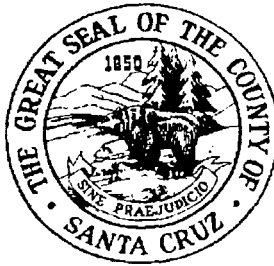


PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

ATTACHMENT 5

448

701 OCEAN STREET
FAX (408) 454-2131

SANTA CRUZ, CALIFORNIA 95060
(408) 454-2580

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

N/A COUNTY OF SANTA CRUZ

General Plan/Local Coastal Program Amendment to add a policy to recognize as consistent with the general plan/LCP existing legal residential parcels located outside the urban services line which are zoned R-I -5 through R-I -40.

Location of this property is non-applicable.

APN(s): VARIOUS Mark Deming, planner Zone District(s): R-I -5 to R-I -40

Findings:

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

Required Mitigation Measures or Conditions:

X None

Are Attached

Review Period Ends March 25, 1998

Date Approved By Environmental Coordinator March 26, 1998


KEN HART
Environmental Coordinator
(408) 454-3127

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

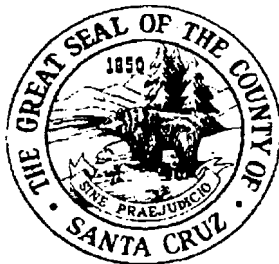
on _____. No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____

48

PLANNING DEPARTMENT

GOVERNMENTAL CENTER 701
FAX (408) 454-2131(408) 454.

COUNTY OF SANTA CRUZ

OCEAN STREETSANTA CRUZ, CALIFORNIA 95060
2580

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: COUNTY OF SANTA CRUZ

APPLICATION NO.: N/A

APN: VARIOUS

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

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

_____ Mitigations will be attached to the Negative Declaration

X No mitigations will be attached.

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

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

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

Review Period Ends: MARCH 25, 1998

MARK DEMING

Staff Planner

Phone: 454-3183

Date: FEBRUARY 17, 1998

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

ATTACHMENT 450 5

APPLICANT: COUNTY OF SANTA CRUZ APN: various
OWNER: N/A
Application No: N/A Supervisorial District: ALL
Site Address: N/A
Location: N/A

EXISTING SITE CONDITIONS

Parcel Size: N/A
Existing Land Use: Residential
Vegetation: N/A
Slope: 0-15% __, 16-30% __, 31-50% __, 51% __ acres/sq. ft.
Nearby Watercourse: N / A
Distance To: N/A
Rock/Soil Type: N/A

ENVIRONMENTAL CONCERNS

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

SERVICES

Fire Protection: N/A Drainage District: N/A
School District: N/A
Project Access: N/A
Water Supply: N/A
Sewage Disposal: N/A

PLANNING POLICIES

Zone District: R-1-5 TO R-1-40 Within USL: NO
General Plan: MOUNTAIN, RURAL & SUBURBAN RESIDENTIAL
Coastal Zone: YES

PROJECT DESCRIPTION:

GENERAL PLAN/LOCAL COASTAL PROGRAM AMENDMENT TO ADD A POLICY TO
RECOGNIZE AS CONSISTENT WITH THE GENERAL PLAN/LCP EXISTING LEGAL
RESIDENTIAL PARCELS LOCATED OUTSIDE THE URBAN SERVICES LINE WHICH ARE
ZONED R-1 -5 THROUGH R-1-40

ENVIRONMENTAL REVIEW CHECKLIST

ATTACHMENT 5

PROJECT SETTING

In the rural areas of the County (outside the Urban Services Line), there are approximately 13,000 parcels of land less than 1 acre in size which are zoned R-1-5 to R-1-40. These parcels are located within the Mountain, Rural and Suburban Residential land use designations and do not meet the minimum parcel sizes required for the zone districts which implement those General Plan designations. In 1997, the County adopted amendments to the Zoning Ordinance (Section 13.10.170(d)) that added the R-1-5 to R-1-40 zone districts to the list of zone districts which implement the three General Plan land use designations noted above. However, the General Plan/LCP has no policy language which refers to the existence of these residential properties. The GP/LCP is almost entirely directed towards the future development of properties. As a part of the action to approve the Zoning Ordinance amendments, the Board of Supervisors also directed the Planning Department to make appropriate amendments to the General Plan to address these existing parcels. The following General Plan/LCP language is proposed:

“ RECOGNIZE EXISTING LEGAL RESIDENTIAL PARCELS OUTSIDE THE URBAN SERVICES LINE THAT ARE LESS THAN 1 ACRE IN SIZE AS CONFORMING WITH THE GENERAL PLAN LAND USE ELEMENT. MAINTAIN THESE PARCELS IN THE R-1-5 TO R-1-40 ZONE DISTRICT AND APPLY THE SITE STANDARDS OF THE ZONE DISTRICT TO ALL DEVELOPMENT. “

A. GEOLOGIC FACTORS

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

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

1. Geologic Hazards: earth-
quakes (particularly surface
ground rupture, liquefaction,
seismic shaking), landslides,
mud slides or other slope
instability, or similar
hazards?

X

This policy will not directly result in any development. however. all development on existing parcels will be subject to Chapter 16.10 , General Plan Policy 8.2.2. and required to obtain Geologic Hazards Assessments and Geologic Reports. if necessary

2. Soil Hazards: soil creep,
shrink swell (compressiveness),
high erosion potential?

X

All development on existing parcels in the rural area of the County will be subject to obtaining soils reports. if necessary.

3. Change in topography or ground
surface relief features?

X

All development on existing parcels in the rural area of the County will be subject to Chapter 16.20

Significant:
No or Unknown
Mitigation

Potentially
Significant
Unless
Mitigated

Less Than
Significant
Impact

No
Impact

and General Plan Policy 8.2.2.

4. The destruction, covering or modification of any unique geologic or physical feature? X

5. Steep slopes (over 30%)? X

All development on existing parcels in the rural area of the County will be subject to General Plan Policy 6.3.9.

6. Coastal cliff erosion? X

All development on existing parcels in the rural area of the County will be subject to Chapter 16.10.

7. Beach sand distribution? x

All development on existing parcels in the rural area of the County will be subject to Chapter 16.10.

8. Any increase in wind or water erosion of soils, either on or off site? X

B. HYDROLOGIC FACTORS

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

1. Water related hazards such as flooding or tidal waves? X

All development on existing parcels in the rural area of the County will be subject to Chapter 16.10.

2. Private or public water supply? x

All development on existing parcels in the rural area of the County will be subject to the requirements of the Environmental Health Department or the applicable water district.

3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)? X

All development on existing parcels in the rural area of the County will be subject to the requirements of the Environmental Health Department.

4. Increased siltation rates? X

All development on existing parcels in the rural area of the County will be subject to the

Significant:
No or Unknown
Mitigation

Potentially
Significant
Unless
Mitigated

Less Than
Significant
Impact

No
Impact

requirements of Chapter 16.2-J.

- | | | | | |
|----|--|---|---|----------|
| 5. | Surface or ground water quality
(contaminants including
silt-urban runoff, nutrient
enrichment , pesticides, etc.)? | — | — | <u>X</u> |
| 6. | Quantity of ground water
supply , or alteration in the
direction or rate of flow of
g r o u n d w a t e r s? | | | <u>X</u> |
| 7. | Groundwater recharge ? | | | <u>X</u> |
| 8. | Watercourse configuration,
capacity, or hydraulics? | | | <u>X</u> |
| 9. | Changes in drainage patterns or
the rate and amount of runoff? | | | <u>X</u> |

All development on existing parcels in the rural area of the County will be subject to Chapter 16.22.

- | | | | | |
|-----|---|---|--|----------|
| 10. | Cumulative saltwater intrusion? | | | <u>X</u> |
| 11. | Inefficient or unnecessary
water consumption? | | | <u>X</u> |
| 12. | Change in the amount of surface
water in any water body? | — | | <u>X</u> |

C. BIOTIC FACTORS

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

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

All development on existing parcels in the rural area of the County will be subject to Chapter 16.32.

- | | | | | |
|----|--|---|---|----------|
| 2. | Unique or fragile biotic
community (riparian corridor,
wetland, coastal grasslands,
special forests, intertidal
zone, etc)? | — | — | <u>X</u> |
|----|--|---|---|----------|

Significant:
No or Unknown
Mitigation

Potentially
Significant
Unless
Mitigated

Less Than
Significant
Impact

ATTACHMENT 5

No
Impact

All development on existing parcels in the rural area of the County will be subject to Chapters 16.30 and 16.32.

- | | | | | |
|---|----------|----------|----------|----------|
| 3. Fire hazard from flammable brush, grass, or trees? | <u>—</u> | <u>—</u> | <u>—</u> | <u>X</u> |
|---|----------|----------|----------|----------|

All development on existing parcels in the rural area of the County will be subject to the Fire Agencies' requirements and the requirement to utilize a fire retardant Class C or better roof covering.

- | | | | | |
|---|--|--|--|----------|
| 4. Change in the diversity of species, or number of species of plants or animals? | | | | <u>X</u> |
|---|--|--|--|----------|

D. NOISE

Will the project:

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

E. AIR

Will the project:

- | | | | |
|--|----------|----------|----------|
| 1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation? | <u>—</u> | <u>—</u> | <u>X</u> |
| 2. Expose sensitive receptors to substantial pollutant concentrations? | | | <u>X</u> |
| 3. Release bioengineered organisms or chemicals to the air outside of project buildings? | | | <u>X</u> |
| 4. Create objectionable odors? | <u>—</u> | | <u>X</u> |

Significant:
No or Unknown
MitigationPotentially
Significant
Unless
MitigatedLess Than
Significant
ImpactNo
Impact

5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?

X

F. ENERGY AND NATURAL RESOURCES

Will the project:

1. Affect or be affected by timber resources?
2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use?

XX

All development on existing parcels in the rural area of the County will be subject to Chapter 16.50.

3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

XX

G. CULTURAL/AESTHETIC FACTORS

Will the project result in:

1. Alteration or destruction of historical buildings or unique cultural features?

X

All development on existing parcels in the rural area of the County will be subject to Chapter 16.42

2. Disturbance of archaeological or paleontological resources?

X

All development on existing parcels in the rural area of the County will be subject to Chapters 16.40 and 16.44.

Significant:
No or Unknown
Mitigation

Potentially
Significant
Unless
Mitigated

Less Than
Significant
Impact

No
Impact

ATTACHMENT 4565

3. Obstruction or alteration of views from areas having important visual/scenic values? X
4. Being visible from any adopted scenic highway or scenic corridor? X
5. Interference with established recreational, educational, religious or scientific uses of the area? X

H. SERVICES AND UTILITIES

Will the project or its related activities result in:

1. A breach of national, state, or local standards relating to solid waste or litter management? X
2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries? X
3. A need for expanded 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
4. Inadequate water supply for

Significant:
No or Unknown
Mitigation

Potentially
Significant
Unless
Mitigated

Less Than
Significant
Impact

No
Impact

- | | | | | |
|----|---|---|---|----------|
| 4. | Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group? | — | — | <u>X</u> |
| 5. | Land use not in conformance with the character of the surrounding neighborhood? | — | — | <u>X</u> |

K. HAZARDS

Will the project:

- | | | | | |
|----|---|---|---|----------|
| 1. | Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected? | — | | <u>X</u> |
| 2. | Result in transportation of significant amounts of hazardous materials, other than motor fuel? | | | <u>X</u> |
| 3. | Involve release of any bioengineered organisms outside of controlled laboratories? | | | <u>X</u> |
| 4. | Involve the use of any pathogenic organisms on site? | — | — | <u>X</u> |
| 5. | Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents? | — | | <u>X</u> |
| 6. | Create a potential substantial fire hazard? | — | | <u>X</u> |
| 7. | Expose people to electromagnetic fields associated with electrical transmission lines? | — | | <u>X</u> |

L. GENERAL PLANS AND PLANNING POLICY

	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program? If so, how?	<u> </u>			<u> X </u>
2. Does the project conflict with any local, state or federal ordinances? If so, how?	<u> </u>	<u> </u>	<u> </u>	<u> X </u>
3. Does the project have potentially growth inducing effect?	<u> </u>			<u> X </u>
4. Does the project require approval of regional, state, or federal agencies? Which agencies?				

MANDATORY FINDINGS OF SIGNIFICANCE

	<u>YES</u>	<u>NO</u>
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?	<u> </u>	<u> X </u>
2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)	<u> </u>	<u> X </u>
3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)	<u> </u>	<u> X </u>
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<u> </u>	<u> X </u>

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

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

Date

2-17-98

Signature

Paula Lums

For:
Environmental Coordinator

Attachments:

- 1.
- 2.
- 3.
- 4.
- 5.