



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

October 17, 2005

AGENDA DATE: October 26, 2005

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: Policy Changes Required for the Watsonville Wastewater Recycling Project

Planning Commissioners:

The Pajaro Valley Water Management Agency (PVWMA) has been working for some time on appropriate measures to better manage groundwater resources in the Pajaro Valley area for the purpose of reducing contamination of groundwater due to seawater intrusion. As part of that effort, the PVWMA has developed, adopted and amended a Basin Management Plan (most recently in 2002). Included in that Plan is the concept of recycling wastewater from the existing Watsonville Wastewater Treatment Plant (WWTP) through enhanced (tertiary) treatment, thereby reducing wastewater discharge into the Monterey Bay and providing a new source of water to irrigate coastal farmlands.

The purpose of this letter is to provide your Commission with a report on land use issues related to a recent request by the City of Watsonville to implement this project, and to request that your Commission consider recommending Board of Supervisors approval of the proposed General Plan/Local Coastal Program (LCP) and Zoning Ordinance changes that would be necessary for project implementation. Any input your Commission may have on this proposal will be forwarded by staff to the Board. Additionally, the required lot-line adjustment and Coastal Development Permit for this project are being processed separately from, but on a concurrent track with these proposed policy changes. They are addressed as part of a separate item on this agenda.

BACKGROUND

Description of Proposed Watsonville Recycled Water Facility Project:

The water recycling project proposed by the City of Watsonville and PVWMA consists of a new Recycled Water Facility (RWF) to be located on unincorporated County land adjacent to the existing Watsonville Wastewater Treatment Plant (WWTP), which is located on an island of incorporated City of Watsonville land west of the City, at the end of Panabaker Lane south

of Beach Road, and adjacent to the Pajaro River (see Exhibit B for location map). The RWF would initially provide tertiary-level treatment of 4,000 acre-feet per year of the secondary-level treated effluent coming from the existing WWTP, which would be blended with clean water pumped from more inland portions of the basin, then transported via PVWMA's new Coastal Distribution System of irrigation water pipelines to fields near the coastline. The resulting blended mix would be used solely for crop irrigation in the coastal area of Pajaro Valley (including the San Andreas Road area and the Trafton/Springfield Road area in Monterey County), thus reducing the need to pump groundwater in that area and reducing seawater intrusion into the groundwater basin.

The City of Watsonville has proposed that the RWF be constructed adjacent to the existing wastewater treatment plant because this is the most feasible and cost-effective location. The City found that the cost for the additional energy needed to pump the existing treatment plant effluent to a remote location and then back to the coastal area for distribution to the farmers would be cost-prohibitive, as well as a waste of limited energy resources. Further, the cost of hiring a significantly higher number of new staff to operate a remote facility would be excessive given that much of the required staffing can be provided by the existing staff at the City's wastewater treatment plant.

While the existing WWTP is located on an island of incorporated City of Watsonville land, the adjacent areas both to the east and west of the WWTP that are proposed to be used for the RWF are on unincorporated County land that has a Commercial Agricultural (CA) zoning designation. Under the proposed plan, approximately 14.1 acres of land would be required to accommodate the new RWF. To accomplish this, the City proposes to swap land with the adjacent land owner through a lot line adjustment. This will be discussed in more detail in the accompanying staff report for the lot line adjustment and Coastal Development Permit, but the result would allow the City to construct the RWF and support facilities adjacent to the existing WWTP. The larger area of expansion to the east of the WWTP, approximately 11.8 acres in size, would be the location for the tertiary-level treatment facilities and appurtenant support facilities of the RWF. The smaller area to the north/east of the WWTP, approximately 2.3 acres in size, would accommodate an expanded sludge drying facility necessary for the operation.

Both the City of Watsonville and PVWMA have received federal and state grants for planning and construction of the RWF and the Coastal Distribution System, each of which have funding schedule constraints that will require timely consideration by County and Coastal Commission of the land use requests related to the RWF project. The City has received a federal Reclamation Projects Authorization Act Title XVI grant of approximately \$20 million, and PVWMA has received a state Proposition 13 Groundwater Storage Program grant through the State Department of Water Resources in the amount of approximately \$23 million.

Need for Project

The Pajaro Valley Water Management Agency (PVWMA) is the regional agency charged with ensuring a long-term water supply for the Pajaro Valley groundwater basin, which underlies a 110-square mile area encompassing parts of southern Santa Cruz County, northern Monterey County and north-western San Benito County. It is well documented that the aquifers that

underlie the Pajaro Valley and its vicinity have been experiencing seawater intrusion in the coastal area due to long-term overdraft of the groundwater basin. To address this problem and plan for the preservation of a sustainable water supply for all interests in the valley, including agricultural and urban users, in 1993 P W M A prepared a comprehensive Basin Management Plan (BMP). The BMP identified a variety of projects to conserve and augment the area's water supply and thus reduce overdraft and seawater intrusion. In 2002 the PVWMA Board of Directors adopted a Revised BMP that updated the projects described in the earlier BMP and evaluated alternative strategies for addressing the overdraft problem.

One of the key water supply augmentation projects identified in the Revised BMP was the joint development of a Recycled Water Facility (RWF) between PVWMA and the City of Watsonville to allow the City's WWTP to treat a portion of its effluent to a tertiary level for use in irrigating crops in Pajaro Valley, thus limiting the need for groundwater pumping and reducing a portion of the basin's seawater intrusion problem. Staff believes that by providing a secure, long-term irrigation water supply, the RWF will help to ensure that agriculture remains viable in the coastal area of Pajaro Valley, the portion of the Valley most immediately impacted by seawater intrusion. As such, it would be a logical extension to consider recycled water facilities that are used solely to support agriculture, such as the one being proposed, to be a legitimate type of agricultural land use, and thus to be an appropriate use on agriculturally-zoned land.

In addition to reducing the need for pumping of groundwater in the lower Pajaro Valley, the RWF would also substantially reduce the amount of treated effluent that flows into Monterey Bay during the spring/summer/fall irrigation season (when the RWF would be in operation). In the future, recycled water produced during the non-irrigation season may also be used for groundwater recharge to help ensure the long-term sustainability of irrigated agricultural uses in lower Pajaro Valley, though there are no current plans for such a recharge project. Such a recharge project would undergo County permit processing and environmental review at such a time it was proposed.

Consistency with Existing County Policy:

Staff has determined that the proposed RWF project would be consistent with several General Plan/LCP objectives, policies and programs that serve to protect the long-term water supply and viability of agriculture in the Pajaro Valley, including the following:

- Objective 5.8b - Overdrafted Groundwater Basins: To act directly and coordinate and work with relevant water purveyors and agencies to eliminate long-term groundwater overdraft in all water basins where overdraft has been documented.
 - Program c: Work with water purveyors and water management agencies to augment natural groundwater recharge where it is environmentally and fiscally acceptable.
 - Program h: Continue to work with the Pajaro Valley Water Management Agency to eliminate overdraft and salt water intrusion through implementation of their Basin Management Plan.

- Objective 7.18a - Domestic Water Supply: To ensure a dependable supply of high quality domestic water to meet the needs of communities that obtain water service from municipal water systems, County water districts and small water systems.
 - Policy 7.18.1 - Water Reuse: Encourage the reuse and recycling of water where feasible and where reuse will not have a negative impact on public health or the environment, including the use of greywater systems, and recycling of irrigation water for irrigation purposes as acceptable to Environmental Health Services, State Department of Health Services and Regional Water Quality Control Board.
 - Program I: Work cooperatively with the Pajaro Valley Water Management Agency and affected jurisdictions to implement the Basin Management Plan to alleviate overdraft conditions in the Pajaro Valley.

Board of Supervisors Conceptual Approval:

On August 16, 2005 the Board of Supervisors directed staff to present the proposed amendments to your Commission and the Agricultural Policy Advisory Commission (APAC) for review and recommendation before the item is brought back to the Board for final consideration.

PROPOSED POLICY AMENDMENTS

Staff has reviewed the City's proposal for compliance with current land use regulations and believes that approval of the RWF at the proposed location will, in addition to the processing of a coastal permit and lot line adjustment, require amendments in two General Plan/LCP policies and two sections of the Zoning Ordinance (County Code Chapter 13.10), as outlined below.

General Plan/Local Coastal Program Amendment

To allow the proposed RWF to be constructed on Commercial Agricultural (CA) zoned land, the General Plan/Local Coastal Program (LCP) would have to be amended to designate recycled water facilities, which provide water solely for agricultural purposes, to be an allowed use on agriculturally zoned land. Specifically, staff has concluded that Policy 5.13.6 (Conditional Uses on CA-Zoned Lands) would need to be amended to specify that a use that produces recycled wastewater for crop irrigation would be an allowed conditional use on CA-zoned land. Staff also believes that Policy 5.13.7 (Agriculturally Oriented Structures) would need to be amended to add language specifying that structures associated with the production of recycled water at existing municipal wastewater treatment plants, for crop irrigation purposes only, are among the types of "agriculturally-oriented" structures that are allowed on CA-zoned land. Proposed language to accomplish these changes is included in Attachment A-1 of Exhibit A.

Zoning Ordinance Amendments

To allow recycled water facilities, such as the proposed RWF in Watsonville, to be constructed on agriculturally zoned land, staff has concluded that two zoning ordinance amendments would need to be approved, as described below, and illustrated in Attachments A-2 and A-3 of Exhibit A.

1. Agricultural Uses Chart (Sec. 13.10.312): Because recycled water facilities that produce water solely for agricultural irrigation use are not listed as a principally permitted use or as a conditional use in agricultural zones, staff believes that the Agricultural Uses Chart in Section 13.10.312 would need to be amended to add this specific type of use as an allowed agricultural use. The proposed language is restrictive enough to ensure that this use could only occur adjacent to existing municipal wastewater treatment plants.
2. Regulations for Special Uses – Agricultural Uses (New Sec. 13.10.635): Staff is suggesting that a new Section 13.10.635 would need to be added requiring that any recycled water facility on agriculturally zoned land be used solely for the production of recycled water for agricultural irrigation. Additionally, such use would need to be conditioned so as not to create conflicts with surrounding agricultural uses, and with a minimal footprint on prime agricultural land.

Lot Line Adjustment and Coastal Development Permit

In addition to the General Plan/LCP and zoning ordinance changes described above, the proposed Watsonville RWF project requires a lot line adjustment to reconfigure parcel boundaries to create the proper configuration for the proposed RWF. Also, since the site is located within the Coastal Zone, a Coastal Development Permit would also be required. The lot line adjustment and Coastal Development Permit are being processed concurrently with the General Plan/LCP and Zoning Ordinance changes described above.

APAC REVIEW

On September 15, 2005, APAC considered the proposed policy changes and the proposed lot line adjustment necessary to implement this project, and voted unanimously to recommend approval of both by the Board of Supervisors.

The primary question brought up by APAC members regarding the proposed policy changes was regarding whether or not the policy changes contained any provision to prohibit the City of Watsonville from being able to claim the amount of water being recycled as being new water available to accommodate future urban growth. Staff replied that there were no such provisions in the policy wording changes as proposed. Staff from PVWMA also responded that there currently are no enforcement mechanisms available to PVWMA to prevent the City from withdrawing groundwater or using available surface sources to accommodate growth. We believe, however, that this is an issue that can be addressed by the County as part of the Coastal Development Permit for the proposed Watsonville RWF project, and we are recommending such conditions.

ENVIRONMENTAL REVIEW

Environmental Review for the Proposed Watsonville RWF Project:

In October 2001 P W M A issued a Draft Environmental Impact Report (EIR) for their 2002 Revised Basin Management Plan (BMP). The Final Revised BMP EIR was certified by the PVWMA Board of Directors on February 7, 2002. The EIR concluded that the conversion of agricultural land in connection with the RWF and secondary effects of growth were unavoidable significant impacts. As a result the PVWMA Board of Directors adopted a Statement of Overriding Considerations, consistent with the requirements of the California Environmental Quality Act (CEQA).

Due to an increase in the amount of prime farmland to be converted from cultivation between the original RWF proposal in the BMP and the current version (i.e., an increase from approximately 8 acres to approximately 14 acres), an addendum to the EIR for the Revised BMP was adopted by PVWMA on August 17, 2005. In the same action the P W M A Board adopted a Statement of Overriding Considerations for this increase. Despite the Statement of Override, P W M A is still attempting to mitigate the conversion of the approximately 14-acres of prime farmland impact, if feasible, through re-establishment of agricultural activities on fallow farmlands and possibly assisting in the establishment of agricultural conservation easements on farmlands bordering the City of Watsonville.

Staff believes that PVWMA's EIR for the Revised BMP, plus its addendum, will be sufficient to serve as the CEQA documentation for construction and permitting of the proposed RWF. However, County Counsel believes that the Board of Supervisors will have to adopt its own Statement of Overriding Consideration regarding the conversion of the approximately 14 acres of prime farmland, similar to the Statement of Override adopted by the P W M A Board regarding this significant unavoidable impact.

Environmental Review for the Proposed Needed County Policy Changes:

Planning staff and County Counsel believe that separate environmental review is required for the proposed policy changes. Staff has prepared a new initial Study (Exhibit C) and is proposing a Negative Declaration for the proposed General Plan/LCP amendment and zoning ordinance changes. Staff believes that a separate CEQA analysis is required for the policy changes because they would affect agriculturally zoned lands countywide, and the impacts of such countywide policy changes were not evaluated in the BMP EIR or its addendum. The initial Study and proposed Negative Declaration for the proposed policy changes were presented at the Environmental Coordinator's meeting on September 26, 2005 and the 30-day review period for the Negative Declaration will end on October 28, 2005.

Normally, it is our practice to not schedule matters for Planning Commission review until after the CEQA comment period has ended. This allows the Commission to have all possible input for their decision making. In this case, however, we are recommending that your Commission consider this matter before the comment period ends. We are doing this for several reasons. The first is that the matter must be considered by the Board of Supervisors for final action and the comment period will have ended in sufficient time to allow the Board to consider any

comments received. Second, the funding acquired by the City of Watsonville and P W M A has time limits that we are trying to accommodate if this project is approved because, and this is the third reason, we believe that this project has significant benefits that far outweigh the potential impacts. For these reasons we believe it is appropriate to make an exception to our established practice.

CONCLUSION AND RECOMMENDATION

The proposed Recycled Water Facility (RWF) project is considered by P W M A to be a key component of their efforts to resolve the Pajaro Valley's groundwater overdraft and seawater intrusion problems. The initial 4,000 acre-feet of recycled water to be produced per year by the RWF would be used solely to irrigate crops in the coastal portion of the Pajaro Valley, thus reducing the need for groundwater pumping in that area. Any future expansion of RWF production would be used solely for crop irrigation thus supporting the continued agricultural viability of Pajaro Valley. The proposed RWF would also substantially reduce the WWTP's discharge of treated effluent into the Monterey Bay National Marine Sanctuary.

The County actions required to allow this project to go forward include General Plan/LCP and zoning ordinance amendments making the RWF an allowed conditional use on agriculturally zoned land. These policy changes would be consistent with several other General Plan/LCP objectives, policies and programs that require the County to support actions to augment and restore overdrafted groundwater supplies.

It is therefore RECOMMENDED that your Commission take the following actions:

1. Adopt the attached Resolution Recommending Board of Supervisors Approval of General Plan/Local Coastal Program and Zoning Ordinance (Chapter 13.10 of County Code) Amendments to Make Tertiary-Level Wastewater Treatment Facilities Used Solely for the Production of Agricultural Irrigation Water an Allowed Use on Agriculturally-Zoned Land, Subject to Specific Criteria (Exhibit A); and
2. Direct staff to forward the proposed amendments and any comments made by your Commission to the Board of Supervisors for their consideration.

Sincerely,



Frank Barron, AICP
Planner III
Policy Section



Glenda Hill, AICP
Principal Planner
Policy Section

Exhibits:

- A. Resolution
- B. Location Map
- C. Initial Study and Draft Negative Declaration

cc: County Counsel
Public Works
City of Watsonville – Utilities Department
Pajaro Valley Water Management Agency
California Coastal Commission – Central Coast District
Regional Water Quality Control Board – Central Coast Region

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

**RESOLUTION RECOMMENDING BOARD OF SUPERVISORS APPROVAL OF
GENERAL PLAN/LOCAL COASTAL PROGRAM AND ZONING ORDINANCE
(CHAPTER 13.10 OF COUNTY CODE) AMENDMENTS TO MAKE TERTIARY-LEVEL
WASTEWATER TREATMENT FACILITIES USED SOLELY FOR THE PRODUCTION
OF AGRICULTURAL IRRIGATION WATER AN ALLOWED USE ON
AGRICULTURALLY-ZONED LAND, SUBJECT TO SPECIFIC CRITERIA**

WHEREAS, the Pajaro Valley Water Management Agency (PVWMA) has been working for some time on appropriate measures to better manage groundwater resources in the Pajaro Valley area for the purpose of reducing contamination of groundwater due to seawater intrusion; and

WHEREAS, as part of that effort, the PVWMA has developed, adopted and amended a Basin Management Plan, most recently in 2002; and

WHEREAS, included in that Plan is the concept of recycling wastewater from the existing Watsonville Wastewater Treatment Plant (WWTP) through enhanced treatment, thereby reducing wastewater discharge into the Monterey Bay and providing a new source of water to irrigate coastal farmlands; and

WHEREAS, the City of Watsonville and PVWMA have received grant funding and submitted a proposal to the County for the construction of a Recycled Water Facility (RWF) on County land adjacent to the WWTP; and

WHEREAS, Planning staff has reviewed the RWF proposal for compliance with current land use regulations and believes that approval of the RWF at the proposed location will, in addition to the processing of a coastal permit and lot line adjustment, require amendments in two General Plan/Local Coastal Program (LCP) policies and two sections of the Zoning Ordinance; and

WHEREAS, on August 16, 2005 the Board of Supervisors directed staff to present the proposed General Plan/LCP and Zoning Ordinance amendments to the Agricultural Policy Advisory Commission (APAC) and the Planning Commission for review and recommendation before the item is brought back to the Board for final consideration; and

EXHIBIT A

WHEREAS, on September 15, 2005 APAC reviewed the proposed policy amendments and recommended their approval; and

WHEREAS, the proposed policy changes would be consistent with several other General Plan/LCP objectives, policies and programs that require the County to support actions to augment and restore overdrafted groundwater supplies, including General Plan/LCP Objectives 5.8b (Overdrafted Groundwater Basins) and 7.18a (Domestic Water Supply) and Policy 7.18.1 (Water Reuse); and

WHEREAS, pursuant to the California Environmental Quality Act, an Initial Study and Negative Declaration have been prepared and circulated for public review concluding that no potentially significant impacts will occur as a result of the proposed policy changes; and

WHEREAS, the Planning Commission has reviewed the proposed policy amendments and finds: (1) that facilities that recycle wastewater solely for agricultural irrigation use, especially if located in areas experiencing groundwater overdraft, will contribute to the long-term sustainability of agriculture in Santa Cruz County, and (2) that, therefore, the such recycled water facilities constitute an appropriate use, if properly conditioned, on agriculturally-zoned land.

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz County Planning Commission recommends that the Board of Supervisors:

1. Approve the attached proposed amendments to Chapter 5 (Conservation and Open Space) of the General Plan/LCP (i.e., Policies 5.13.6 and 5.13.7) that would be required to allow the recycled water facilities, used solely for production of water for agricultural irrigation, to be located upon agriculturally-zoned-land (Attachment A-1); and
2. Approve the attached proposed amendments to the Zoning Ordinance Agricultural Uses Chart (County Code Sec. 13.10.312) and "Regulations for Special Uses" (adding a new County Code Sec 13.10.635), as required to allow recycled water facilities, used solely for production of water for agricultural irrigation, to be located upon agriculturally-zoned land (Attachments A-2 and A-3); and
3. Consider final action on the proposed CEQA Negative Declaration based upon the Initial Study for this project that concludes that the proposed policy changes will not have a significant impact on the environment, and after all public and agency comments made by the October 28, 2005 comment deadline have been received and considered.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 26th day of October 2005, by the following vote:

EXHIBIT A

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

ATTEST: _____
Secretary Chairperson

APPROVED AS TO FORM: 
County Counsel

Attachments:

- A-1. Proposed amendments to Chapter 5 (Conservation and Open Space) of the General Plan/LCP
- A-2. Proposed amendments to the Zoning Ordinance Agricultural Uses Chart - County Code Sec. 13.10.312
- A-3. Proposed amendments to Zoning Ordinance's "Regulations for Special Uses" section, adding a new County Code Sec 13.10.635

**SANTA CRUZ COUNTY
GENERAL PLAN/LOCAL COASTAL PROGRAM**

CHAPTER 5: CONSERVATION AND OPEN SPACE

Proposed Additions Shown in Highlight

AGRICULTURE

Objective 5.13 Commercial Agricultural Land

(LCP) To maintain for exclusive agricultural use those lands identified on the County Agricultural Resources Maps as best suited to the commercial production of food, fiber and ornamental crops and livestock and to prevent conversion of commercial agricultural land to non-agricultural uses. To recognize that agriculture is a priority land use and to resolve policy conflicts in favor of preserving and promoting agriculture on designated commercial agricultural lands.

Policies

5.13.1 Designation of Commercial Agriculture Land

(LCP) Designate on the General Plan and LCP Resources and Constraints Maps as Agricultural Resource all land which meets the criteria (as defined in the General Plan Glossary) for commercial agricultural land.

5.13.2 Types of Agriculture Land

(LCP) Maintain by County ordinance specific agricultural land type designations for parcels identified as commercial agricultural land based on the criteria set forth in the General Plan and LCP Land Use Plan* and maintain Agricultural Resources Maps, by County ordinance to identify the distribution of the following types of Commercial Agricultural Land in the County:

- Type 1A – Viable Agricultural Land
- Type 1B – Viable Agricultural Land in Utility Assessment Districts
- Type 2A – Limited Agricultural Land
- Type 2B – Limited Agricultural Land – Geographically Isolated
- Type 2C – Limited Agricultural Land in Utility Assessment Districts
- Type 2D – Limited Agricultural Land Experiencing Use Conflicts
- Type 3 – Viable Agricultural Land Within the Coastal Zone

*See Glossary for detailed definition of Agricultural Land, Commercial.

5.13.3 Land Use Designations for Agricultural Resource Lands

(LCP) All lands designated as Agricultural Resource shall be maintained in an Agricultural Land Use designation, unless the property is included in a public park or biotic reserve and assigned as Parks, Recreation and Open Space (O-R), Resource Conservation (O-C), or Public Facility (P) land use designations.

5.13.4 Zoning of Agricultural Resource Land

(LCP) Maintain all lands designated as Agricultural Resource in the “CA”, Commercial Agricultural Zone District, except for land in agricultural preserves zoned to the “AP”, Agricultural Preserve Zone District or the “A-P”, Agriculture Zone District and Agriculture Preserve Combining Zone District; timber resource land zoned to the “TP”, Timber Production Zone District; or public parks and biotic conservation areas zoned to the “PR”, Parks, Recreation and Open Space Zone District.

5.13.5 Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land

(LCP) Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural use. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production and, outside the coastal zone, timber harvesting operations.

5.13.6 Conditional Uses on Commercial Agricultural (CA) Zoned Lands

(LCP) All conditional uses shall be subject to standards which specify siting and development criteria including: size, location and density. Allow conditional uses on CA zoned lands based upon the following conditions:

- (a) The use constitutes the principal agricultural use of the parcel; or
- (b) The use is ancillary incidental, or accessory to the principal agricultural use of the parcel; or
- (c) The use consists of an interim public use which does not impair long term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation; and
- (d) The use is sited to avoid conflicts with principal agricultural activities in the area; and
- (e) The use is sited to avoid, where possible, or otherwise minimize the removal of land from agricultural production.

5.13.6.1 Biomedical Livestock Operations

(LCP) Allow Biomedical Livestock Operations as a Level V Conditional Use on agriculturally zoned land, subject to all other provisions of the General Plan-Local Coastal Program, to the provisions of the Zoning Ordinance applicable to agriculturally zoned land, and to standards which assure protection of the public health, safety and welfare, while prohibiting Biomedical Laboratories on agriculturally zoned land. (Added by Res. 390-97)

5.13.7 Agriculturally Oriented Structures

Allow only agriculturally oriented structures or dwellings on Commercial Agricultural Land, including structures associated with recycled wastewater (i.e., tertiary treatment) facilities in the immediate proximity of existing municipal

wastewater treatment plants for the production of recycled wastewater to be used solely for agricultural irrigation; prohibit non-agricultural residential land use when in conflict with the fundamental objective of preserving agriculture.

5.13.8 Location of Agricultural Support Facilities

Require agricultural support facilities, where permitted on designated Agricultural lands, to locate either off good agricultural soils, or when this is not feasible, on the perimeter of good agricultural soils.

AGRICULTURAL USES CHART

County Code Section 13.10.312

Proposed addition shown in **Highlight**

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears alone
- I = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
Level V for projects of 2,000 to 20,000 square feet
Level VI for projects of 20,000 square feet and larger
- ** = For purposes of this section, "on-site" shall mean on the parcel on which the use is located, plus any other parcel(s) owned, leased and/or rented by the farm operator in this County or adjoining counties.
- *** = Processed as a level 5 Coastal Zone Permit project when within the geographic area defined by Section 13.20.073.
- **** = Soils dependent agricultural uses are those uses which use the in situ soils as the growing medium for all crops BP = Building permit only

AGRICULTURAL USES CHART

USE	CA	A	AP
Agricultural activities: crops and livestock			
Agricultural custom work occupations subject to the provisions of Section 13.10.638	P/4	P/4	P/4
Agricultural support facilities for processing, packing, drying, storage and refrigeration of produce above a total aggregate size of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater) subject to the provisions of Section 13.10.632. Maximum aggregate size of such facilities shall be 50,020 square feet. Inside the coastal zone agricultural support facilities greater than 2,000 square feet shall be processed at Level 5 and shall not be considered a principal permitted use.			
Up to and including a maximum aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	3	3	3
Greater than an aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	4	4	4
Agricultural Service Establishments subject to the provisions of Section 13.10.633 (see Section 13.10.700-A definition)	--	5	--

Apiculture (beekeeping)	P	P	P
Biomedical Livestock Operations (subject to Section 13.10.647)	5	5	--
Berry and other vine crops	P	P	P
Commercial dairying, subject to the provisions of Section 16.22.060	3	5	3
Field crops, including hay, grain, seed, and turf crops	P	P	P
Livestock raising for food, fiber or animal production, including rabbits and other small animals under 100 per acre	P	P	P
Livestock raising involving hog farming or small animals over 100 per acre, subject to the provisions of Section 16.22.060	3	5	3
Nursery crops limited to open field grown ornamental plants, flowers and Christmas trees	P	P	P
Nursery crops, outdoor container grown, covering an area larger than 1 acre	5	5	5
Orchards, including fruit tree and nut crops	P	P	P
Poultry and other fowl raising, including egg production, under 100 birds per acre (see also "Barn" below)	P	P	P
Poultry and other fowl raising involving more than 100 birds per acre	P	5	P
Row crops, including fruit and vegetable raising	P	P	P
Agricultural Support and Related Facilities			
Aquaculture and Aquacultural Facilities	5	5	5
Barns, corrals, or pens used for animal husbandry, subject to the provisions of Section 16.22.060	3	3	3
Caretaker's quarters, permanent, subject to the provisions of Section 13.10.631	5	5	5
Commercial boarding of animals, subject to the provisions of Section 13.10.641(b)	P/5	P/5	P/5
Consumer harvesting, on site**	P	P	P
Dwelling unit, one detached single-family per parcel, subject to the provisions of Section 13.10.314			
Inside the Coastal Zone	5	3	5
Outside the Coastal Zone	3	3	3
Dwelling unit, one detached single-family for the owner, lessee or an employee of the owner or lessee of the land, not to exceed one dwelling unit for each forty acres of total site area, subject to the provisions of Section 13.10.314			
Inside the Coastal Zone	--	--	5
Outside the Coastal Zone	--	--	3
Dwelling unit, one detached single-family per parcel, 7,000 square feet or larger,, inclusive, of accessory structure(s) associated with the residential use. but specifically	5	5	5

ATTACHMENT A-2

excluding barn or similar accessory structures subject to the provisions of Sections 13.10.314 and 13.10.325			
Dwelling units, accessory to the main dwelling used as agricultural caretakers' quarters subject to Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Dwelling units, dwelling groups subject to the provisions of Sections 13.10.313(f) and 13.10.314			
2--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Energy facilities, community, subject to the provisions of Section 13.10.661 and .700-E (definition)	5	5	5
Facilities for fish and wildlife enhancement and preservation	P	P	P
Farm worker housing subject to Section 13.10.631 (see [Caretakers housing, mobile homes and travel trailers, farm worker quarters and camps])	3-7	3-7	3-7
Farm outbuildings and other agricultural accessory structures for storage or equipment with or without a single room containing lavatory facilities	3	3	3
Fences, subject to the provisions of Section 13.10.525	P/3/5	P/3/5	P/3/5
Fire protection facilities	--	5	--
Flood control works, including channel rectification and alteration; dams, canals and aqueducts of any public water project	5	5	5
Foster homes for 6 or fewer children, not including those of the proprietary family (see Section 13.10.700-F definition)	P	P	P
Foster homes for seven or more children, not including those of the proprietary family (see Section 13.10.700-F definition)	5	5	5
Fuel storage tanks and pumps	2	2	2
Greenhouse structures, as accessory structures, under 500 square feet in area	2	2	2
Greenhouse structures, outside the coastal zone, subject to the provisions of Section 13.10.636(a).			
500--20,000 square feet	3	4	3
over 20,000 square feet	4	4	4
Greenhouse structures soil dependent****, include the zone, subject to the provisions of Section 13.10.636(a) and 13.20.073.			
500--20,000 square feet	3	3	3
over 20,000 square feet	P/4	P/4	P/4

ATTACHMENT A-2

Greenhouses, improvements and expansions up to 10,000 square feet in area, inside the coastal zone, subject to the provisions of Sections 13.10.636(a) and 13.20.073	3	4	3
Greenhouses, all others in the coastal zone.			
up to 20,000 sq. ft.	P/5	P/5	P/5
greater than 20,000 sq. ft.	5	5	5
Greenhouse replacement, reconstruction or structural alteration, pursuant to Section 13.10.636(b) and (c)	3	3	3
Habitable accessory structure, 640 square feet or less subject to the provisions of Section 13.10.611	3	3	3
Habitable accessory structures greater than 640 feet, subject to the provisions of Section 13.10.611 (see farm outbuildings)	5	5	5
Non-habitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of Section 13.10.611 and 13.10.313(a)).			
Total area of 1,000 square feet or less	BP Only	BP Only	BP Only
Total area of more than 1,000 square feet	3	3	3
Home occupations subject to the provisions of Section 13.10.613	P	P	P
Kennels, commercial or private, for five or more dogs or cats over the age of four months subject to the provision of 13.10.323	5	5	5
Farm Worker camps subject to the provisions of Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Lumber Mills	--	5	--
Manufactured homes, as farm labor housing, subject to the provisions of Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Manufactured home, as a single-family dwelling unit, subject to the provisions of Section 13.10.682			
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	3	3	3
Manufactured homes, for temporary occupancy as a caretaker's or watchman's quarters subject to the provisions of Section 13.10.631	3	3	3
Mushroom farms and other agriculture within structures, subject to the provisions of Section 13.10.634			
Additions, 500-20,000 square feet	3	5	3
New development and additions over 20,000 square feet	5	5	5

Offices within existing structures operated in conjunction with an allowed use	2	2	2
Public utility facilities; energy facilities (see Section 13.10.700-E definition)	--	5	--
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of Section 13.10.639	7	7	7
Recreational activities: playfields not involving permanent structures or paving. Within the coastal zone allow this use only in the A (Non-commercial Agriculture) zone district.	5	5	5
Recycled municipal wastewater (i.e., tertiary treatment) facilities for the production of recycled water solely for agricultural irrigation use, subject to the provisions of Section 13.10.635	7	7	7
Reservoirs or ponds	3	3	3
Second Units, outside the Coastal Zone, subject to the provisions of Section 13.10.681	4	4	--
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 and that are located outside the Coastal Zone	--	4	--
Signs in conjunction with principal permitted uses as described in Section 13.10.580(a) and (b)	P	P	P
Signs in conjunction with non-principal permitted uses as described in Section 13.10.580(c) and (d)	2	2	2
Stands for the display and sale of agricultural commodities produced on site**	2	2	2
Veterinary offices and animal hospitals subject to the provisions of Section 13.10.642	5	5	5
Visitor Accommodations, such as: Bed and breakfast inns (subject to Section 13.10.691)	--	5	--
Water pollution control facilities for agricultural purposes constructed to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board, or erosion control facilities constructed to comply with County ordinances	3	3	3
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	1***	1***	1***
Wineries under 1,000 gallons annual production as a home occupation, subject to the provisions of Section 13.10.637	P	P	P
Wineries, subject to the provisions of Section 13.10.637			
Under 1,000 gallons and not a home occupation	3	3	3
Over 1,000 gallons and under 20,000 gallons annual production:			
On parcels under 2.5 acres in size	3	5	3
On parcels 2.5 acres or larger	3	3	3
Over 20,000 gallons and under 50,000 gallons annual			

production:			
On parcels under 10 acres in size	5	5	5
On parcels 10 acres or larger	3	3	3
Over 50,000 gallons and under 100,000 gallons annual production and on any size parcel	5	5	5
Over 100,000 gallons annual production on any size parcel	6	6	6
Wireless Communication Facilities, subject to Section 13.10.660 through 13.10.668, inclusive	5	5	5
Zoos and natural science museums	--	5	--

(Ord. 1283, 1/2/68; Ord. 1703, 5/18/72; Ord. 1806, 12/12/72; Ord. 2769, 9/11/79; Ord. 2622, 1/23/79; Ord. 2771, 9/11/79; Ord. 3015, 12/2/80; Ord. 3632, 3/26/85; Ord. 4346, 12/13/94; Ord. 4406, 2/27/96; Ord. 4416, 6/11/96; Ord. 4471, 9/9/97; Ord. 4715 § 1, 4/29/03; Ord. 4738 § 1, 9/23/03; Ord. 4744 § 1, 11/18/03; Ord. 4751 § 4, 11/25/03; Ord. 4770 § 1, 8/10/04)

Proposed County Code Amendment Adding a New Section 13.10.635

Added language shown in highlight

CHAPTER 13.10 – ZONING REGULATIONS

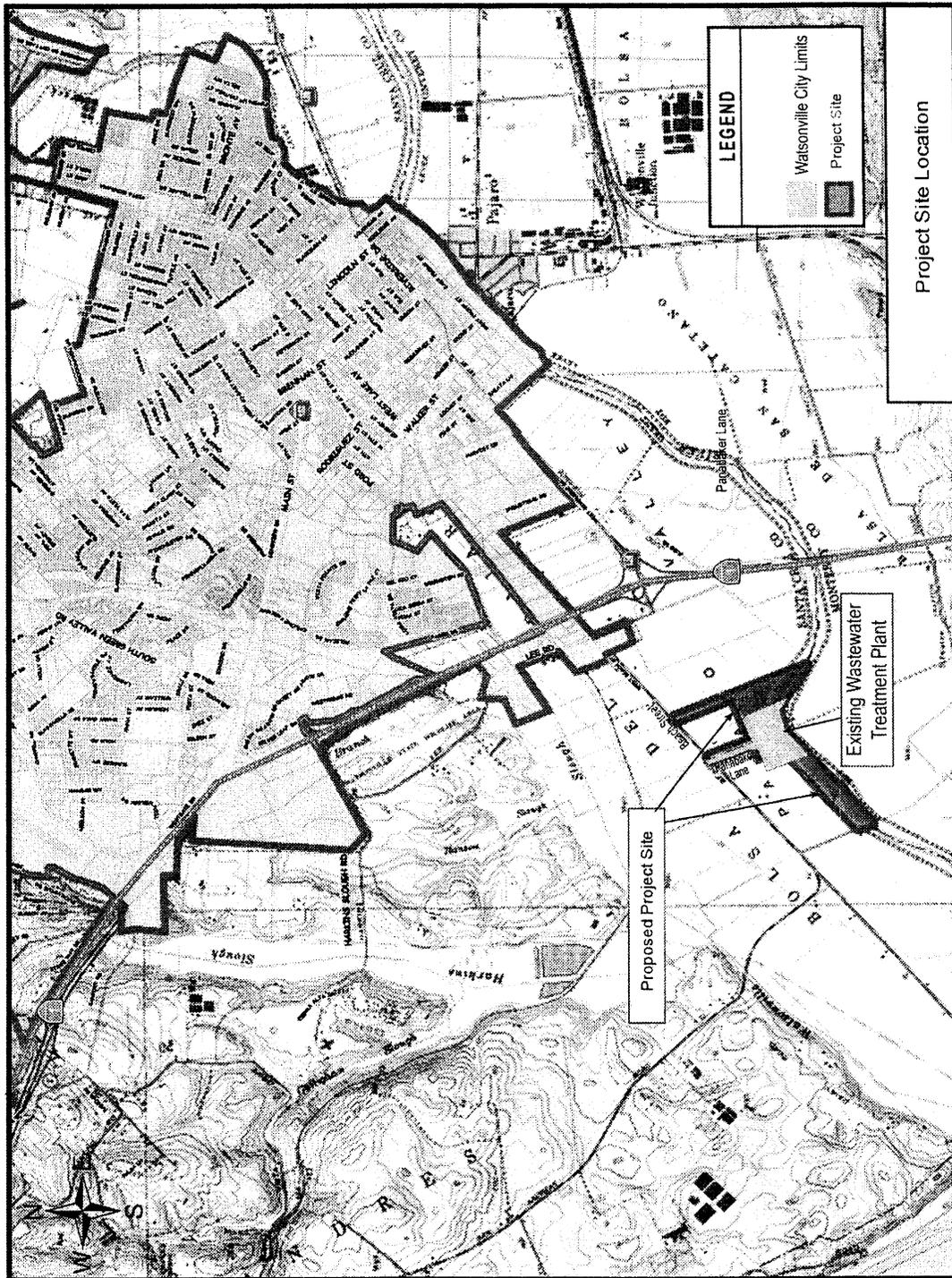
PART VI. REGULATION OF SPECIAL USES

Article III. Agricultural Uses

Section 13.10.635 – Recycled water facilities for the production of municipal wastewater for agricultural irrigation use.

Construction and operation of recycled water (i.e., tertiary zoned CA, A or AP) shall be allowed, subject to the fol

- a. Such facilities shall be located adjacent to or in the immediate proximity of an existing publicly owned and operated municipal wastewater treatment plant.
- b. Such facilities shall be intended and used for the sole purpose of producing recycled municipal wastewater to be used for agricultural irrigation.
- c. Minimal conflicts with adjacent commercial agricultural the wastewater recycling facility use, either during its construction or
- d. The facility shall minimize reduction of acreage of cultivated agricultural lands,





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

DRAFT

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 05-0145

County of Santa Cruz, Planning Department

This project consists of the amendment of the Santa Cruz County General Plan/Local Coastal Program sections 5.13.6 and 5.13.7 and Chapter 13.10 (Zoning Ordinance) of County Code, a coastal implementing ordinance, to make tertiary-level wastewater treatment facilities (i.e., recycled water facilities) an allowed use on Agriculturally-Zoned Land. Such facilities would be an allowed use only if they are located adjacent to an existing municipal wastewater treatment plant, used only to produce agricultural irrigation water, and comply with certain additional criteria.

APN: Countywide

Frank Barron, Staff Planner

Zone District: CA, AP, A

ACTION: Negative Declaration

REVIEW PERIOD ENDS: October 28, 2005

This project, will be considered at a public hearing by the Planning Commission on October 26, 2005.

Findings:

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

Required Mitigation Measures or Conditions:

None
 Are Attached

Review Period Ends October 28, 2005

Date Approved By Environmental Coordinator October 18, 2005

KEN HART
Environmental Coordinator
(831) 454-3127

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____. No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____



**Environmental Review
Initial Study**

Application Number: 05-0145

Date: September 26, 2005
Staff Planner: Frank Barron

1. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN: Countywide

OWNER: N/A

SUPERVISORAL DISTRICT: All

LOCATION: Agriculturally-Zoned Lands Countywide

SUMMARY PROJECT DESCRIPTION:

This project consists of the amendment of the Santa Cruz County General Plan/Local Coastal Program sections 5.13.6 and 5.13.7 and Chapter 13.10 (Zoning Ordinance) of County Code, a coastal implementing ordinance, to make tertiary-level wastewater treatment facilities (i.e., recycled water facilities) an allowed use on agriculturally zoned land. Such facilities would be an allowed use only if they are located adjacent to an existing municipal wastewater treatment plant, are used only to produce agricultural irrigation water, and comply with certain additional criteria.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY.

- | | |
|---|---|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input 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 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: Zoning Ordinance
Amendment |
| <input type="checkbox"/> Coastal Development Permit | |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

California 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: Ken Hart
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: N/A*

Existing Land Use: Agriculture

Vegetation: N/A*

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

Nearby Watercourse: N/A*

Distance To: N/A*

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A*

Water Supply Watershed: N/A*

Groundwater Recharge: N/A*

Timber or Mineral: N/A*

Agricultural Resource: Yes

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: CA, A, AP

General Plan: Agricultural

Urban **Services** bine:

Coastal Zone:

X Inside

X inside

Special Designation: N/A*

X Outside

X Outside

*These categories are not applicable because the project is a land use policy change, not a project on a specific property. Any potential impacts related to the construction of a recycled water facility and/or the physical characteristics of a particular site will be analyzed when a specific project is identified. See also "Relationship of Proposed Amendments to Future Projects" section below.

PROJECT SETTING AND BACKGROUND:

Detailed Project Description: The proposed project is amendment of the Santa Cruz County General Plan/Local Coastal Program (see Attachment 1) and Zoning Ordinance (Chapter 13.10 of County Code)(see Attachments 2 and 3) to make tertiary-level wastewater treatment facilities an allowed use on agriculturally-zoned parcels, if such facilities are located adjacent to an existing municipal wastewater treatment plant and the water that will be produced will be used solely for the purpose of agricultural irrigation. Additional criteria, such as a design that minimizes encroachment onto agricultural land, are also required for a facility to qualify as an allowed use. Currently the production of irrigation water for farming is not recognized in County policies and regulations as an allowed use on agricultural land.

The effect of these changes will be to designate recycled water facilities that are solely used to provide agricultural irrigation water as a legitimate type of agricultural land use, and thus an allowable land use on agriculturally zoned parcels. This designation is based on the fact that reliable water supply is necessary to sustain agriculture, and that to the degree recycled effluent is used instead of groundwater there is an opportunity to conserve groundwater, which ultimately is beneficial to the long-term viability of agriculture. The conservation opportunity is particularly valuable to agriculture when the recycled water replaces pumping activity close to the coastline, areas in which groundwater is most at risk of contamination by seawater intrusion. Seawater intrusion may ultimately limit the feasibility of farming near the coast and, therefore, an activity which contributes to halting seawater intrusion provides long-term benefit to farming.

Relationship of the Proposed Amendments to Future Projects: The proposed change in policy will apply in very limited situations. At this time, the only foreseeable project that will utilize the new allowed use is a proposal to construct the Watsonville Recycled Water Facility (RWF) adjacent to the Watsonville Wastewater Treatment Facility (WWTF) located just off of Beach Road on Panabaker Lane (see Attachment 4). The Watsonville RWF project is a joint project of the City of Watsonville and the Pajaro Valley Water Management Agency (PVWMA). The WWTF is surrounded by agriculturally zoned land. These code changes are required in order for the Watsonville RWF to be constructed adjacent to the existing treatment plant. While there are currently at least two other existing wastewater treatment plants (Davenport and Buena Vista) that are located adjacent to agricultural land in the County, it is unlikely that similar recycled water facilities, if located at those sites, would have to be built on agriculturally zoned land. This is because the parcels upon which the plants are located are quite large and presumably would have space available for the necessary advanced treatment equipment without encroaching into agricultural areas.

CEQA requires that any project that will be made possible by the proposed policy changes, and which is reasonably foreseeable, be evaluated for potential environmental impacts. In this case the potential environmental impacts of the proposed City of Watsonville/PVWMA RWF have been evaluated in the Environmental Impact Report

(Environmental Science Associates, January 2002) prepared for the PVWMA Revised Basin Management Plan (SCH# 2000062030), and in one addendum that focused specifically on the Watsonville RWF (Addendum #3 prepared by RMC Water and Environment, August 2005). Therefore, this initial study addresses the proposed policy change in general and does not include specific analysis of the Watsonville RWF project.

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

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_____ |
| B. Seismic ground shaking? | _____ | _____ | _____ | _____X_____ |
| C. Seismic-related ground failure, including liquefaction? | _____ | _____ | _____ | _____X_____ |
| D. Landslides? | _____ | _____ | _____ | _____X_____ |
|
 | | | | |
| <i>All of Santa Cruz County is subject to some hazard from earthquakes. However, there is no site specific project being analyzed by this Initial Study, The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts from seismic hazards.</i> | | | | |
| 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_____ |

There is no site specific project being analyzed by this Initial Study. The project being evaluated is land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for potential impacts from soil instability.

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

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 3. | Develop land with a slope exceeding 30%? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified any potential impacts related to slopes will be analyzed at that time.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 4. | Result in soil erosion or the substantial loss of topsoil? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified any potential impacts from soil erosion will be analyzed at that time.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 5. | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (994), creating substantial risks to property? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified any potential impacts related to expansive soil will be analyzed at that time.

- | | | | | | |
|----|--|-------|-------|-------------|-------|
| 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_____ | _____ |
|----|--|-------|-------|-------------|-------|

Any recycled water project would not involve installation of a septic system since the facility would be adjacent to an existing sewage treatment plant and would be connected to it.

- | | | | | | |
|----|----------------------------------|-------|-------|-------|-------------|
| 7. | Result in coastal cliff erosion? | _____ | _____ | _____ | _____X_____ |
|----|----------------------------------|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study, The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified any potential impacts related coastal cliff erosion will be analyzed at that time.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts related to flooding will be analyzed at that time.

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

Reference item B-1.

- | | | | | |
|---|-------|-------|-------|-------------|
| 3. Be inundated by a seiche or tsunami? | _____ | _____ | _____ | _____X_____ |
|---|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts from seiche or tsunami will be analyzed at that time.

- | | | | | |
|--|-------|-------|-------------|-------|
| 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_____ | _____ |
|--|-------|-------|-------------|-------|

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. However, note that any recycled water facility that is constructed under the changes will probably create a beneficial impact on groundwater supplies. Recycled water will only be used for irrigation, where it presents an opportunity to conserve the groundwater it replaces. Further, the recycled irrigation water takes effluent that was previously discharged to the ocean and places it on crops where there will be a partial recharge effect.

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

5. Degrade a public or private water supply? (including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. However, any applicable recycled water facility project approved pursuant to the proposed policy changes will likely have a positive effect on water supply. Recycled irrigation water creates an opportunity to conserve groundwater, provides recharge, and, when groundwater pumping near the coast is replaced with recycled water, seawater intrusion may be decreased. Further, recycling will divert effluent that currently goes into the ocean or other surface water body, This is a beneficial impact.

6. Degrade septic system functioning? _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential on septic systems will be analyzed at that time.

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 _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy, When a specific construction project is identified any potential impacts related to drainage will be analyzed at that time.

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 _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed is a countywide land use policy change. When a specific construction project is identified any potential impacts related to runoff will be analyzed at that time. However, note that any facility constructed pursuant to this policy will divert effluent from the waste stream into useable irrigation water and will therefore decrease polluted runoff.

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

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

There is no site specific project being analyzed by this Initial Study, The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts related to runoff will be analyzed at that time

- | | | | | | |
|-----|--|-------|-------|------------|-------|
| 10. | Otherwise substantially degrade water supply or quality? | _____ | _____ | X
_____ | _____ |
|-----|--|-------|-------|------------|-------|

Reference item B-5.

C. Biological Resources

Does the project have the potential to:

- | | | | | | |
|----|---|-------|-------|-------|------------|
| 7. | 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
_____ |
|----|---|-------|-------|-------|------------|

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts on special status species will be analyzed at that time.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed is a countywide land use policy change, When a specific construction project is identified, any potential impacts on sensitive habitats will be analyzed at that time.

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

- | | | | | | |
|----|---|-------|-------|-------|------------|
| 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
_____ |
|----|---|-------|-------|-------|------------|

There is no site specific project being analyzed by this Initial Study, The project being analyzed involves Countywide land use policy changes, When a specific construction project is identified any potential impacts on wildlife will be analyzed at that time.

- | | | | | | |
|----|--|-------|-------|-------|------------|
| 4. | Produce nighttime lighting that will illuminate animal habitats? | _____ | _____ | _____ | X
_____ |
|----|--|-------|-------|-------|------------|

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts from lighting will be analyzed at that time.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential impacts to plants and animals will be analyzed at that time.

- | | | | | | |
|----|--|-------|-------|-------|------------|
| 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
_____ |
|----|--|-------|-------|-------|------------|

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential conflicts will be analyzed at that time.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified any potential conflicts will be analyzed at that time.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes, When a specific construction project is identified any potential impacts on timber resources will be analyzed at that time. Note, however, that it is unlikely that CA, A, or AP land is also Timber Resource.

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

Any recycled water facility that is built pursuant to these policy changes would by definition be constructed upon land designated in the General Plan for agricultural use. It is proposed that recycled water facilities that produce water solely for crop irrigation be considered a legitimate agricultural use, even though their construction is likely to take a limited area out of production to accommodate the physical plant. Any proposed recycled water facility approved pursuant to the proposed policy changes would be designed or conditioned to minimize encroachment onto cropland.

Notwithstanding the above, note that the project that is the subject of this review is the designation of the recycled water facility use as an allowed agricultural land use, it is not a specific facility. The number of recycled water facilities that are expected to be built as a result of this policy change is very small, probably just one.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. However, note that any recycled water facility will promote use of recycled water over groundwater supplies and will therefore promote conservation rather than waste.

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

_____	_____	X	_____
-------	-------	---	-------

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. However, note that any recycled water facility has the potential to decrease demand on the groundwater aquifer and therefore have a beneficial effect on this resource.

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
-------	-------	-------	---

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on visual resources.

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
-------	-------	-------	---

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on scenic resources.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on visual resources.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on nighttime views.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on unique physical features.

F. Cultural Resources

Does the project have the potential to:

- I. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? _____ X

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts to historical resources, as defined in the CEQA Guidelines.

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

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts to archeological resources, as defined in the CEQA Guidelines.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for potential to affect human remains.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on paleontological resources.

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_____ |
|----|---|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts from hazardous materials. Note that any recycled water facility is likely to involve the use of chemicals and appropriate permits will be required to be obtained from Environmental Health Services and other regulatory agencies.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be checked against the list and evaluated.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for proximity to an airport and evaluated accordingly.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for hazards from EMF.

5. Create a potential fire hazard? _____ X

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for potential fire hazard.

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

There is no indication that the recycled water facilities will release bio-engineered organisms or chemicals.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for contribution to existing traffic conditions. Note that any recycled water facility is not expected to generate a substantial number of trips.

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

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for contribution to existing parking demand. Note that any recycled water facility is not expected to generate a substantial number of trips.

- | | | | | | |
|----|--|--|--|--|---|
| 3. | increase hazards to motorists, bicyclists, or pedestrians? | | | | X |
|----|--|--|--|--|---|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for increased hazards to motorists, bicyclists, or pedestrians. Note that any recycled water facility is not expected to generate a substantial number of trips.

- | | | | | | |
|----|--|--|--|--|---|
| 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 |
|----|--|--|--|--|---|

Reference item H-1.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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? | _____ | _____ | _____ | _____ <u>X</u> |
|----|--|-------|-------|-------|----------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for contributions to ambient noise.

- | | | | | | |
|----|--|-------|-------|-------|----------------|
| 2. | Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies? | _____ | _____ | _____ | _____ <u>X</u> |
|----|--|-------|-------|-------|----------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts from excessive noise.

- | | | | | | |
|----|--|-------|-------|-------|----------------|
| 3. | Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | _____ | _____ | _____ | _____ <u>X</u> |
|----|--|-------|-------|-------|----------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts caused by temporary noise.

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> |
|----|---|-------|-------|-------|----------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for impacts on air quality.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 2. | Conflict with or obstruct implementation of an adopted air quality plan? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for conflicts with the air quality management plan.

- | | | | | | |
|----|---|-------|-------|-------|-------------|
| 3. | Expose sensitive receptors to substantial pollutant concentrations? | _____ | _____ | _____ | _____X_____ |
|----|---|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for air quality impacts.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 4. | Create objectionable odors affecting a substantial number of people? | _____ | _____ | _____ | _____X_____ |
|----|--|-------|-------|-------|-------------|

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for odor impacts. Note that any facility constructed pursuant to this project will be adjacent to an existing wastewater treatment plant.

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_____ |
| b. | Police protection? | _____ | _____ | _____ | _____X_____ |
| c. | Schools? | _____ | _____ | _____ | _____X_____ |
| d. | Parks or other recreational activities? | _____ | _____ | _____ | _____X_____ |

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- e. Other public facilities; including the maintenance of roads? _____ X _____

There is no site specific project being analyzed by this initial Study. The project being analyzed involves Countywide land use policy changes. Any applicable recycled water facility project that could be built pursuant to these policy changes would be designed or conditioned to ensure that such facility not result in the unmitigable 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.

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 _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves countywide land use policy changes. Any applicable recycled water facility project that could be built pursuant to these policy changes would be designed or conditioned to ensure that such facility not 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, or that the effects of such drainage facilities be fully mitigated.

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 _____

Any recycled water facility project that could be built pursuant to these policy changes would be built in conjunction with an existing treatment plant and would be an expansion of that facility. The existing facility would presumably be able to handle any wastewater generated by the recycled water facility. However, when a specific project is identified, it will be evaluated for impact on wastewater capacity.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board? _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes, Any applicable recycled water facility project that could be built pursuant to these policy changes would have to be separately approved by the Central Coast Regional Water Quality Control Board and, therefore, would not cause a violation of wastewater treatment standards.

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

Any facility built pursuant to this policy would contribute to water conservation and ultimately to increased availability of water for any use including fire fighting.

6. Result in inadequate access for fire protection? _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for adequate access for fire access.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. While any applicable recycled water facility project that could be built pursuant to these policy changes would make an incremental contribution to the reduced capacity of regional landfills, such a facility would be designed or conditioned to ensure that it does not make a significant contribution to a cumulative reduction of landfill capacity or improper refuse disposal.

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

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. Any applicable recycled water facility project that could be built pursuant to these policy changes would be designed or conditioned to ensure that it does not result in a breach of federal, state, and local statutes and 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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I. 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 project is a proposal to modify the County policy that protects agricultural land from encroachment by non-agricultural uses by adding a use to the list of allowed uses. The new use is recycled water facilities that produce water solely for agricultural irrigation. The recycled water facilities must be designed to minimize encroachment onto cropland. Because the use serves agriculture at the same time it provides conservation opportunities, adding it does not conflict with the intent of the policy, which is to preserve the viability of agriculture on County lands.

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

The project is a proposal to modify the County Code that protects agricultural land from encroachment by non-agricultural uses by adding a use to the list of allowed uses. Because the use serves agriculture at the same time it provides conservation opportunities, adding it does not conflict with the intent of the ordinance, which is to preserve the viability of agriculture on County lands. Refer also to item L-1.

3. Physically divide an established community? _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being evaluated is a land use policy change that will apply countywide. When a specific construction project is identified it will be evaluated for potential to divide a 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 _____

There is no inherent growth inducing effect from allowing recycled water facilities on agricultural land. Further, the number of recycled water facilities that are expected to be built pursuant to the proposed policy change is small, probably only one.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere? _____ X _____

There is no site specific project being analyzed by this Initial Study. The project being analyzed involves Countywide land use policy changes. When a specific construction project is identified it will be evaluated for loss of housing. Note however that any recycled water facility will be sited adjacent to a wastewater treatment plant and on agricultural land, so the chance of displacing housing in that setting is very small.

Non-Local Approvals

Does the project require approval of federal, state, or regional agencies? Yes X NO _____

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 Yes _____ No X

future projects which have entered the Environmental Review stage)?

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>	<u> 9/15/05 </u>	<u> </u>
Archaeological Review	<u> </u>	<u> </u>	<u> X </u>
Biotic Report/Assessment	<u> </u>	<u> </u>	<u> X </u>
Geologic Hazards Assessment (GHA)	<u> </u>	<u> </u>	<u> X </u>
Geologic Report	<u> </u>	<u> </u>	<u> X </u>
Geotechnical (Soils) Report	<u> </u>	<u> </u>	<u> X </u>
Riparian Pre-Site	<u> </u>	<u> </u>	<u> X </u>
Septic Lot Check	<u> </u>	<u> </u>	<u> X </u>
Other:	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

ATTACHMENTS:

1. Proposed General Plan/LCP Amendments
2. Proposed Amendment to Zoning Ordinance Agricultural Uses Chart (Sec. 13.10.312)
3. Proposed Amendment to Zoning Ordinance Part IV - Regulation of Special Uses, adding a new County Code Sec. 13.10.635.
4. Location Map of Watsonville Wastewater Treatment Facility

**SANTA CRUZ COUNTY
GENERAL PLAN/LOCAL COASTAL PROGRAM**

CHAPTER 5: CONSERVATION AND OPEN SPACE

Proposed Additions Shown in Highlight

AGRICULTURE

Objective 5.13 Commercial Agricultural Land

(LCP) To maintain for exclusive agricultural use those lands identified on the County Agricultural Resources Maps as best suited to the commercial production of food, fiber and ornamental crops and livestock and to prevent conversion of commercial agricultural land to non-agricultural uses. To recognize that agriculture is a priority land use and to resolve policy conflicts in favor of preserving and promoting agriculture on designated commercial agricultural lands.

Policies

5.13.1 Designation of Commercial Agriculture Land

(LCP) Designate on the General Plan and LCP Resources and Constraints Maps as Agricultural Resource all land which meets the criteria (as defined in the General Plan Glossary) for commercial agricultural land,

5.13.2 Types of Agriculture Land

(LCF) Maintain by County ordinance specific agricultural land type designations for parcels identified as commercial agricultural land based on the criteria set forth in the General Plan and LCP Land Use Plan* and maintain Agricultural Resources Maps, by County ordinance to identify the distribution of the following types of Commercial Agricultural Land in the County:

- Type 1A – Viable Agricultural Land
- Type 1B – Viable Agricultural Land in Utility Assessment Districts
- Type 2A – Limited Agricultural Land
- Type 2B – Limited Agricultural Land – Geographically Isolated
- Type 2C – Limited Agricultural Land in Utility Assessment Districts
- Type 2D – Limited Agricultural Land Experiencing Use Conflicts
- Type 3 – Viable Agricultural Land Within the Coastal Zone

*See Glossary for detailed definition of Agricultural Land, Commercial.

5.13.3 Land Use Designations for Agricultural Resource Lands

(LCP) All lands designated as Agricultural Resource shall be maintained in an Agricultural Land Use designation, unless the property is included in a public park or biotic reserve and assigned as Parks, Recreation and Open Space (O-R), Resource Conservation (O-C), or Public Facility (P) land use designations.

Environmental Review Initial Stu
ATTACHMENT 1 of 3
APPLICATION 05-0145

5.13.4 Zoning of Agricultural Resource Land

(LCP) Maintain all lands designated as Agricultural Resource in the “CA”, Commercial Agricultural Zone District, except for land in agricultural preserves zoned to the “AP”, Agricultural Preserve Zone District or the “A-P”, Agriculture Zone District and Agriculture Preserve Combining Zone District; timber resource land zoned to the “TP”, Timber Production Zone District; or public parks and biotic conservation areas zoned to the “PR”, Parks, Recreation and Open Space Zone District.

5.13.5 Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land

(LCP) Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural use. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production and, outside the coastal zone, timber harvesting operations.

5.13.6 Conditional Uses on Commercial Agricultural (CA) Zoned Lands

(LCP) All conditional uses shall be subject to standards which specify siting and development criteria including: size, location and density. Allow conditional uses on CA zoned lands based upon the following conditions:

- (a) The use constitutes the principal agricultural use of the parcel; or
- (b) The use is ancillary incidental, or accessory to the principal agricultural use of the parcel; or
- (c) The use consists of an interim public use which does not impair long term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation; and
- (d) The use is sited to avoid conflicts with principal agricultural activities in the area; and
- (e) The use is sited to avoid, where possible, or otherwise minimize the removal of land from agricultural production.

5.13.6.1 Biomedical Livestock Operations

(LCP) Allow Biomedical Livestock Operations as a Level V Conditional Use on agriculturally zoned land, subject to all other provisions of the General Plan-Local Coastal Program, to the provisions of the Zoning Ordinance applicable to agriculturally zoned land, and to standards which assure protection of the public health, safety and welfare, while prohibiting Biomedical Laboratories on agriculturally zoned land. (Added by Res. 390-97)

5.13.7 Agriculturally Oriented Structures

Allow only agriculturally oriented structures or dwellings on Commercial Agricultural Land, including structures associated with recycled wastewater (i.e. tertiary treatment) facilities in the immediate proximity of existing municipal

wastewater treatment plants for the production of recycled wastewater to be used solely for agricultural irrigation; prohibit non-agricultural residential land use when in conflict with the objective of preserving agriculture.

5.13.8 Location of Agricultural Support Facilities

Require agricultural support facilities, where permitted on designated Agricultural lands, to locate either off good agricultural soils, or when this is not feasible, on the perimeter of good agricultural soils.

Environmental Review Initial Study
ATTACHMENT 1, 3 of 3
APPLICATION 05-0145

AGRICULTURAL USES CHART

County Code Section 13.10.312

Proposed addition shown in **Highlight**

KEY:

- A = Use must be ancillary and incidental to a principal permitted use on the site
- P = Principal permitted use (see Section 13.10.312(a)); no use approval necessary if "P" appears alone
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet
Level V for projects of 2,000 to 20,000 square feet
Level VI for projects of 20,000 square feet and larger
- ** = For purposes of this section, "on-site" shall mean on the parcel on which the use is located, plus any other parcel(s) owned, leased and/or rented by the farm operator in this County or adjoining counties.
- *** = Processed as a level 5 Coastal Zone Permit project when within the geographic area defined by Section 13.20.073.
- **** = Soils dependent agricultural uses are those uses which use the in situ soils as the growing medium for all crops BP = Building permit only

AGRICULTURAL USES CHART

USE	CA	A	AP
Agricultural activities: crops and livestock			
Agricultural custom work occupations subject to the provisions of Section 13.10.638	P/4	P/4	P/4
Agricultural support facilities for processing, packing, drying, storage and refrigeration of produce above a total aggregate size of 2,000 square feet or 100 square feet per acre on-site** (whichever is greater) subject to the provisions of Section 13.10.632. Maximum aggregate size of such facilities shall be 50,020 square feet. Inside the coastal zone agricultural support facilities greater than 2,000 square feet shall be processed at Level 5 and shall not be considered a principal permitted use.			
Up to and including a maximum aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	3	3	3
Greater than an aggregate of 2,000 sq. ft. or 100 sq. ft. per acre on-site** (whichever is greater)	4	4	4
Agricultural Service Establishments subject to the provisions of Section 13.10.633 (see Section 13.10.700-A definition)	--	5	--

Environmental Review Initial Study

ATTACHMENT 2, 1 of 6
APPLICATION 05-0145

Apiculture (beekeeping)	P	P	P
Biomedical Livestock Operations (subject to Section 13.10.647)	5	5	--
Berry and other vine crops	P	P	P
Commercial dairying, subject to the provisions of Section 16.22.060	3	5	3
Field crops, including hay, grain, seed, and turf crops	P	P	P
Livestock raising for food, fiber or animal production, including rabbits and other small animals under 100 per acre	P	P	P
Livestock raising involving hog farming or small animals over 100 per acre, subject to the provisions of Section 16.22.060	3	5	3
Nursery crops limited to open field grown ornamental plants, flowers and Christmas trees	P	P	P
Nursery crops, outdoor container grown, covering an area larger than 1 acre	5	5	5
Orchards, including fruit tree and nut crops	P	P	P
Poultry and other fowl raising, including egg production, under 100 birds per acre (see also "Barn" below)	P	P	P
Poultry and other fowl raising involving more than 100 birds per acre	P	5	P
Row crops, including fruit and vegetable raising	P	P	P
Agricultural Support and Related Facilities			
Aquaculture and Aquacultural Facilities	5	5	5
Barns, corrals, or pens used for animal husbandry, subject to the provisions of Section 16.22.060	3	3	3
Caretaker's quarters, permanent, subject to the provisions of Section 13.10.631	5	5	5
Commercial boarding of animals, subject to the provisions of Section 13.10.641(b)	P/5	P/5	P/5
Consumer harvesting, on site**	P	P	P
Dwelling unit, one detached single-family per parcel, subject to the provisions of Section 13.10.314			
Inside the Coastal Zone	5	3	5
Outside the Coastal Zone	3	3	3
Dwelling unit, one detached single-family for the owner, lessee or an employee of the owner or lessee of the land, not to exceed one dwelling unit for each forty acres of total site area, subject to the provisions of Section 13.10.314			
Inside the Coastal Zone	--	--	5
Outside the Coastal Zone	--	--	3
Dwelling unit, one detached single-family per parcel, 7,000 square feet or larger,, inclusive, of accessory structure(s) associated with the residential use. but specifically	5	5	5

Environmental Review Initial Study

ATTACHMENT 2, 2 of 6
 APPLICATION 05-0145

excluding barn or similar accessory structures subject to the provisions of Sections 13.10.314 and 13.10.325			
Dwelling units, accessory to the main dwelling used as agricultural caretakers' quarters subject to Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Dwelling units, dwelling groups subject to the provisions of Sections 13.10.313(f) and 13.10.314			
2--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Energy facilities, community, subject to the provisions of Section 13.10.661 and .700-E (definition)	5	5	5
Facilities for fish and wildlife enhancement and preservation	P	P	P
Farm worker housing subject to Section 13.10.631 (see Caretakers housing, mobile homes and travel trailers, farm worker quarters and camps)	3-7	3-7	3-7
Farm outbuildings and other agricultural accessory structures for storage or equipment with or without a single room containing lavatory facilities	3	3	3
Fences, subject to the provisions of Section 13.10.525	P/3/5	P/3/5	P/3/5
Fire protection facilities	--	5	--
Flood control works, including channel rectification and alteration; dams, canals and aqueducts of any public water project	5	5	5
Foster homes for 6 or fewer children, not including those of the proprietary family (see Section 13.10.700-F definition)	P	P	P
Foster homes for seven or more children, not including those of the proprietary family (see Section 13.10.700-F definition)	5	5	5
Fuel storage tanks and pumps	2	2	2
Greenhouse structures, as accessory structures, under 500 square feet in area	2	2	2
Greenhouse structures, outside the coastal zone, subject to the provisions of Section 13.10.636(a).			
500--20,000 square feet	3	4	3
over 20,000 square feet	4	4	4
Greenhouse structures soil dependent****, include the zone, subject to the provisions of Section 13.10.636(a) and 13.20.073.			
500--20,000 square feet	3	3	3
over 20,000 square feet	P/4	P/4	P/4

Environmental Review Initial Study
 ATTACHMENT 2, 3 of 6
 APPLICATION 05-0145

Greenhouses, improvements and expansions up to 10,000 square feet in area, inside the coastal zone, subject to the provisions of Sections 13.10.636(a) and 13.20.073	3	4	3
Greenhouses, all others in the coastal zone.			
up to 20,000 sq. ft.	P/5	P/5	P/5
greater than 20,000 sq. ft.	5	5	5
Greenhouse replacement, reconstruction or structural alteration, pursuant to Section 13.10.636(b) and (c)	3	3	3
Habitable accessory structure, 640 square feet or less subject to the provisions of Section 13.10.611	3	3	3
Habitable accessory structures greater than 640 feet, subject to the provisions of Section 13.10.611 (see farm outbuildings)	5	5	5
Non-habitable accessory structure when incidental to a residential use and not for agricultural purposes (subject to the provisions of Section 13.10.611 and 13.10.313(a)).			
Total area of 1,000 square feet or less	BP Only	BP Only	BP Only
Total area of more than 1,000 square feet	3	3	3
Home occupations subject to the provisions of Section 13.10.613	P	P	P
Kennels, commercial or private, for five or more dogs or cats over the age of four months subject to the provision of 13.10.323	5	5	5
Farm Worker camps subject to the provisions of Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Lumber Mills	--	5	--
Manufactured homes, as farm labor housing, subject to the provisions of Section 13.10.631			
1--4 Units	5	5	5
5--19 Units	6	6	6
20+ Units	7	7	7
Manufactured home, as a single-family dwelling unit, subject to the provisions of Section 13.10.682			
Inside the Coastal Zone	5	5	5
Outside the Coastal Zone	3	3	3
Manufactured homes, for temporary occupancy as a caretaker's or watchman's quarters subject to the provisions of Section 13.10.631	3	3	3
Mushroom farms and other agriculture within structures, subject to the provisions of Section 13.10.634			
Additions, 500-20,000 square feet	3	5	3
New development and additions over 20,000 square feet	5	5	5

Environmental Review Initial Study

ATTACHMENT 2, 4 of 6
APPLICATION 05-0145

Offices within existing structures operated in conjunction with an allowed use	2	2	2
Public utility facilities; energy facilities (see Section 13.10.700-E definition)	--	5	--
Publicly owned and operated sanitary landfill either by contract or by public forces, subject to the provisions of Section 13.10.639	7	7	7
Recreational activities: playfields not involving permanent structures or paving. Within the coastal zone allow this use only in the A (Non-commercial Agriculture) zone district.	5	5	5
Recycled municipal wastewater (i.e., tertiary treatment) facilities for the production of recycled water solely for agricultural irrigation use, subject to the provisions of Section 13.10.635	7	7	7
Reservoirs or ponds	3	3	3
Second Units, outside the Coastal Zone, subject to the provisions of Section 13.10.681	4	4	--
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 and that are located outside the Coastal Zone	--	4	--
Signs in conjunction with principal permitted uses as described in Section 13.10.580(a) and (b)	P	P	P
Signs in conjunction with non-principal permitted uses as described in Section 13.10.580(c) and (d)	2	2	2
Stands for the display and sale of agricultural commodities produced on site**	2	2	2
Veterinary offices and animal hospitals subject to the provisions of Section 13.10.642	5	5	5
Visitor Accommodations, such as: Bed and breakfast inns (subject to Section 13.10.691)	--	5	--
Water pollution control facilities for agricultural purposes constructed to comply with waste discharge requirements or other orders of the Regional Water Quality Control Board, or erosion control facilities constructed to comply with County ordinances	3	3	3
Water wells, storage tanks and distribution lines, well covers and small pump houses utilized strictly for on-site agriculturally related activities	1***	1***	1***
Wineries under 1,000 gallons annual production as a home occupation, subject to the provisions of Section 13.10.637	P		P
Wineries, subject to the provisions of Section 13.10.637			
Under 1,000 gallons and not a home occupation	3	3	3
Over 1,000 gallons and under 20,000 gallons annual production:			
On parcels under 2.5 acres in size	3	5	3
On parcels 2.5 acres or larger	3	3	3
Over 20,000 gallons and under 50,000 gallons annual			

ATTACHMENT 2

production:			
On parcels under 10 acres in size	5	5	5
On parcels 10 acres or larger	3	3	3
Over 50,000 gallons and under 100,000 gallons annual production and on any size parcel	5	5	5
Over 100,000 gallons annual production on any size parcel	6	6	6
Wireless Communication Facilities, subject to Section 13.10.660 through 13.10.668, inclusive	5	5	5
Zoos and natural science museums	--	5	--

(Ord. 1283, 1/2/68; Ord. 1703, 5/18/72; Ord. 1806, 12/12/72; Ord. 2769, 9/11/79; Ord. 2622, 1/23/79; Ord. 2771) 9/11/79; Ord. 3015, 12/2/80; Ord. 3632, 3/26/85; Ord. 4346, 12/13/94; Ord. 4406, 2/27/96; Ord. 4416, 6/11/96; Ord. 4471, 9/9/97; Ord. 4715 § I, 4/29/03; Ord. 4738 § 1, 9/23/03; Ord. 4744 § 1, 11/18/03; Ord. 4751 § 4, 11/25/03; Ord. 4770 § 1, 8/10/04)

Environmental Review Initial Study
 ATTACHMENT 2, 6 of 6
 APPLICATION 05-0145

Proposed County Code Amendment Adding a New Section 13.10.635

Added language shown in highlight

CHAPTER 13.10 – ZONING REGULATIONS

PART VI. REGULATION OF SPECIAL USES

Article 111. Agricultural Uses

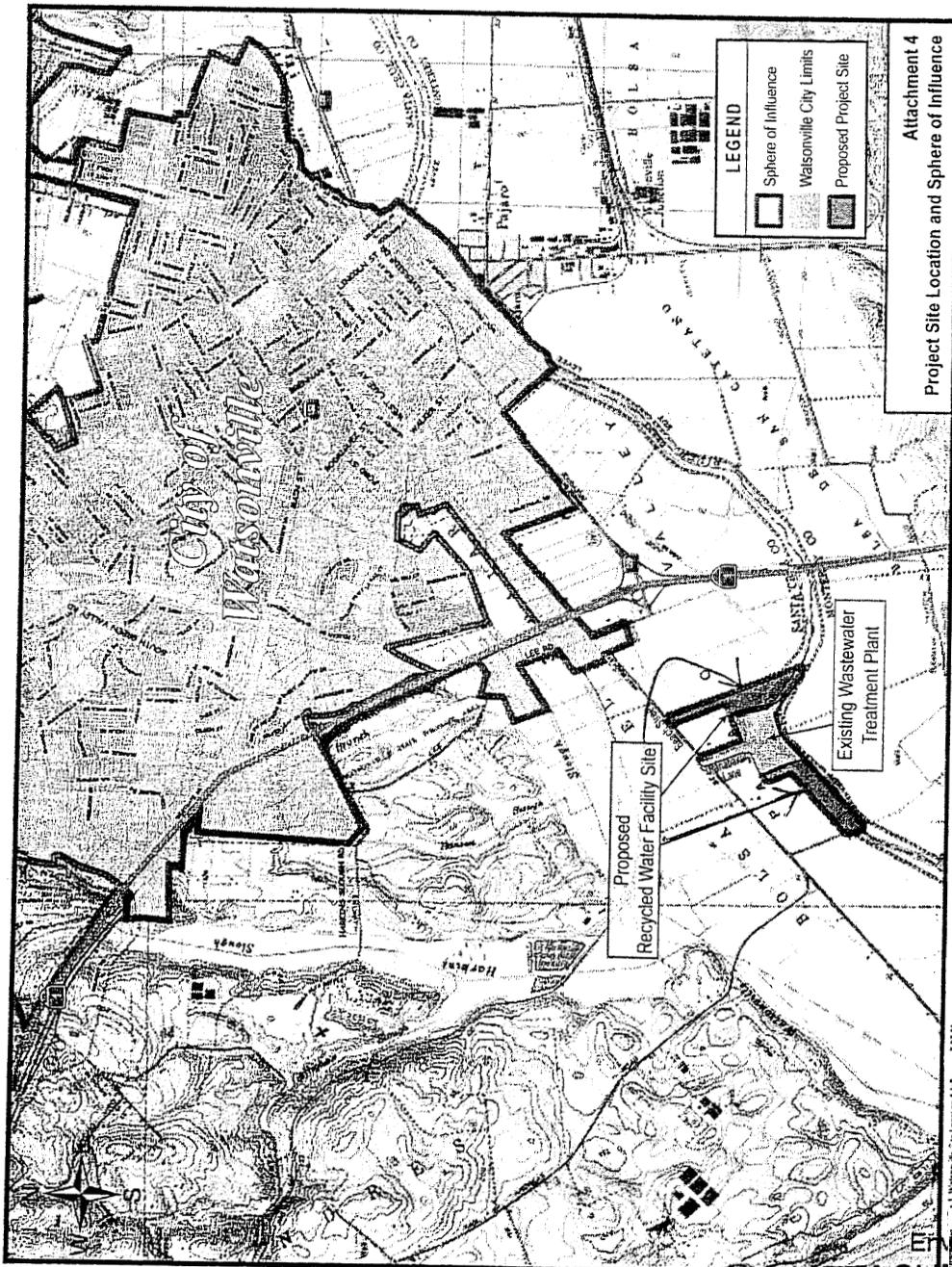
Section 13.10.635 – Recycled water facilities for the production of recycled municipal wastewater for agricultural irrigation use.

Construction and operation of recycled water (i.e., tertiary treatment) facilities on land zoned CA, A or AP shall be allowed, subject to the following regulations:

- a. Such facilities shall be located adjacent to or in the immediate proximity of an existing publicly owned and operated municipal wastewater treatment plant.
- b. Such facilities shall be intended and used for the sole purpose of producing recycled municipal wastewater to be used for agricultural irrigation.
- c. Minimal conflicts with adjacent commercial agricultural activities shall result from the wastewater recycling facility use, either during its operation or after closure.
- d. The maximum amount possible of cultivated agricultural land shall be maintained in production.

Environmental Review Initial Study

ATTACHMENT 3
APPLICATION 05-0145



Attachment 4
Project Site Location and Sphere of Influence

Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 05-0145