



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH 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 (Gen. Amend-Policy-6.1.12&Fig2.2 & Co. Code Sec.16.10.080-a-2)

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 Matt Johnston, Environmental Coordinator at (831) 454-3201, 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: **May 19, 2008**

Frank Barron
Staff Planner

Phone: 454-2530

Date: April 22, 2008



Environmental Review Initial Study

Application Number: N/A

Date: April 14, 2008

Staff Planner: Frank Barron, Policy Section

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN: N/A

OWNER: N/A

SUPERVISORAL DISTRICT: Countywide

LOCATION: Countywide

SUMMARY PROJECT DESCRIPTION: This project consists of General Plan amendments (to Policy 6.1.12 "Minimum Parcel Size in Fault Zones" and Figure 2.2 "Special Land Division and Density Requirements") and a corresponding County Code amendment (to Code Section 16.10.080 [a][2] "Project Density Limitations in Fault Zones") to reduce the required minimum parcel size, from 20-acres to 10-acres, for parcels in the portions of the County designated Seismic Review Zones that are not part of a State Alquist-Priolo Earthquake Fault Zone (where the 20-acre minimum parcel size would remain in place). This proposed reduction in minimum parcel size would only apply outside the Coastal Zone and outside the Urban and Rural Services Lines, and only if 25% or more of the perimeter of the original parcel is bounded by parcels 1-acre or less in size. While the proposed project consists of a countywide policy change to make it easier to subdivide certain parcels in County fault zones, staff estimates that it would affect only 2 existing parcels and would result in only 3 new parcels more than can be created under current policy.

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 checked="" 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 checked="" type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Cumulative Impacts
<input checked="" 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	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Development Permit	<input checked="" type="checkbox"/> Other: County Code Amendment
<input type="checkbox"/> Coastal Development Permit	

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

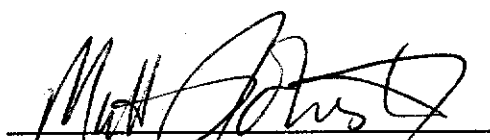
ENVIRONMENTAL REVIEW ACTION

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.


Matthew Johnston

4/24/08
Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION (for the two parcels that will be able to be subdivided further under the proposed policy change)

EXISTING SITE CONDITIONS

Parcel Size: APN 107-461-25: 20.7 acres
APN 083-251-12: 50.1 acres

Existing Land Use:
APN 107-461-25: Residential
APN 083-251-12: Timber Production

Vegetation: APN 107-461-25: Woodland/grassland
APN 083-251-12: Mixed conifers

Slope in area affected by project:
APN 107-461-25: Variable
APN 083-251-12: Variable

Nearby Watercourse:
APN 107-461-25: Corralitos Creek
APN 083-251-12: Boulder Creek

Distance To: APN 107-461-25: 1,820 feet
APN 083-251-12: 70 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply:

APN 107-461-25: Yes
APN 083-251-12: Yes

Water Supply Watershed:

APN 107-461-25: No
APN 083-251-12: Yes

Groundwater Recharge:

APN 107-461-25: Yes
APN 083-251-12: Yes – portion

Timber or Mineral:

APN 107-461-25: No
APN 083-251-12: Yes (timber)

Agricultural Resource:

APN 107-461-25: No
APN 083-251-12: Timber production

Biologically Sensitive Habitat:

APN 107-461-25: No
APN 083-251-12: Yes

Liquefaction:

APN 107-461-25: Yes - portion
APN 083-251-12: No

Fault Zone:

APN 107-461-25: Yes (County)
APN 083-251-12: Yes (County)

Scenic Corridor:

APN 107-461-25: No
APN 083-251-12: No

Historic:

APN 107-461-25: No
APN 083-251-12: No

Archaeology:

APN 107-461-25: No
APN 083-251-12: Yes - portion

Noise Constraint:

APN 107-461-25: No
APN 083-251-12: No

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

APN 107-461-25: Yes - portion
APN 083-251-12: No

Floodplain:

APN 107-461-25: No
APN 083-251-12: No

Erosion:

APN 107-461-25: Possible -portion
APN 083-251-12: No

Landslide:

APN 107-461-25: No
APN 083-251-12: Yes - portion

Electric Power Lines:

APN 107-461-25: No
APN 083-251-12: No

Solar Access:

APN 107-461-25: n/a
APN 083-251-12: n/a

Solar Orientation:

APN 107-461-25: n/a
APN 083-251-12: n/a

Hazardous Materials:

APN 107-461-25: No
APN 083-251-12: No

SERVICES

Fire Protection:

APN 107-461-25: CDF Fire
APN 083-251-12: CDF Fire

School District

APN 107-461-25: PVUSD
APN 083-251-12: SLVUSD

Sewage Disposal:

APN 107-461-25: Septic system
APN 083-251-12: n/a (septic system area)

Drainage District:

APN 107-461-25: Zone 7
APN 083-251-12: Zone 8

Project Access:

APN 107-461-25: Hames Rd.
APN 083-251-12: Hwy. 236

Water Supply:

APN 107-461-25: City of Watsonville
APN 083-251-12: n/a

PLANNING POLICIES

Zone District:

APN 107-461-25: Residential Ag (RA)
APN 083-251-12: Timber Production (TP)

Special Designation:

APN 107-461-25: n/a
APN 083-251-12: n/a

General Plan:

APN 107-461-25: Rural Residential (R-R)
APN 083-251-12: Rural Residential (R-R) & Mountain Residential (R-M)

Urban Services Line:

___ Inside X Outside (both parcels)

Coastal Zone:

___ Inside X Outside (both parcels)

PROJECT SETTING AND BACKGROUND: The setting of the areas to be affected by this countywide policy change is primarily rural portions of the County, with land uses ranging from large-lot rural to suburban residential, to agricultural, to timber production. This proposal to reduce the required minimum parcel size in some parts of the County Seismic Review Zones, originated from a proposed minor land division of a 20-acre parcel in a County Seismic Review Zone area in a Corralitos neighborhood. Although this subject parcel (APN 107-461-25) is surrounded by smaller parcels, under current County regulations it cannot be divided. The need for this proposed policy change arose from this situation and other potential situations like it. The rationale behind this change is that, because qualifying parcels will generally be located in areas with higher residential densities than parcels that are not similarly surrounded by smaller residential parcels, these parcel are unfairly disadvantaged by the current regulations limiting lot

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splits to parcels 40-acres or more in size (i.e. resulting in multiple parcels of a 20-acre minimum each). In such areas it is reasonable to allow newly created parcels that are smaller than the current 20-acre minimum.

DETAILED PROJECT DESCRIPTION: This project consists of General Plan amendments (to Policy 6.1.12 "Minimum Parcel Size in Fault Zones" and Figure 2.2 "Special Land Division and Density Requirements") and a corresponding County Code amendment (to Code Section 16.10.080 [a][2] "Project Density Limitations in Fault Zones") (see Attachments 1 and 2) to reduce the required minimum parcel size, from 20-acres to 10-acres, for parcels in the portions of the County designated Seismic Review Zones that are not part of a State Alquist-Priolo Earthquake Fault Zone (where the 20-acre minimum parcel size would remain in place). This proposed reduction in minimum parcel size would only apply outside the Coastal Zone and outside the Urban and Rural Services Lines, and only if 25% or more of the perimeter of the original parcel is bounded by parcels 1-acre or less in size. Through a detailed mapping and spreadsheet analysis conducted by Planning and GIS staff, and a Rural Density Matrix analysis conducted by Planning staff (this process determines how many parcels can be subdivided from a given parcel based on various environmental factors), it is estimated that the proposed new rule would allow lot splits on only approximately 2 parcels that have 20 or more developable acres within the County Seismic Review Zones, resulting in the potential for approximately, at most, only 3 new lots Countywide that otherwise would not have been possible under the current regulations (i.e., 1 additional new parcel from on the subject parcel APN 107-461-25 in Corralitos, and 2 additional new parcels APN 083-251-12 off Hwy 236 outside of Boulder Creek).

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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 _____

The proposed project would not affect the current 20-acre minimum lot size in the State Alquist-Priolo fault zones in the County. This proposed policy change would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Any new development that would result from the proposed policy change will be subject to County Code Chapter 16.10 (Geologic Hazards Ordinance) and would require geologic/geotechnical investigations to minimize potential adverse impacts. The proposed project does not constitute a significant additional seismic risk to County residents or structures.

- B. Seismic ground shaking?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Any land divisions resulting from this policy change would be subject to preparation of soils and geologic reports and meeting any identified mitigation measures. This does not constitute a significant additional ground shaking risk to County residents or structures.

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

_____ X _____

See A.1.B.

- D. Landslides?

_____ X _____

See A.1.B.

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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?

_____	_____	<u> X </u>	_____
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See A.1.B.

3. Develop land with a slope exceeding 30%?

_____	_____	<u> X </u>	_____
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The proposed project would not change the County's prohibition of development on slopes exceeding 30% on newly created parcels. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide.

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

_____	_____	<u> X </u>	_____
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The proposed project would not change the County's regulations regarding erosion control, and not result in additional soil erosion. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to property?

_____	_____	<u> X </u>	_____
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The proposed project would not change the County's regulations regarding expansive soils, and thus would result in only minimal, if any, additional risks from construction on such soils. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Any land divisions resulting from this policy change would be subject to preparation of soils and geologic reports and meeting any identified mitigations.

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?

_____	_____	<u> X </u>	_____
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The proposed project would not change the County's regulations regarding septic systems, which currently prohibits sewage disposal on systems on unstable soils. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created

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under current regulations within the County Seismic Review Zones countywide.

7. Result in coastal cliff erosion? _____ X

Not Applicable – The proposed project would not affect areas within the Coastal Zone, and therefore would not affect coastal cliffs.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, none of which would be located within a 100-year flood hazard area. The proposed project would not change the County's regulations restricting development in flood zones.

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

See B-1.

3. Be inundated by a seiche or tsunami? _____ X

Not Applicable – The proposed project would not affect areas within the Coastal Zone, and thus would not involve any threat of tsunami inundation.

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 proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding groundwater recharge areas or result in significant additional groundwater use, and thus would result in only minimal, if any, additional impact on groundwater resources.

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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 proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding water quality protection, and thus could result in only minimal, if any, additional water quality degradation.

6. Degrade septic system functioning?

X

The proposed project would not change the County's regulations regarding septic systems. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Subject parcels would be required to meet standards set by County Environmental Health Services for any proposed 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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding drainage or erosion control and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional drainage or erosion-related impacts.

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 proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding drainage or erosion control and all future development would be subject to these regulations (including review by County Public Works and Environmental Planning staff), thus the project would result in only minimal, if any, additional drainage/runoff or erosion-related water quality impacts.

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

		X	
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See B.8.

10. Otherwise substantially degrade water supply or quality?

		X	
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See B.7 & B.8.

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	
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The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance, the Riparian Corridor Protection Ordinance, the Erosion Control Ordinance, and additional CEQA review, including meeting any identified mitigations. There are no listed species on APN 107-461-05. On APN 083-251-12, listed plant species that are POSSIBLY present include Santa Cruz Mountains Beards tongue (*Penstemon rattanii* var. *kleei*) and Slender Silver-moss (*Anomobryum julaceum*), and the parcel drains to Boulder Creek (which lies on the opposite side of Hwy. 236 and does not pass through parcel) which is listed as a habitat for Steelhead trout and Coho salmon in the Calif. Natural Diversity Database. The proposed project would not affect the County's regulations regarding sensitive species habitat and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts.

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

		X	
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See C.1. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding

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sensitive species habitat, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

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 _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding sensitive species habitat, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding sensitive species habitat, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts, including nighttime lighting impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

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

_____ X _____

See C.1. The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding sensitive species habitat, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

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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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding sensitive species habitat or other biological resources, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat/species or other biological impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, and none of these will impact an adopted HCP or conservation 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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, two of which are currently part of a parcel (APN 083-251-12) that is zoned TP (Timber Production). However, the proposed project would not affect the County's regulations regarding timber resources, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional timber resource-related impacts.

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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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, and none of these sites are currently used for agricultural purposes (except for timber harvesting – see D-1 above).

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would allow a maximum of 3 additional single-family dwellings and 3 second units, which would not require significant additional use of fuel, water or energy.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would allow a maximum of 3 additional single-family dwellings and 3 second units, which would result in only minimal additional use, extraction or depletion of natural resources.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, none of which would be in a designated scenic resource area.

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2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, none of which would be in a designated scenic resource area. The proposed project would not affect the County's regulations regarding visual resource protection, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional visual resource-related impacts.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding visual resource protection, and all future development would be subject to these regulations and to design review, thus the project would result in only minimal, if any, additional adverse impacts to scenic resources.

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

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding visual resource protection, and thus would result in only minimal, if any, additional sources of light and glare that could adversely affect day and nighttime views of any area. Moreover, these parcels would be located in rural areas where neighboring structures would be far enough away for light and glare to not be a significant problem.

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

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding visual

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resource protection, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to unique 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 _____ |
|--|-------|-------|-------|----------------------|

The proposed project would not affect any County designated historic resource.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding archeological resources and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to such resources.

- | | | | |
|--|-------|-------|----------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | _____ | _____ | _____ X _____ |
|--|-------|-------|----------------------|

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding archeological resources, the project including human burial sites, and all future development would be subject to these regulations, and thus the project would result in only minimal, if any, additional impacts to such resources.

- | | | | |
|--|-------|-------|----------------------|
| 4. Directly or indirectly destroy a unique paleontological resource or site? | _____ | _____ | _____ X _____ |
|--|-------|-------|----------------------|

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding paleontological resources and all future development would be subject to these regulations, thus the project would and thus would result in only minimal, if any, additional impacts to such resources.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project could result in the creation of up to 3 additional single-family dwellings (and 3 second units) more than what could be built under current policy, but it would not result in the creation of any significant hazard to the public or the environment as a result of the transport, storage, use, or disposal 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 _____

The proposed project could result in the subdivision of only an estimated two existing parcels countywide, neither of which are listed in the County's list of hazardous materials sites.

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 _____

The proposed project would not result in the creation of any new parcels located within 2 miles of any airport.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County's regulations regarding EMFs, and all future development would be subject to these regulations, thus the project would result

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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in no additional related impacts.

5. Create a potential fire hazard? _____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would not affect the County or State's regulations regarding fire safety, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional related impacts.

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

The proposed project will not result in the any release of bio-engineered 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 _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project could allow for up to 3 additional houses and 3 additional second units than what could be built under current policy, likely resulting in less than 10 additional daily trips countywide. These few trips would not constitute a significant traffic-related impact.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) in rural areas of the County that could result from this policy change would not result in any significant additional parking-related impacts.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Increase hazards to motorists, bicyclists, or pedestrians?

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) in rural areas of the County that could result from this policy change would not result in any significant additional 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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) in rural areas of the County that could result from this policy change would not result in any significant additional LOS reduction.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. These parcels would be a minimum 10-acres each in size, and would be isolated enough to reduce noise levels in the vicinity to a less than significant level. The maximum 3 additional single-family dwellings (plus 3 second units) in rural areas of the County that could result from this policy change would not result in any significant additional increase in noise levels.

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

X

See I.1

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

_____	_____	<u> X </u>	_____
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See I.1.

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?

_____	_____	<u> X </u>	_____
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The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be consistent with the Monterey Bay Regional Air Pollution Control Plan and would not result in a significant increase in air pollution.

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

_____	_____	<u> X </u>	_____
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See J.1.

3. Expose sensitive receptors to substantial pollutant concentrations?

_____	_____	<u> X </u>	_____
-------	-------	--------------	-------

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be consistent with the Monterey Bay Regional Air Pollution Control Plan and would not expose sensitive receptors to substantial pollutant concentrations.

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

_____	_____	<u> X </u>	_____
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The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The proposed project would be consistent with the Monterey Bay Regional Air

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Pollution Control Plan and would not result in any significant additional increase in odors.

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 _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. Access to the 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be subject to County fire standards. The proposed project would not result in any additional need for new or physically altered public facilities for fire protection.

b. Police protection?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be on large parcels in rural setting, and would not result in any additional need for new or physically altered public facilities for police protection.

c. Schools?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in any additional need for new or physically altered school facilities.

d. Parks or other recreational activities?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in any additional need for new or physically altered park or recreational facilities.

- e. Other public facilities; including the maintenance of roads?

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in any additional need for new or physically altered public facilities or road maintenance.

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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in any additional 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

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide, all of which would use septic systems. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in any additional need for new or expanded water or wastewater treatment facilities.

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

X

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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from this policy change would be subject to County septic system standards and thus would not result in any additional water quality standard violation.

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

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be subject to County fire protection standards (for wells) and thus would not result in any significant additional water supply constraints.

6. Result in inadequate access for fire protection?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would be subject to CDF Fire road standards and thus would not 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 _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in a significant additional 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 _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not result in a breach of regulations related to solid waste management.

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

The proposed project involves the change of a County policy (General Plan Policy 6.1.12), to reduce the minimum parcel size in County Fault Zones under limited circumstances. This change could result in the creation of an estimated 3 parcels more than could be created under current regulations. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would very slightly increase the residential density in County Fault Zones, which surround earthquake faults (e.g., the Zayante Fault) that are far less active and dangerous than the faults that underlie the State Fault Zones (e.g., the San Andreas fault), and thus this action would not constitute a significant conflict with any policy adopted for the purpose of avoiding or mitigating an environmental effect.

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

_____ **X** _____

The proposed project involves the change of a County Code regulation (Section 16.10.080[a][2]), to reduce the minimum parcel size in County Fault Zones under limited circumstances. This change could result in the creation of an estimated 3 parcels more than could be created under current regulations. The 3 additional single-family dwellings (plus 3 second units) that could result from this regulation change would very slightly increase the residential density in County Fault Zones, which surround earthquake faults (e.g., the Zayante Fault) that are far less active and dangerous than the faults that underlie the State Fault Zones (e.g., the San Andreas fault), and thus this action would not constitute a significant conflict with any regulation adopted for the purpose of avoiding or mitigating an environmental effect.

3. Physically divide an established community?

_____ **X** _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not physically divide any community.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not have a potentially significant growth inducing effect, either directly or indirectly.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____ X _____

The proposed project would result in the creation of no more than an estimated 3 parcels more than could be created under current regulations within the County Seismic Review Zones countywide. The 3 additional single-family dwellings (plus 3 second units) that could result from this policy change would not have the potential to displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere.

M. Non-Local Approvals

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

Yes _____ No X

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

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	_____	<u>X</u>
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	_____	_____	<u>X</u>
Geotechnical (Soils) Report	_____	_____	<u>X</u>
Riparian Pre-Site	_____	_____	<u>X</u>
Septic Lot Check	_____	_____	<u>X</u>
Other:			
Draft Rural Density Matrices for various parcels potentially affected By proposed project	_____	<u>3-24-08</u>	<u>X</u>
	_____	_____	_____
	_____	_____	_____

Attachments:

1. Proposed General Plan Amendments
2. Proposed County Code Amendment
3. Table listing potential new parcels under proposed policy change

Other Documents Used in Preparation of this Initial Study:

1. Rural Density Matrices for various parcels potentially affected by proposed project (on file at County Planning Dept.)

Proposed General Plan Amendment to Reduce Minimum Parcel Size in County Seismic Review Zones Under Certain Circumstances

6.1.12 Minimum Parcel Size in Fault Zones

(LCP) Outside the Urban Services Line and Rural Services Line, require a minimum parcel of 20 gross acres for the creation of new parcels within state and County designated seismic review zones if proposed building sites lie within the fault zone. Require a minimum parcel of 10 gross acres for the creation of new parcels within the portions of the County designated seismic review zones that are not part of a State Alquist-Priolo Earthquake Fault Zone, and which lie outside the Urban and Rural Services Lines and the Coastal Zone, if 25% or more of the parcel perimeter is bounded by parcels 1-acre or less in size, if proposed building sites lie within the fault zone. Inside the Urban Services Line and Rural Services Line, allow density consistent with the General Plan and LCP Land Use designation if all structures are to be set back at least 50 feet from fault traces and meet all other conditions of technical reports.

Environmental Review Initial Study

ATTACHMENT 1, 1st 2

APPLICATION N/A (Gen. Amend Policy-6.1.12 & Fig 2.2 & Co. Code Sec. 16.10.080-a-2)

Proposed General Plan Amendment to Reduce Minimum Parcel Size in County
Seismic Review Zones Under Certain Circumstances

2.3.2 Special Land Division and Density Requirements

- (LCP)** Maintain special land division and density requirements based on resources and constraints shown Figure 2-2. Utilize these criteria in conjunction with the Rural Density Matrix system outlined in policy 2.3.1.

Figure 2-2 (Page 2 of 2) Special Land Division and Density Requirements (1)		
Type of Resource	Land Division Requirements (Minimum average area required PER PARCEL)(2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT)(3)
*COASTAL HAZARD AREAS – bluffs and beaches (Section 6.2)	New parcels must provide building sites outside areas of coastal hazards.	Density consistent with General Plan designation.
CRITICAL FIRE HAZARD AREAS (Section 6.5):		
Building site in Critical Fire Hazard Area		
- with through road or secondary access	- Parcel size consistent with the lowest density in the range allowable by the applicable General Plan designation	- The lowest density in the range allowable by the applicable General Plan designation
- with dead end road	- No division allowed	- 1 unit per parcel
Mitigatable Critical Fire Hazard Area If all mitigations approved	Parcel size consistent with General Plan land use designation	Density consistent with General Plan land use designation
100 YEAR FLOODPLAIN (Section 6.4)	Permitted only under special conditions	Density consistent with General Plan land use designation Excluding Floodway area
SEISMIC REVIEW ZONES – Fault zones (Section 6.1)	20 net developable acres outside the USL/RSL. 10 net developable acres if within a County Seismic Review Zone only, outside the USL/RSL and Coastal Zone, if at least 25% of parcel perimeter is bounded by parcels 1-acre or less in size. Consistent with General designation inside USL/RSL.	Density consistent with General Plan designation and Geologic Report.

*Denoted policies which only apply inside the Coastal Zone

- (1) This table summarizes special land division and density requirements of General Plan and LCP Resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections cited.
- (2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.
- (3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

Environmental Review Initial Study
ATTACHMENT 1a 2 of 2
APPLICATION N/A (Gen. Amend Policy 6.1.12 &
Fig 2.2 & Co. Code Sec. 16.10.080-a-2)

Proposed County Code Amendment to Reduce Minimum Parcel Size in County Seismic Review Zones Under Certain Circumstances

16.10.080 Project density limitations.

The following requirements shall apply to density calculations for new building sites created through minor land division, subdivision, or other development approval or permit:

(a) Fault Zones.

1. Exclusion from Density Calculations: The portion of a property within 50 feet of the edge of the area of fault induced offset and distortion of an active or potentially active fault trace shall be excluded from density calculations.

2. Creation of New Parcels and/or New Building Sites: The following standards shall apply to the creation of new parcels and/or building sites within State Alquist-Priolo Earthquake Fault Zones and County Seismic Review Zones:

(i) All new structures shall meet setbacks as specified in Section 16.10.070(b)2.

(ii) Outside of the Urban Services Line and the Rural Services Line, a twenty gross acre minimum parcel size shall be required, and a ten gross acre minimum parcel size shall be required for parcels within the portions of the County Seismic Review Zones that are not also part of a State Alquist-Priolo Earthquake Fault Zone, and are outside the Coastal Zone, if at least 25% of the perimeter of the original parcel to be divided is bounded by parcels of 1-acre or less in size.

Environmental Review Initial Study

ATTACHMENT 2

APPLICATION

1) A Gen. Amend Policy 6.612 &
Fig 2.2 & Co. Code Sec. 16.10.080-a-2)

APN	Total ACRES	% Inside CFZ	Acres in CFZ	Developable Acreage	Estimated Developable Acreage in CFZ	Possible New Lots		Possible Additional Lots Under New Rule	% of Perimeter Consisting of Lots <1 ac.	ZONING	GP LU DESCRIPTION
						Under Exist. Regs.	Under Exist. Regs.				
083-251-12	50.14	100%	50.14	44.76	44.76	2	2	2	48%	TP	RURAL RESIDENTIAL, MOUNTAIN RESIDENTIAL
107-461-25	20.29	100%	20.29	19.95	19.95	0	1	1	28%	RA	RURAL RESIDENTIAL

3

Environmental Review Initial Study

ATTACHMENT 3

APPLICATION N/A (Gen. Amend. Policy-6.1.12 &

Fig 2.2 & Co. Code Sec 16.10.080-a-2)