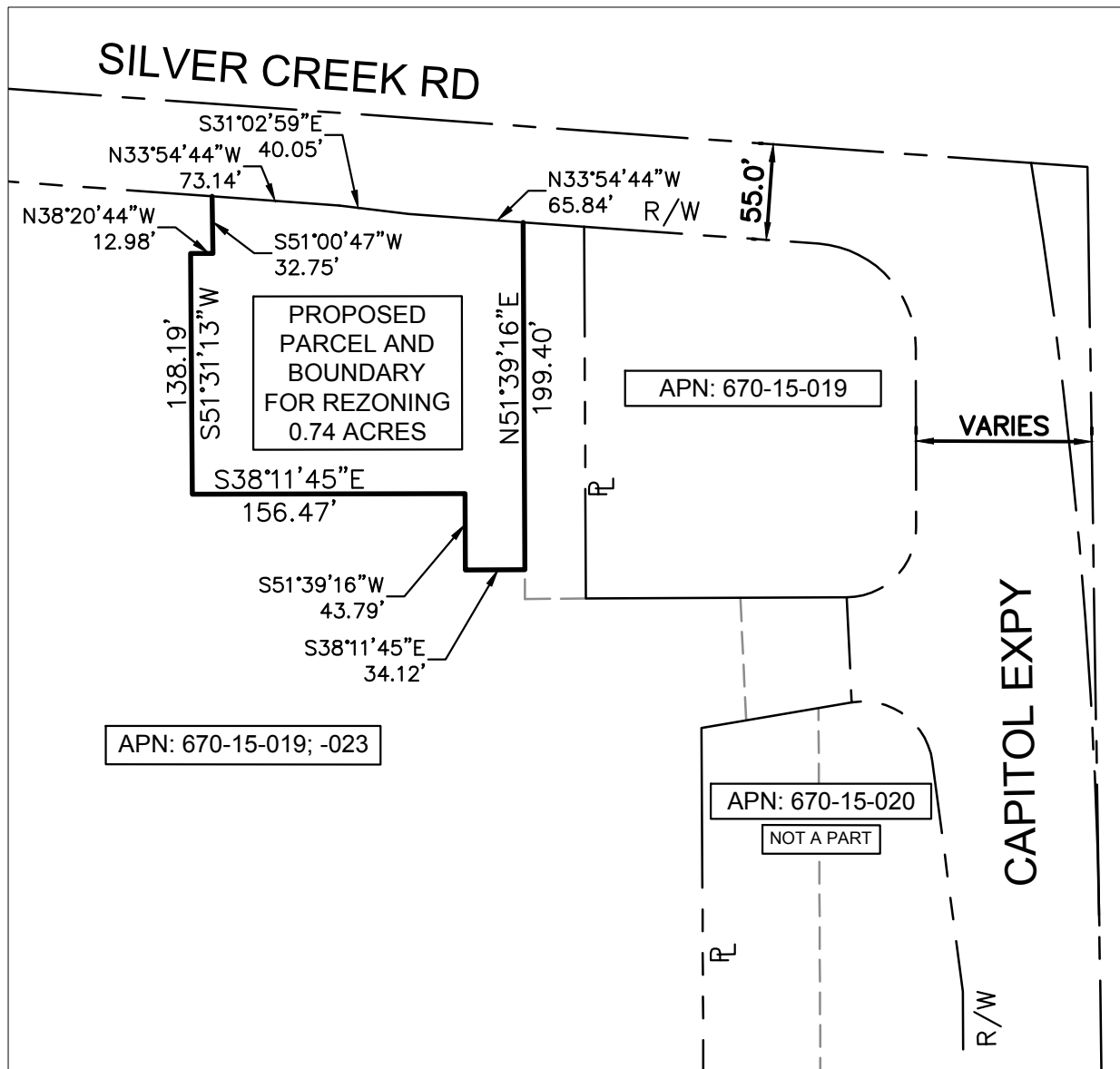
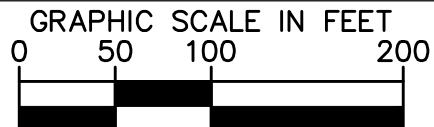


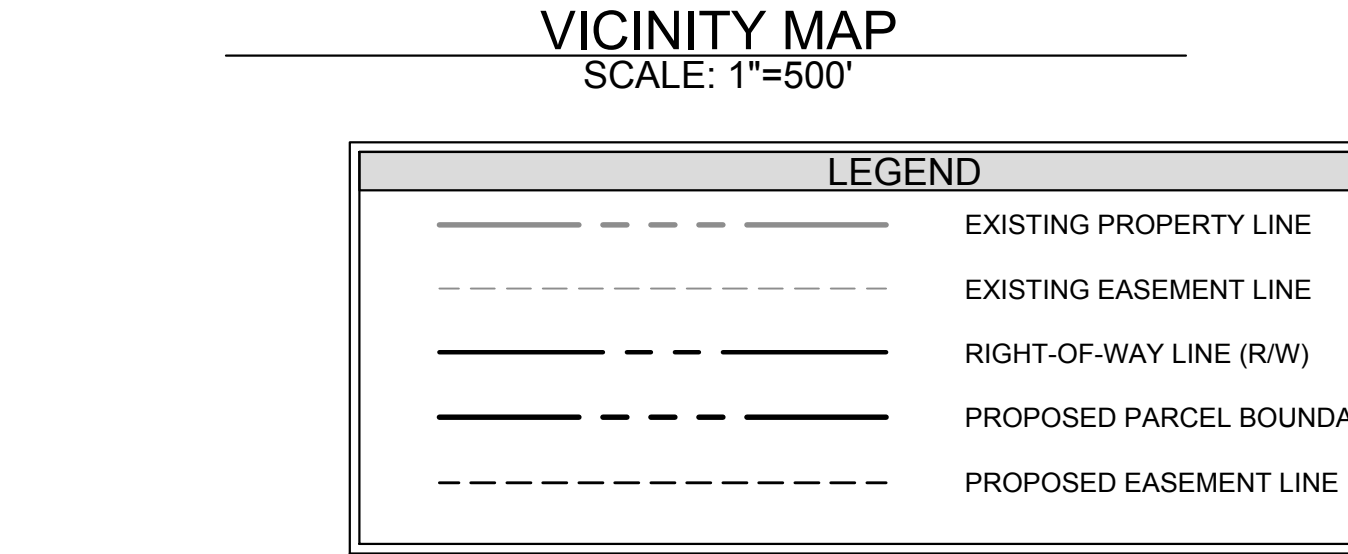
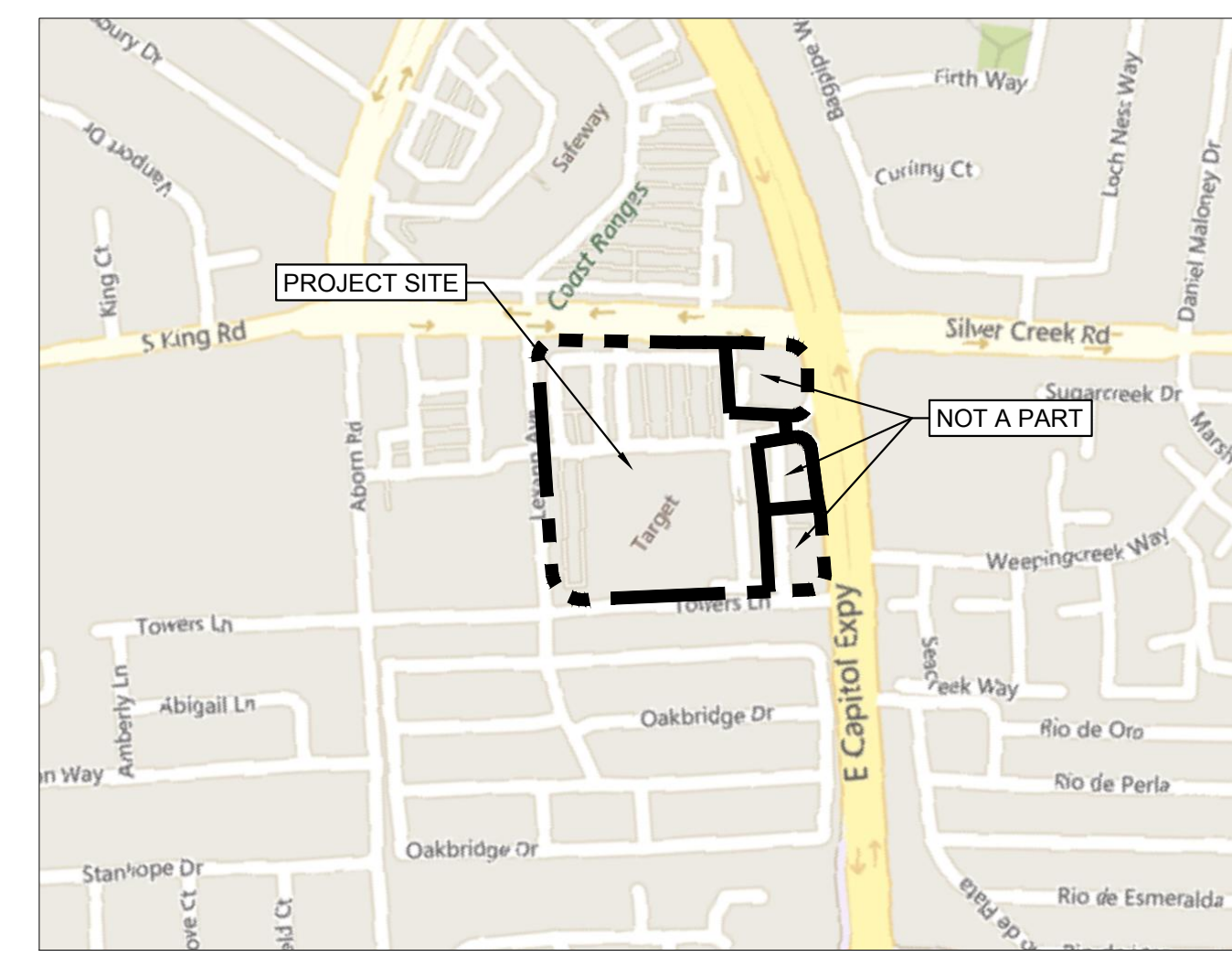
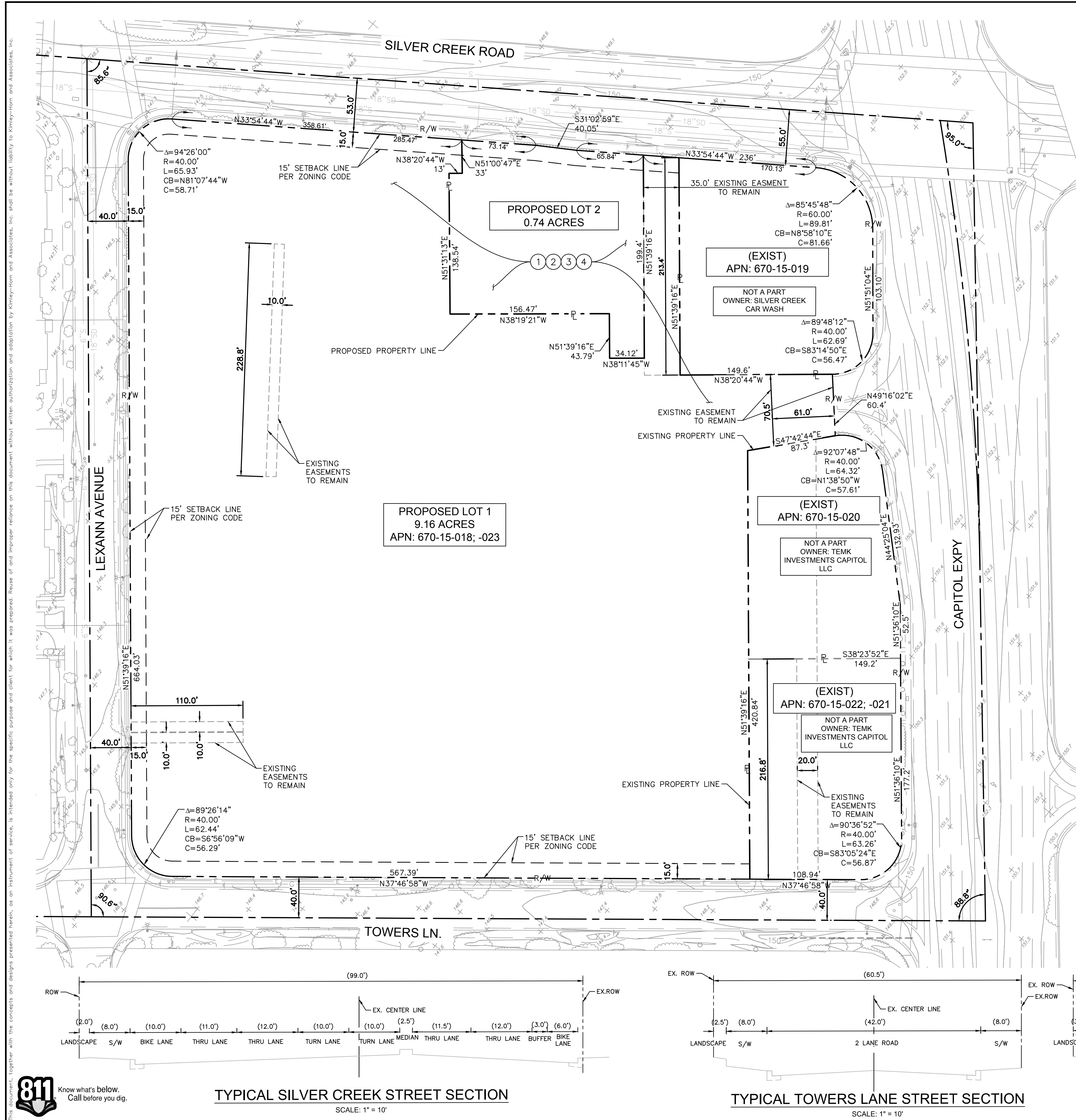
EXHIBIT "B"

3155 SILVER CREEK ROAD - PLAT MAP
FOR: PLANNING PURPOSES

DATED: 03/29/2021



SHEET 1 OF 1



PROPOSED EASEMENTS

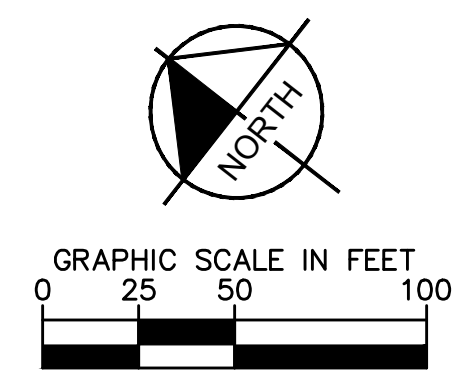
- OWNER GRANTS TO THE CITY IN ORDER TO ESTABLISH FOR THE ON-GOING USE OF OCCUPANTS OF AND VISITORS TO THE PROPERTY NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, PARKING, EMERGENCY ACCESS, LANDSCAPING, AND STORM WATER TREATMENT ACCESS, OPERATION AND MAINTENANCE ON THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND AS DEPICTED IN EXHIBIT "B" HERETO, THE VEHICULAR AND PEDESTRIAN ACCESS POINTS AND DRIVE AISLES AND THE PARKING SPACES IN THE AREAS DESIGNATED BY OWNER AND DEPICTED IN EXHIBIT "B" FOR COMMON USAGE BY THE OCCUPANTS OF THE PROPERTY, SPECIFICALLY EXCEPTED THEREFROM ANY PORTIONS OF THE PROPERTY OCCUPIED BY BUILDINGS AND STRUCTURES, EXCEPT AS PROVIDED BELOW, THE LOCATIONS OF THE FOREGOING MAY BE CHANGED FROM TIME TO TIME BY THE OWNER ON THE CONDITION THAT NO CHANGE SHALL BE MADE THAT WILL ADVERSELY AFFECT THE HEALTH AND SAFETY OF OCCUPANTS AND VISITORS TO THE PROPERTY, REMOVE REQUIRED PARKING FROM THE PROPERTY, VIOLATE ANY CONDITION OF CITY PERMITS FOR THE USE OF THE PROPERTY, OR VIOLATE ANY OTHER REQUIREMENTS OF FEDERAL, STATE, OR LOCAL LAW. THE EMERGENCY ACCESS EASEMENT SHALL REMAIN AS DEPICTED ON EXHIBIT "B" AND THE CHANGES ARE AUTHORIZED WITHOUT THE PRIOR WRITTEN AND RECORDED AMENDMENT TO THIS COVENANT OF EASEMENT BY THE PARTIES.
- PROPOSED STORM WATER AND SURFACE DRAINAGE EASEMENT. (BLANKET EASEMENT)

EXISTING EASEMENTS TO REMAIN

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT, GRANT OF EASEMENTS AND DECLARATIONS OR RESTRICTIONS" RECORDED MAY 13, 1974 AS BOOK 0893, PAGE 607 OF OFFICIAL RECORD. (BLANKET EASEMENT)
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 21, 1974 AS DOCUMENT NO. 4879361, BOOK 8139, PAGE 520 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTION VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (BLANKET EASEMENT)

NOTES

- CURRENT PROPERTY OWNER: TARGET CORPORATION
MAILING ADDRESS: 50 S 10TH ST, STE 400 TP3-1174, MINNEAPOLIS, MN 55403
- SANTA CLARA COUNTY ASSESSOR DESIGNATIONS
BOOK: 340 M
PAGE: 2
PARCEL NUMBERS: 670-15-018;-019;-20;-21;-22;-23;
- EXISTING LAND USE: PLANNED DEVELOPMENT (LIGHT INDUSTRIAL BASE DISTRICT)
PROPOSED LAND USE: COMMERCIAL NEIGHBORHOOD
- GENERAL PLAN AND LAND USE TRANSPORTATION DIAGRAM DESIGNATION:
NEIGHBORHOOD/COMMUNITY COMMERCIAL
- WATER SUPPLY SOURCE: SAN JOSE MUNICIPAL WATER
- PROPOSED NUMBER OF LOTS: 2



Kimley-Horn
4837 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
WWW.KIMLEY-HORN.COM
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
CIVIL
RICE NO. 84307

KHA PROJECT: 092908019
DATE: 01/15/2021
SCALE: AS SHOWN
DESIGNED BY: NRG
DRAWN BY: NRG
CHECKED BY: MRJ

11/15/2021 MRJ

RESPONSE TO CITY COMMENTS

1

NO. REVISIONS DATE BY

3155 SILVER CREEK ROAD
SAN JOSE, CA 95121

TENTATIVE MAP
(TO SUBDIVIDE 2
PARCELS)

SHEET NUMBER
TM-2
3-00703
SHEET 2 OF 2

CALIFORNIA
SAN JOSE

STATEMENT OF EXEMPTION

FILE NO.	C20-016 & T20-030
LOCATION OF PROPERTY	West side of Silver Creek Road, approximately 200 feet northwest of the intersection of East Capitol Expressway and Silver Creek (3155 Silver Creek Road)
PROJECT DESCRIPTION	Conforming Rezoning for a 0.74-acre portion of an approximately 9.90-gross acre site from the (LI)PD Planned Development Zoning District to the CN Commercial Neighborhood Zoning District and a Tentative Map to subdivide a 9.90 gross acre parcel into two parcels of 9.16 acres and 0.74 acres.
ASSESSOR'S PARCEL NUMBER	670-15-018

Certification

Under the provisions of Sections 15315 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San Jose Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15315. Minor Land Divisions

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Analysis

The subject project involves rezoning a 0.74-acre portion of an approximately 9.90-gross acre property and subdividing the property into two parcels of 9.16 acres and 0.74 acres. The existing use on the 0.74-acre portion of the property is parking and circulation; the existing use of the 9.16-acre portion of the property is parking and a commercial shopping center. No development applications are currently on file for the property.

This project is eligible for a Class 15 Categorical Exemption per Section 15315 of the State CEQA Guidelines as it involves a minor land division. Section 15315 exempts tentative parcel maps provided certain criteria are met. This project meets all of the criteria with no exceptions being required since the project is in an urbanized area, the proposed subdivision is for four or fewer parcels, and the subdivision is in conformance with the General Plan and zoning requirements. Additionally, the property is currently zoned for commercial use and will be rezoned to a commercial use that conforms with the General Plan. No variances or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope great than 20 percent.

Exceptions:

CEQA Guidelines Section 15300.2 provides exceptions to the use of Categorical Exemptions where the use of a Categorical Exemption is prohibited under certain circumstances. The City has considered the projects applicability to all of the exceptions under Section 15300.2. An analysis of each of these exceptions in reference to this specific project is provided below.

- (a) Location. Section 15300.2(a) does not apply to the Class Category 15 of exemptions.
- (b) Cumulative Impact. Based on the above analysis, there is no evidence of a potential significant cumulative impact on the environment from the proposed project. The project proposes a commercial rezoning to allow an expanded range of commercial uses on a 0.94-acre portion of a commercial property in an urbanized area. It has been determined that the project will not cumulatively impact traffic, noise, air quality, or water quality.
- (c) Significant Effect. The project would not result in any significant effects on the environment due to unusual circumstances. The proposed project site does not have any unusual circumstances that would negatively impact the environment.
- (d) Scenic Highways. It is not anticipated that the specific project sites will results in damage to any scenic resources.
- (e) Hazardous Waste Sites. The proposed project sites are not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the project is not subject to 15300.2(e).
- (f) Historical Resources. There are no historical resources located on the proposed project site; therefore, Section 15300.2(f) does not apply.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



Date 3/19/21

Deputy