

CASE STUDY

Zoning Changes Help Maximize Property Potential

PROJECT	LAND USE AND ZONING MODIFICATION - CEQA DOCS
CLIENT	UNDISCLOSED COMPANY
LOCATION	SAN JOSE, CA
INDUSTRY	INDUSTRIAL/ENGINEERING
SERVICES	ENVIRONMENTAL/CEQA COMPLIANCE

THE CHALLENGE

The City of San Jose, California was in the process of adopting a general plan update that would include a new setback policy for all properties adjacent to rivers or creeks. The environmental concerns specific to the site included potential direct impacts on a nearby creek, which directly borders the site of a private company, east of San Jose. The company wanted to process a general plan amendment to revise their land use and zoning classifications, which would have rendered over two-thirds of their property unusable. With our cost-effective solutions and positive work history with the City of San Jose, FirstCarbon Solutions (FCS) was selected to prepare their California Environmental Quality Act (CEQA) documents, specifically an Initial Study Mitigated Negative Declaration (IS/MND). The company was faced with a short timeline to file a zoning change, and in order to have the City of San Jose approve it, FCS needed to prepare a CEQA evaluation on short notice.

OUR SOLUTION

FCS provided a CEQA document to support the company's application for a land use and zoning modification, as well as a creek habitat evaluation within three weeks. We found no significant environmental impacts in either of the evaluations, and were therefore able to turn around a legally-defensible CEQA document within a limited amount of time. This allowed the client to submit for a land use modification before the City of San Jose approved the new general plan and setback policy.

THE FCS ADVANTAGE

By studying the location, project design, materials gathering and other activities involved before implementation, FCS determines how your development plans will affect your natural resources. Our recommended solutions, alternatives and mitigation programs help organizations save time and associated costs by taking a proactive approach.

FCS offers an array of services to assist companies in implementing their plans, while making it easier for them every step of the way. We help organizations responsibly grow and operate, improve environmental and compliance performance, and boost their bottom line.

DELIVERABLES AND RESULTS

Gained CEQA compliance

Evaluated site for zoning changes

Provided creek habitat evaluation