



# COUNTY OF SANTA CRUZ

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## 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 (Amendment to General Plan updating Primary Groundwater Recharge Area Map)

APN: Countywide

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: **April 18, 2007**

Frank Barron  
Staff Planner

Phone: 454-2530

Date: March 13, 2007



# Environmental Review Initial Study

Application Number: N/A

Date: March 15, 2007

Staff Planner: Frank Barron

## **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** County of Santa Cruz

**APN:** N/A

**OWNER:** N/A

**SUPERVISORAL DISTRICT:** Various

**LOCATION:** Countywide

**SUMMARY PROJECT DESCRIPTION:** This project is a General Plan Amendment to make corrections to the Primary Groundwater Recharge (PGWR) areas map. The corrections will incorporate more precise digital soils and geologic information, current information about aquifers, and more accurate topographic information. This revision will result in some areas that are currently designated as PGWR being removed from that designation, and other areas to be newly designated as PGWR that are not currently so designated. No changes are being proposed to the existing PGWR area protection regulations contained in the General Plan and County ordinances.

**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.**

- |  |   |
|--|---|
| <input type="checkbox"/> Geology/Soils                                   | <input type="checkbox"/> Noise                              |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Energy & Natural Resources                      | <input type="checkbox"/> Public Services & Utilities        |
| <input type="checkbox"/> Visual Resources & Aesthetics                   | <input type="checkbox"/> Land Use, Population & Housing     |
| <input type="checkbox"/> Cultural Resources                              | <input type="checkbox"/> Cumulative Impacts                 |
| <input type="checkbox"/> Hazards & Hazardous Materials                   | <input checked="" type="checkbox"/> Growth Inducement       |
| <input type="checkbox"/> Transportation/Traffic                          | <input type="checkbox"/> Mandatory Findings of Significance |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED**

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

**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations: **Calif. Coastal Commission**

**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

  
\_\_\_\_\_  
Date

For: Claudia Slater  
Environmental Coordinator

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: **N/A**

Existing Land Use: **N/A**

Vegetation: **N/A**

Slope in area affected by project: **N/A** \_\_\_\_ 0 - 30% \_\_\_\_ **31 - 100%**

Nearby Watercourse: **N/A**

Distance To: **N/A**

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: **Yes**

Water Supply Watershed: **Possibly**

Groundwater Recharge: **Yes**

Timber or Mineral: **N/A**

Agricultural Resource: **N/A**

Biologically Sensitive Habitat: **N/A**

Fire Hazard: **N/A**

Floodplain: **N/A**

Erosion: **N/A**

Landslide: **N/A**

Liquefaction: **N/A**

Fault Zone: **N/A**

Scenic Corridor: **N/A**

Historic: **N/A**

Archaeology: **N/A**

Noise Constraint: **N/A**

Electric Power Lines: **N/A**

Solar Access: **N/A**

Solar Orientation: **N/A**

Hazardous Materials: **N/A**

### SERVICES

Fire Protection: **N/A**

School District: **N/A**

Sewage Disposal: **N/A**

Drainage District: **N/A**

Project Access: **N/A**

Water Supply: **N/A**

### PLANNING POLICIES

Zone District: **Various**

General Plan: **Primary Groundwater**

Special Designation: **N/A**

#### Recharge Areas

Urban Services Line: **X** Inside

**X** Outside

Coastal Zone: **X** Inside

**X** Outside

### PROJECT SETTING AND BACKGROUND:

This project will correct inaccuracies in the existing digital Primary Groundwater Recharge (PGWR) area map. The project will affect some of the currently designated PGWR areas in the unincorporated area of Santa **Cruz** County (i.e., those areas that are proposed to be removed from PGWR), and all of the areas that are proposed to be newly designated as PGWR (i.e., those areas that will be added to PGWR). These areas are primarily outside the County's Urban Services Line, but not exclusively so. Land uses of the approximately 18,495 parcels that will be either partially or entirely designated as PGWR under the updated mapping range from residential, with densities ranging from Urban Low (4.4-7.2 units per acre), to Mountain Residential (10-40 acre lot sizes), and also include agricultural and some commercial uses.

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Two primary factors are considered in determining whether or not an area is PGWR: (1) the permeability of overlying the soil type; and (2) the type of underlying rock formation. Soil type delineations are taken from USDA Natural Resource Conservation Service maps. The rock unit boundaries are delineated by USGS geological maps. To be considered a PGWR area, the location must have: (1) at least “moderately permeable” surface soils (greater than or equal to 2.0-inches/hour permeability); and (2) be underlain by high water-bearing rock. Only rock formations that hold sufficient amounts of water for community or municipal supplies are considered as “high-water-bearing-rocks” (aquifers). These formations include granitic rocks, Lompico Sandstone, Santa Margarita Sandstone, Purisima Formation, Aromas Red Sands, terrace deposits (where thick enough), and alluvial deposits. Stream courses that cross high water-bearing rock units are also designated PGWR areas, except for stream courses underlain by thick clay layers, such as beneath much of the Pajaro River, which inhibit recharge.

## DETAILED PROJECT DESCRIPTION:

Primary Groundwater Recharge (PGWR) areas were defined in the late 1970s as part of the Growth Management implementation, as those areas “important for capturing and storing water.” Because between 85-90 percent of the potable water used in Santa Cruz County comes from groundwater sources, a number of County land use regulations and policies call for the protection of the recharge areas for our groundwater aquifers, including the County General Plan. The original version of the PGWR areas map was hand-drawn based on soil types and underlying geologic rock types. This map was later digitized for inclusion in the County’s GIS system. In the intervening years, as Planning staff has dealt with technical reports prepared to address parcel-specific conditions, it has become clear that there are a number of general map inaccuracies in the existing PGWR area map. These are due to approximations that were made in the process of copying (hand digitizing) soils and geologic units, approximations in mapping topography, and other outmoded mapping practices arising from use of the older technology that was used in preparing the existing PGWR area map. More recently, County Environmental Health Services (EHS) Water Resources staff (i.e., the County hydrologist) has developed a revised map using the latest mapping technology that more accurately reflects PGWR area information. This new map continues to be based on the same technical criteria as the original map, but with more precision and accuracy. The improvements come from the use of digitized rather than hand drawn base information, more detailed elevation contours, fine tuning of the geologic mapping of alluvial units, and inclusion of updated hydrological information on aquifers. The Planning Department is now proposing to officially incorporate the revised map into the General Plan through the General Plan/LCP Amendment process.

Revising the boundaries of the PGWR areas will result in some parcels (or portions of parcels) that are currently designated as PGWR area to be removed from that designation, and other parcels (or portions of parcels) to be added to the PGWR area that currently are not within it. The currently mapped PGWR area includes 54,834 acres and 18,223 parcels that are entirely or partially within the PGWR area. The proposed new updated PGWR area contains 54,290 acres and 18,495 parcels that are entirely or partially within the PGWR area. While most parcels that were entirely or partially designated PGWR will continue to be PGWR under the new map, 2,739 parcels will drop out of PGWR designation, and 3,011 parcels will be added into PGWR

that formerly were not in it. Most of the parcels "added" or "removed" have/had only a small portion of the property area within PGWR. These small portions are unlikely to impact proposed development on those properties. Attachment 1 shows areas that will be added to the PGWR area, and Attachment 2 shows areas that will be removed. Overall, the project will enhance the County's ability to protect groundwater quality and groundwater recharge areas by more precisely identifying the optimal recharge areas.

### 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 Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

\_\_\_\_\_ **X**

Not Applicable -- The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the seismic risk to County residents or structures.

- B. Seismic ground shaking?

\_\_\_\_\_ **X**

Not Applicable -- The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the seismic risk to County residents or structures.

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

\_\_\_\_\_ **X**

Not Applicable -- The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the seismic risk to County residents or structures.

- D. Landslides?

\_\_\_\_\_ **X**

Not Applicable -- The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the landslide risk to County residents or structures.

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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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in any change in the landslide, lateral spreading, subsidence or liquefaction risk to County residents or structures.

3. Develop land with a slope exceeding 30%?

X

Not Applicable – The project affects multiple sites Countywide of varying slopes and would not, in and of itself, affect the ability of landowners to develop on slopes.

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

X

Not Applicable – The project affects multiple sites Countywide of varying slopes and soil types and would not, in and of itself, impact soil erosion.

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

Not Applicable – The project affects multiple sites Countywide of varying soil types and would not, in and of itself, increase risks associated with construction on expansive soils.

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

Not Applicable – The project affects multiple sites Countywide, both sewerred and on septic, and would not, in and of itself, involve placement of septic systems on inappropriate soil locations.

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7. Result in coastal cliff erosion? X

Not Applicable – The project affects multiple sites Countywide but few, if any on the coast, and would not, in and of itself, impact coastal cliff erosion.

## **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

Not Applicable – The project affects multiple parcels Countywide, some that may be partially or entirely with a flood zone, but the project would not, in and of itself, increase flood hazards in any way.

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

Not Applicable – The project affects multiple parcels Countywide, some that may be partially or entirely with a floodway, but the project would not, in and of itself, increase flood hazards or impact flood flows in any way.

3. Be inundated by a seiche or tsunami? X

Not Applicable – The project affects multiple parcels Countywide, some that may be partially or entirely with a potential tsunami/seiche inundation area; but the project would not, in and of itself, increase hazards associated with tsunamis or seiches in any way.

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 project would have a positive affect on groundwater recharge by protecting recharge areas that may not be protected currently under the existing PGWR area mapping. The project, in and of itself, would not have an affect on the use of groundwater resources by County citizens.



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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 project would have a positive affect on groundwater recharge and groundwater quality by protecting recharge areas that may not be protected currently under the existing PGWR area mapping. There are areas that will be removed from the PGWR area, however this is only the case where geologic or soils conditions are now understood to not actually provide recharge at those locations, at least not at the level which is defined as "primary".

6. Degrade septic system functioning? X
- 

Not Applicable – The project affects multiple sites Countywide, both sewerred and on septic, and would not, in and of itself, involve placement of septic systems on inappropriate soil locations or otherwise degrading the functioning of any septic system.

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
- 

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, alter the course of streams or rivers in any way.

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 project will reduce runoff to the extent that recharge capacity is preserved on the parcels added to the PGWR area designation. This is a positive impact.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, contribute to flood levels or erosion in waterways through increased runoff.

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10. Otherwise substantially degrade water supply or quality?

**X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, degrade water supply or quality.

### **C. Biological Resources**

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

**X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any state or Federally listed or candidate species. There will be a positive indirect impact in that greater recharge may eventually lead to greater base flow in streams, which would be for aquatic species.

2. Have an adverse effect on a sensitive biotic community (riparian corridor, wetland, native grassland, special forests, intertidal zone, etc.)?

**X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any state or Federally listed or candidate species.

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

**X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any fish or wildlife species.

4. Produce nighttime lighting that will illuminate animal habitats?

**X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, produce nighttime lighting or have an adverse impact on any biotic community.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any fish, wildlife or plant species.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve the removal of any tree or have an adverse impact on any biotic community.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any biotic community or conflict with any type of HCP or biological easement.

#### **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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, affect any land designated as Timber Resources.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, affect any land currently utilized for agriculture or designated for agricultural use in the General Plan.

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

Not Applicable – The project affects multiple parcels Countywide **but** would not, in and of itself, 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)? X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, entail the extraction or substantial consumption of minerals, energy resources, or other natural resources.

#### **E. Visual Resources and Aesthetic:**

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual quality of the resource? X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any scenic resource.

2. Result in damage to or destruction of a designated scenic corridor or to view of area including, but not limited to, trees, rock outcroppings, and historic buildings? X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any scenic resource.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any scenic resource or degrade the visual character of any site.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, include sources of light and glare that would adversely affect day and nighttime views of any area.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, destroy, cover or modify any geological or physical features.

## **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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any historic resource.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have an adverse impact on any archaeological resource.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have **an** adverse impact on any archaeological resource.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, have **an** adverse impact on any paleontological resource.

### **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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve handling or storage of hazardous materials.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve locating structures on sites where hazardous materials are present.

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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**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve locating structures within two miles of airports.

4. Expose people to electromagnetic fields associated with electrical transmission lines? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve locating structures in the vicinity of high-voltage electric transmission lines.

5. Create a potential fire hazard? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, create a potential fire hazard.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, involve the release of bioengineered organisms or chemicals into **the** air.

#### **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**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase traffic.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase parking demand.

3. Increase hazards to motorists, bicyclists, or pedestrians?

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase hazards to motorists, bicyclists, 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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase traffic.

### 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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase noise levels.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase noise levels.



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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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase noise levels.

### 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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase air pollution.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, conflict with or obstruct implementation of an adopted air quality plan.

3. Expose sensitive receptors to substantial pollutant concentrations?

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, increase air pollution.

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

X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, create odors.

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# **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:

a. Fire protection? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or physically altered public facilities for fire protection.

b. Police protection? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or physically altered public facilities for police protection.

c. Schools? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or physically altered school facilities.

d. Parks or other recreational activities? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or physically altered park or recreational facilities.

e. Other public facilities; including the maintenance of roads? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or physically altered public facilities or road maintenance.

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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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new ~~or~~ expanded drainage facilities.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in the need for new or expanded wastewater facilities.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in any water quality standard violation.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in water shortages of **any** kind.

6. Result in inadequate access for fire protection? X

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in inadequate access for fire protection.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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itself, result in a cumulative reduction of landfill capacity or the ability to dispose of refuse properly.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, result in a breach of regulations related to solid waste management.

### **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**

No. The project will enhance the County's ability to protect groundwater quality and the groundwater recharge areas by precisely identifying the optimal recharge areas.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect? \_\_\_\_\_ **X**

No. See L-1

3. Physically divide an established community? \_\_\_\_\_ **X**

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, physically divide any 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 results of a mapping and spreadsheet analysis of all affected parcels conducted by Planning staff indicated that the proposed project (i.e., updating the PGWR area map) would actually have a slight growth reducing impact because it would permit fewer new parcels to potentially be created than could have been be created without the project (i.e., under the existing PGWR area mapping). In the areas that will have a changed PGWR designation, approximately 281

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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new parcels can be created under the current PGWR area mapping, while only 181 new parcels could be created under the proposed revised mapping. Thus the proposed action will NOT have a growth inducing effect.

The analysis by Planning staff that led to this conclusion consisted **of** an inventory of all of the parcels that will be both added into the PGWR area under the revised mapping, and parcels that will be removed from that designation. These lists of “added” and “removed” parcels were derived through a GIS mapping overlay of the old vs. new PGWR area maps over the parcel boundary base layer. Staff determined which **of** the parcels from each of these two groups (i.e., “added” and “removed”) could potentially be subdivided, and how many new lots could result, given the current General Plan designation, zoning, and size of each parcel. The total number of new lots that we estimate could be created under both the current and revised map scenarios is probably a high estimate. This is because it was infeasible to conduct for each subject parcel the required “rural density matrix” calculation, which would be needed to formally determine the actual number of possible divisions of each rural lot, and which considers many constraining factors in addition to groundwater recharge, and which would greatly limit the actual number **of** new parcels that could be created.

It was estimated that 281 new parcels could be created in the affected area under the status quo (i.e., with no change to the existing PGWR area map), while only **181** new parcels could be created in the affected area if the map were to be updated/corrected. Thus staff concludes that the proposed General Plan Amendment to update/correct PGWR area map will not have a growth inducing effect.

### Methodology

The methodology used to determine which parcels in each group (“added” and “removed”) could be subdivided (if it weren’t for the PGWR area restrictions) was to first eliminate parcels that had other restrictions preventing them from being able to be subdivided into parcels of less than 10-acres (i.e., the minimum allowed parcel size in PGWR areas outside the Urban Services Area). The following categories of parcels were removed from the lists of “added” and “removed” parcels:

- Parcels with a “Mountain Residential” General Plan designation (which already have a 10-acre minimum lot size);
- Parcels within a “Water Supply Watershed” (which also already have a 10-acre minimum lot size);
- Parcels within a “Least Disturbed Watershed” (which already have a 40-acre minimum lot size);
- Parcels inside the Urban Service Line (which are exempt from the 10-acre minimum lot size even if they are PGWR);

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- Parcels with the following zoning designations: Commercial Agricultural (“CA”), Timber Production (“TP”), or Open Space (“O” combining district), which cannot be subdivided:

The next step was to determine how many parcels could result if all the “added” and “removed” parcels that could be subdivided, were to be subdivided into the maximum possible number of new smaller parcels (again, not taking into consideration the lot split limitations that would come from applying the Rural Density Matrix to each of these parcels, nor taking into account the fact that the PGWR area only affects portions of most these parcels). This was done by assuming each parcel could be subdivided into lots as small as the minimum allowed lot size in its particular General Plan land use designation or zoning district. For instance, for parcels that had a “Rural Residential” General Plan land use designation with a 2.5-20 acre minimum lot size, it was assumed for the purposes of this exercise that each could be subdivided into as many 2.5 acre parcels as possible. So for a 10-acre parcel, it was assumed that 4 parcels could result from subdivision (i.e., or 3 new parcels plus the 1 existing parcel). All the new parcels that could result under the current mapping status quo (the “added” group) were then compared to the new parcels that could be created under the proposed updated PGWR area mapping (the “removed” group). This methodology was repeated for each of the different General Plan land use designations and/or zoning districts for each of the potentially dividable parcels in the “added” and “removed” groups. This is how it was determined that the under the status quo approximately 281 new parcels can be created while under the proposed revised mapping only approximately 181 new parcels could be created, leading to staffs determination that the proposed General Plan Amendment project to update and correct the County’s PGWR area map will not have a growth inducing impact. Further documentation of this analysis is on file at the Planning Department.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	<b>X</b>
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Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, displace people or housing.

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

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

Yes **X** No       

Project consists of a General Plan/LCP amendment, **which** requires Coastal Commission approval.

### **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**

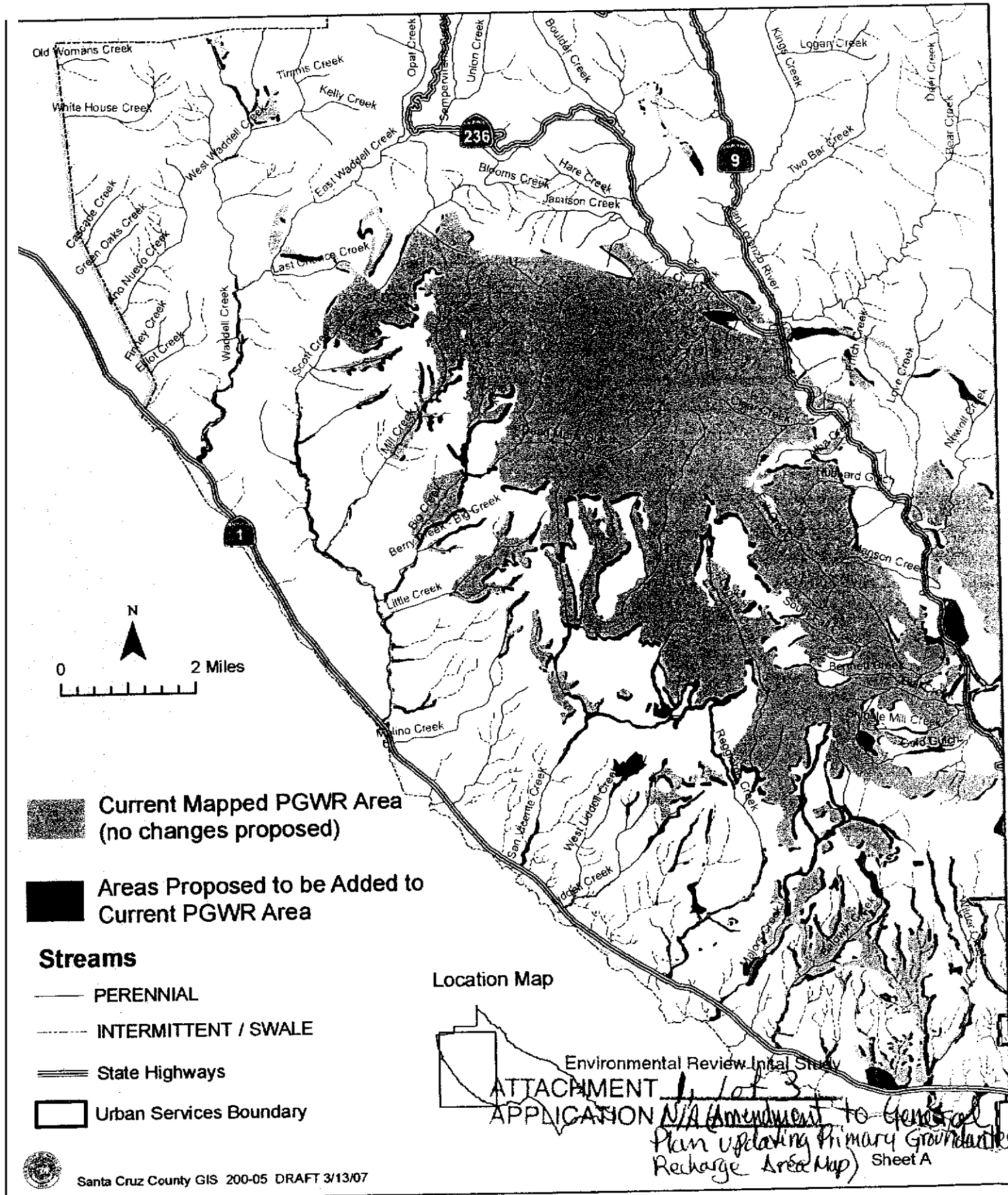
	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
Agricultural Policy Advisory Commission (APAC) Review			<b>X</b>
Archaeological Review			<b>X</b>
Biotic Report/Assessment			<b>X</b>
Geologic Hazards Assessment (GHA)			<b>X</b>
Geologic Report			<b>X</b>
Geotechnical (Soils) Report	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

**Attachments:**

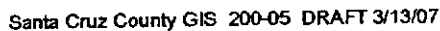
1. Maps of Areas to be Added to PGWR Area
2. Maps of Areas to be Removed from PGWR Area



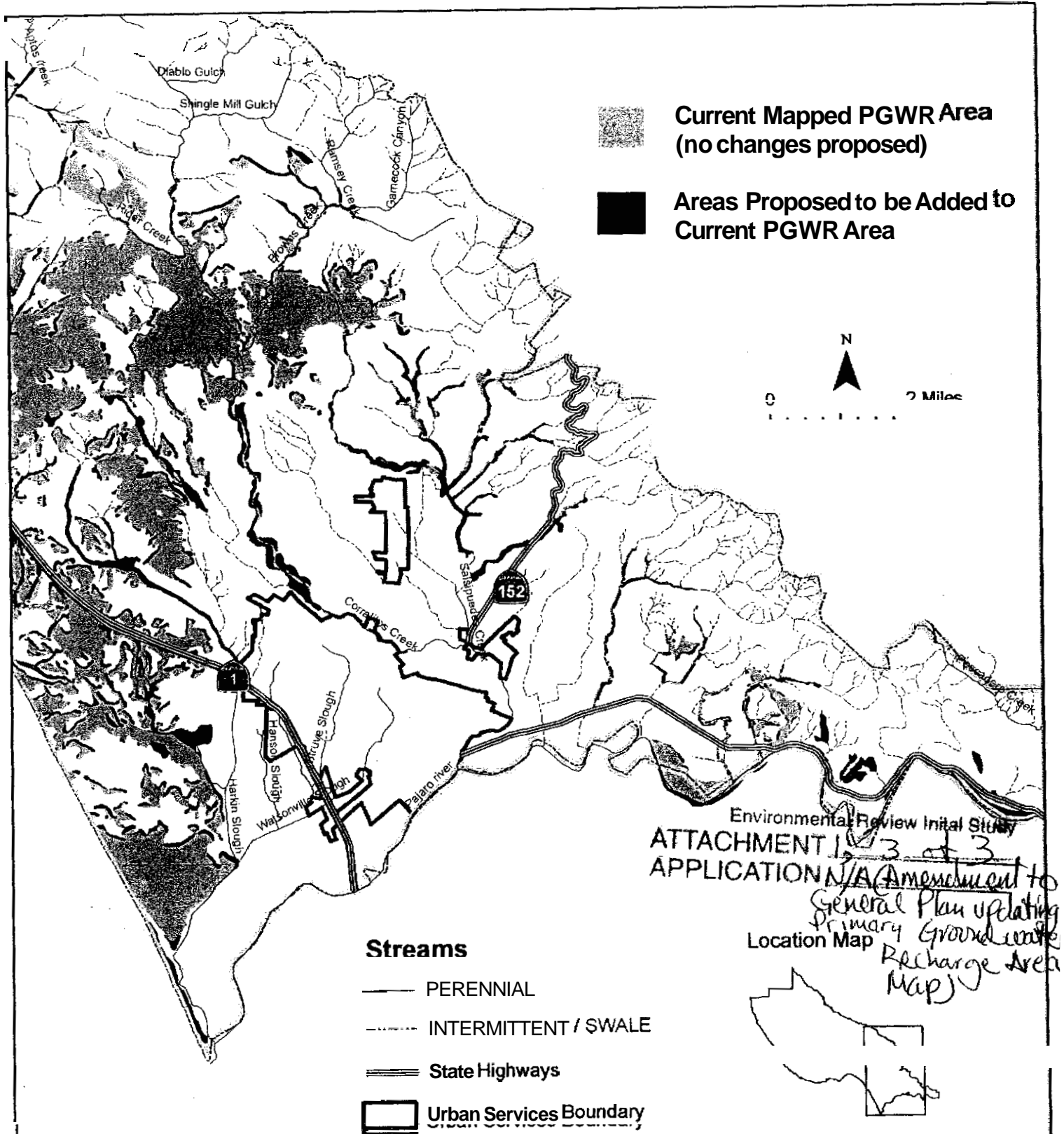
# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area



## Areas Proposed to be Added to PGWR Area



# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area



# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Removed from PGWR Area

