



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

May 27, 2008

AGENDA DATE: June 11, 2008

ITEM #: 10

TIME: After 9 AM

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

Subject: General Plan and County Code Amendments to Reduce the Required Minimum Parcel Size for Specified Parcels in County Designated Seismic Review Zones

Planning Commissioners:

On September 11, 2007, the Board of Supervisors directed the Planning Department to process a General Plan/Local Coastal Program (LCP) Amendment to adopt General Plan and County Code Amendments to reduce the required minimum parcel size for parcels meeting specified criteria in County designated Seismic Review Zones, from a 20-acre minimum to a 10-acre minimum (see Exhibit B – Board of Supervisors letter of Sept. 11, 2007). This staff report presents these proposed amendments for your Commission's review and consideration of a recommendation for Board of Supervisors action.

Background

To reduce the hazards to people and property from ground shaking and rupture during earthquakes, hazards which are generally greatest in the immediate vicinity of the surface traces of the earthquake fault that has ruptured, it is County policy to minimize the density of residential development in the areas directly above and adjacent to known active earthquake fault traces. As per General Plan Policy 6.1.12 ("Minimum Parcel Size in Fault Zones"), the County currently enforces a 20-acre minimum parcel size in all Seismic Review Zones in the County. These Seismic Review Zones consist of the State Alquist-Priolo Act-designated fault zones, which encompass a strip approximately one quarter mile-wide on either side of major fault traces (e.g., the San Andreas Fault), plus County-designated fault zones that encompass a similar-width strip along less major fault traces (e.g., the Zayante Fault complex).

In Spring 2006, a minor land division application was received from the owners of an approximately 20-acre parcel in Corralitos (APN 107-461-25), proposing to split the parcel into two 10-acre parcels. However, the problem with this proposal was that the entirety of

both original parcels lie within a designated County designated Seismic Review Zone, in which there is a 20-acre minimum lot size.

Informed of the minimum parcel size restriction that would prevent them from dividing their parcel, the applicant appealed to Supervisor Pirie's office, making the argument that it is unfair to penalize them by denying their lot split proposal when there are many adjacent parcels, also within the County designated Seismic Review Zone, that are as small as one-acre in size or less. Convinced by this argument, and the fact that the subject parcel is in a County (not State) designated fault zone, Supervisor Pirie recommended to her colleagues on the Board of Supervisors that a reduction in the minimum parcel size from 20 to 10 acres in County (but not State) designated Seismic Review Zones, in limited circumstances, would be warranted (see Exhibit B – Board of Supervisors letter of Sept. 11, 2007). Such a policy change would allow the initial lot split (from one 20-acre parcel into two 10-acre ones) to go forward.

Proposed Amendments

The proposed General Plan amendments would be made to Policy 6.1.12 ("Minimum Parcel Size in Fault Zones") and General Plan Figure 2.2 ("Special Land Division and Density Requirements") (see Attachments A-1 and A-2 of Exhibit A), with a corresponding amendment to County Code Section 16.10.080 [a][2] ("Project Density Limitations in Fault Zones") (see Attachment A-3 of Exhibit A). These changes would reduce the required minimum parcel size, from 20-acres to 10-acres, for parcels in the portions of the County designated Seismic Review Zones that are not part of a State Alquist-Priolo Earthquake Fault Zone, where the 20-acre minimum parcel size would remain in place. This proposed reduction in minimum parcel size would only apply outside the Coastal Zone and outside the Urban and Rural Services Lines, and only if 25% or more of the perimeter of the original parcel is bounded by parcels 1-acre or less in size.

Land Use/Density and Earthquake Safety Impacts

While the proposed project consists of a countywide policy which could make it easier to subdivide certain parcels in County designated Seismic Review Zones, after analyzing its possible impact staff has concluded that it would affect only 2 existing parcels (i.e., the subject parcel APN 107-461-25, plus one other parcel in the Boulder Creek area APN 083-251-12), allowing them to be subdivided into no more than 3 new additional parcels more than can be created under current policy (i.e., the 2 affected parcels could become a total of 5 parcels after the newly allowed land divisions). This analysis is detailed in the attached Initial Study (Exhibit C).

This proposed reduction in the minimum allowed parcel size would apply to County designated Seismic Review zones only, which include land on either side of minor fault traces only (e.g., the Zayante Fault), and not the State designated (Alquist-Priolo) fault zones, which include land on either side of major faults (e.g., the San Andreas Fault). This means that the area affected by this policy change would be far less likely to experience severe shaking from earthquakes, because the faults underlying them are far less active and far less capable of generating large earthquakes. The proposed policy change is based

on the assumption that it does not make sense to restrict density in these County designated Seismic Review Zones to the same extent that densities should be restricted in the far more hazardous State designated fault zones, particularly when the sites are located in areas that are already relatively densely developed.

Environmental Review

The proposed General Plan and County Code amendments have undergone environmental review and have been found to have no significant negative environmental impacts, including no significant growth-inducing impacts. Staff has prepared a CEQA Initial Study (Exhibit C), which has undergone its 28-day review period, and a CEQA Negative Declaration has been proposed for your consideration of a recommendation for Board of Supervisors action.

Conclusion and Recommendation

The major earthquake faults that underlie the State-designated earthquake faults zones (under the Alquist-Priolo Act) within the County, such as the San Andreas Fault, are far more active and dangerous than the minor faults that underlie the County-designated earthquake fault zones (e.g., the Zayante Fault). It is therefore reasonable to assume that the potential hazards to residents and properties located within County-designated fault zones (Seismic Review Zones) are less significant than the hazards to residents and properties located in State-designated fault zones. Yet County regulations stipulate that both County and State faults zones have the same density restrictions (i.e., a 20-acre minimum parcel size).

To address this discrepancy, the Board of Supervisors directed that a change in County policy be considered to reduce the minimum lot size in County-designated Seismic Review Zones, under limited circumstances, to a 10-acre minimum. Under these limited circumstances, the minimum parcel size reduction would only be allowed outside the Urban Service Area, outside the Coastal Zone, and in situations where the parcel to be divided is substantially surrounded by lots of 1 acre or less in size (i.e., making up at least 25% of the perimeter of the subject parcel).

Staff is generally not supportive of these types of policy changes, as such an approach, if used on a regular basis, could serve to undermine the effectiveness of critical resource protection or hazard avoidance policies. However, in this case, since staff estimates that there are only 2 parcels that would be affected by this policy change as proposed, and that no more than 3 new parcels could conceivably be created than could be under the current rules, we recommend approval. Since the Initial Study for this project determined that there would be no significant environmental effects from the proposed policy change, a CEQA Negative Declaration has been prepared.

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

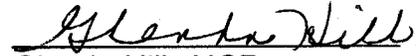
1. Conduct a Public Hearing;

2. Adopt the attached Resolution recommending Board of Supervisors approval of the proposed General Plan and County Code amendments to reduce the minimum parcel size in County designated Seismic Review Zones from 20-acres to 10-acres, in limited circumstances, and recommending Board of Supervisors certification of the proposed CEQA Negative Declaration (Exhibit A); and
3. Direct the Planning Department to forward the proposed General Plan and County Code amendments and CEQA Negative Declaration 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 Recommending Board Adoption of Proposed General Plan and County Code Amendments, and Board Certification of CEQA Negative Declaration

Attachments to Exhibit A:

A-1: Proposed Amendment to General Plan Policy 6.1.12 ("Minimum Parcel Size in Fault Zones")
A-2: Proposed Amendment to General Plan Figure 2.2 ("Special Land Division and Density Requirements")

A-3: Proposed Amendment to County Code Section 16.10.080 [a][2] ("Project Density Limitations in Fault Zones")
- B. Letter of September 6, 2007 (for September 11, 2006 agenda) from Supervisor Pirie to Board of Supervisors
- C. CEQA Initial Study
- D. Map of County and State Seismic Review Zones

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 AND COUNTY CODE AMENDMENTS TO REDUCE THE
REQUIRED MINIMUM PARCEL SIZE FOR SPECIFIED PARCELS IN COUNTY
DESIGNATED SEISMIC REVIEW ZONES**

WHEREAS, to reduce the hazards to people and property from ground shaking during earthquakes, hazards which are generally greatest in the immediate vicinity of the surface traces of the earthquake fault that has ruptured, it is County policy to minimize the density of residential development in the areas directly above and adjacent to known active earthquake fault traces; and

WHEREAS, General Plan Policy 6.1.12 ("Minimum Parcel Size in Fault Zones") currently requires a 20-acre minimum parcel size in all Seismic Review Zones in the County; and

WHEREAS, these Seismic Review Zones consist of the State Alquist-Priolo Act-designated fault zones, which encompass a strip approximately one quarter mile-wide on either side of major fault traces (e.g., the San Andreas Fault), plus County-designated fault zones that encompass a similar-width strip along relatively minor fault traces (e.g., the Zayante Fault complex); and

WHEREAS, it can be reasonably assumed that there is a substantially greater risk of hazard in State designated fault zones, which straddle very active and dangerous major faults such as the San Andreas Fault, than there would be in County designated fault zones, which straddle relatively less active and dangerous minor faults such as the Zayante Fault; and

WHEREAS, on September 11, 2007, the Santa Cruz County Board of Supervisors determined, based on the foregoing rationale, that it should be acceptable to relax the density restrictions in County designated Seismic Review Zones (i.e., not State designated fault zones), from a 20-acre minimum parcel size to a 10-acre minimum parcel size, under limited circumstances; and

WHEREAS, on September 11, 2007, the Board of Supervisors directed that amendments be made to General Policy 6.1.12 ("Minimum Parcel Size in Fault Zones") and General Plan Figure 2.2 ("Special Land Division and Density Requirements"), with a corresponding amendment to County Code Section 16.10.080 [a][2] ("Project Density Limitations in Fault Zones"), to allow parcels in County designated fault zones to subdivide into parcels as small as 10-acres in size if they are outside the Urban Services Line and outside the Coastal Zone, and in an area that already has a significant number of smaller parcels, such that 25% or more of the perimeter of the original parcel is bounded by parcels of 1-acre or less in size; and

WHEREAS, Planning Department staff has determined that, due to the aforementioned limited allowable circumstances, this policy change will only affect two existing parcels Countywide, allowing them to be subdivided into a total of three new parcels that would not have been allowed under the current rules (i.e., for a total of 5 parcels overall where there are currently only 2); and

WHEREAS, the proposed General Plan and County Code amendments have undergone environmental review and have been found to have no significant negative environmental impacts, including no significant growth-inducing impacts; and

WHEREAS, Planning Department staff has prepared a CEQA Negative Declaration for the proposed General Plan and County Code amendments.

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

1. Approve the proposed General Plan and County Code amendments to reduce the minimum parcel size in County designated Seismic Review Zones from 20-acres to 10-acres, in limited circumstances; and
2. Certify the proposed CEQA Negative Declaration based upon the Initial Study for this project that concludes that the proposed General Plan and County Code amendments will not have a significant impact on the environment.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 11th day of June 2008, by the following vote:

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

EXHIBIT A

ATTEST: _____
Secretary

Chairperson

APPROVED AS TO FORM: 
County Counsel

Attachments:

- A-1: Proposed Amendment to General Plan Policy 6.1.12 ("Minimum Parcel Size in Fault Zones")
- A-2: Proposed Amendment to General Plan Figure 2.2 ("Special Land Division and Density Requirements")
- A-3: Proposed Amendment to County Code Section 16.10.080 [a][2] ("Project Density Limitations in Fault Zones")

EXHIBIT A

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

6.1.12 Minimum Parcel Size in Fault Zones

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

EXHIBIT A
ATTACHMENT A-1

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

2.3.2 Special Land Division and Density Requirements

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

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

*Denoted policies which only apply inside the Coastal Zone

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

EXHIBIT A
ATTACHMENT A-2

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

16.10.080 Project density limitations.

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

(a) Fault Zones.

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

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

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

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

EXHIBIT A
ATTACHMENT A-3



County of Santa Cruz

BOARD OF SUPERVISORS

701 OCEAN STREET, SUITE 500, SANTA CRUZ, CA 95060-4069
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JANET K. BEAUTZ
FIRST DISTRICT

ELLEN PIRIE
SECOND DISTRICT

NEAL COONERTY
THIRD DISTRICT

TONY CAMPOS
FOURTH DISTRICT

MARK W. STONE
FIFTH DISTRICT

AGENDA: 9/11/07

September 6, 2007

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Members of the Board:

The County has been a leader over the decades both in adopting land use regulations that ensure strong environmental protection and in considering natural hazards when considering development proposals. As a result, densities in potentially hazardous areas have generally been kept very low. The purpose of this letter is to bring to the Board's attention a situation where the application of these rules has led, from my perspective, to an unintended and unfair outcome.

While prior policies served to discourage land divisions on lands within the various fault zones that traverse the County, in 1994, as part of the General Plan Update, the Board established a minimum parcel size of 20 acres in fault zones. As a result, land divisions in these areas require a minimum of 40 acres to qualify for consideration.

While that policy served to reinforce the overall goal of minimizing densities in the various fault zones, it unfortunately did not take into account two critical factors. First, the policy treated State-designated fault zones and locally-designated fault zones (County fault zones) the same, not recognizing that the State's mapping program, in contrast to locally-designated fault zones, focused on the most hazardous areas. County-designated fault zones are not as well documented as State-designated fault zones. Their history and likelihood of future ruptures are unclear. The County designated these fault zones in the 1976 General Plan, prior to the State designation of fault zones in Santa Cruz County. These areas did not meet the State criteria for designation as a fault zone and have never been updated.

EXHIBIT B
28.1

Second, the policy restricting land divisions to parcels of 40 acres or more also did not take into account the context of the property in terms of surrounding parcel sizes. While such comparisons are typically not relevant, in cases where surrounding land uses are typically one acre parcels, it becomes hard to defend such rigorous standards.

A land use situation has come to my attention that involves a parcel of 20 plus acres that is located within a County Fault Zone in the Corralitos area. In this particular case, site studies have shown that no fault traces exist on the site. Many of the surrounding parcels are also within the County Fault Zone but are considerably smaller in size. The property owner with more than 20 acres is prohibited from any land division whatsoever, even though his neighbors with identically zoned property have built homes on one acre parcels. If the 20 acre parcel were not in a County Fault Zone, application of the County's other strict land use standards would allow it to be divided into two parcels of 10 acres each. Such an unequal use of property might be justifiable if there were a high likelihood that the County's ordinance was going to protect lives and properties. Unfortunately, that does not seem to be the case.

I have discussed this issue with the Planning Director who has evaluated a number of approaches for addressing my concern. Based on those discussions, I am suggesting that the County pursue a General Plan amendment to current policy 6.1.12, to Figure 2-2 in policy 2.3.2, and to County Code Section 16.10.080(a) (2)(ii) (attached) to address this issue. These amendments would allow Planning to continue to apply the 20 acre minimum to land divisions within all fault zones in the county, with the exception that land divisions outside the Coastal Zone but within County-designated fault zones could be allowed to a 10 acre minimum if the subject parcel is at least 20 acres in size and at least 25% of the property's perimeter is bordered by lots that are one acre in size or smaller. My understanding is that such a rule could allow lot splits on no more than six parcels countywide, resulting in the potential for no more than nine to eleven new lots that otherwise would not have been possible.

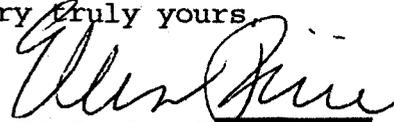
Therefore, I recommend that the Board direct the Planning Department to process such a General Plan and County Code amendment for our future consideration, after completion of

EXHIBIT B

BOARD OF SUPERVISORS
September 6, 2007
Page 3

environmental review and consideration by the Planning
Commission.

Very truly yours,



ELLEN PIRIE, [REDACTED]
Second District

[REDACTED]
Attachments

cc: Planning Director

3137B2

EXHIBIT B

6.1.6 Siting of New Reservoirs

(LCP) Require a full engineering geologic investigation prior to the construction of new reservoirs, and if an unmitigable hazard exists, relocation of the reservoir.

6.1.7 Dam Safety Act

(LCP) New dams shall be constructed according to high seismic design standards of the Dam Safety Act and as specified by structural engineering studies. Smaller reservoirs will be reviewed for potential seismic hazards as a part of the environmental review process.

6.1.8 Design Standards for New Public Facilities

(LCP) Require all new public facilities and critical structures to be designed to withstand the expected ground shaking during the design earthquake on the San Andreas Fault.

6.1.9 Recordation of Geologic Hazards

(LCP) Require the owner of a parcel in an area of potential geologic hazards to record, with the County Recorder, a Notice of Hazards and the level of geologic and/or geotechnical investigation conducted as a condition of development approval.

6.1.10 Density Recommendations for Proposed Development

(LCP) Approve the final density of a development proposal only if it is consistent with the recommendations of the technical reports. Deny the location of the proposed development if it is found that the hazards on the site cannot be mitigated to within acceptable risk levels.

6.1.11 Setbacks from Faults

(LCP) Exclude from density calculations for land divisions, land within 50 feet of the edge of the area of fault induced offset and distortion of an active or potentially active fault trace. In addition, all new habitable structures on existing lots of record shall be set back a minimum of fifty (50) feet from the edge of the area of fault induced offset and distortion of an active or potentially active fault trace. This setback may be reduced to a minimum of twenty-five (25) feet based upon paleoseismic studies that include observation trenches. Reduction of the setback may only occur when both the consulting engineering geologist preparing the study and the County Geologist observe the trench and concur that the reduction is appropriate. Critical structures and facilities shall be set back a minimum of one hundred (100) feet from the edge of the area of fault induced offset and distortion of an active or potentially active fault traces.

(Revised by Res. 81-99)

*** 6.1.12 Minimum Parcel Size in Fault Zones**

(LCP) Outside the Urban Services Line and Rural Services Line, require a minimum parcel of 20 gross acres for the creation of new parcels within state and County designated seismic review zones if proposed building sites lie within the fault zone. Inside the Urban Services Line and Rural Services Line, allow density

EXHIBIT B

consistent with the General Plan and LCP Land Use designation if all structures are to be set back at least 50 feet from fault traces and meet all other conditions of technical reports.

Programs

- a. Periodically update seismic design criteria and the Grading ordinance with the advice of qualified professionals as information becomes available in order to aid buildings and homeowners in constructing safe structures.
(Responsibility: Planning Department)
- b. Continue to evaluate existing public facilities to determine whether they can maintain structural integrity during the design earthquake. (Responsibility: Public Works, Board of Supervisors, California Department of Forestry)
- c. Investigate the feasibility of requiring all new structures within fault zones and in areas subject to high or very high liquefaction potential, to be constructed to withstand ground shaking generated up to the design earthquake on the San Andreas fault. (Responsibility: Planning Department, Board of Supervisors)
- d. Identify critical structures that were constructed prior to the adoption of current Uniform Building Code earthquake design requirements, and strengthen them structurally if possible or phase out their use.
(Responsibility: County Office of Emergency Services, Public Works, Board of Supervisors, State of California)
- e. Target the following structures to meet UBC Zone 4 seismic safety standards:
 - (1) Buildings constructed prior to 1955;
 - (2) Critical facilities:
 - . Essential facilities: buildings whose use is necessary during an emergency;
 - . Buildings whose occupancy is involuntary;
 - . High occupancy buildings.(Responsibility: Planning Department, Public Works, Board of Supervisors, State of California)
- f. Support seismic retrofit programs for residential properties. (Responsibility: Planning Department, Santa Cruz County Housing Authority, Board of Supervisors)
- g. Comprehensively map the Geologic Hazard Combining Zone District to include areas having a high, moderate or uncertain surface rupture potential in order to place all existing regulations into one concise ordinance, and to notify future buyers of these policies as they pertain to individual parcels.

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- (f) Erosion: The evaluation of erosion potential is based on the degree of erodability associated with various surface and bedrock formations and slope criteria. Erosion hazard may increase dramatically with increases in slope, and also varies according to rock type. By limiting the degree of land disturbance in highly erodible areas, erosion related adverse impacts can be controlled.
- (g) Seismic Activity: Evaluation of seismic hazards weighs the relative risks from actual surface rupture, ground shaking and liquefaction during seismic events. A major seismic event in Santa Cruz County (Loma Prieta Earthquake, 1989) resulted in extensive damage to structures and loss of life. The density of development in areas of high seismic activity can be correlated to the amount of damage to property and personal injury. Matrix values are derived from data gathered by the United States Geological Survey (USGS) based on past activity, and depend on the activity of the fault zone and the mapped potential for liquefaction and ground shaking.
- (h) Landslides: The matrix ratings regarding landslides are developed from detailed research done by the United States Geological Survey, and from a statistical analysis of known slope failures in the Santa Cruz mountains. Ratings reflect a combination of geologic bedrock types and slope.
- (i) Fire Hazards: Due to the relative importance of fire safety considerations, this factor shall be weighted more heavily than other concerns. Criteria for response times, secondary access roads, dead-end roads and road design standards are presented as part of the County's Fire Safety policies, and are included in this rating along with the location of the project relative to Critical Fire Hazard Areas. Critical Fire Hazard Areas are those locations in which a fire could, under certain conditions, spread uncontrollably.

2.3.2 Special Land Division and Density Requirements

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

EXHIBIT B

**Figure 2-2 (Page 1 of 2)
Special Land Division and Density Requirements (3)**

Type of Resource	Land Division Requirements (Minimum average area required PER PARCEL)(2)	Density Requirements (Minimum average site area required PER RESIDENTIAL UNIT)(3)
AGRICULTURAL LANDS (Section 5.13): Type 1 Commercial Agricultural land Type 2 Commercial Agricultural land *Type 3 Commercial Agricultural land	(only under special conditions) 10 arable acres 20 arable acres 20 arable acres	1 unit per parcel 1 unit per parcel 1 unit per parcel
NON-COMMERCIAL AGRICULTURAL LANDS (Section 5.14) Land designated Agricultural on land use maps, not designated as Agricultural Resource land	10-40 net developable acres, or 2 ½ -20 acres net developable acres with Special Findings; based on Rural Density Matrix	10-40 net developable acres, or 2 ½ -20 acres net developable acres with Special Findings; based on Rural Density Matrix
SPECIAL FORESTS (SECTION 5.1)	No division of mapped special forest habitat.	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
*MAPPED GRASSLANDS in the Coastal Zone (Sections 5.1 and 5.10)	No division of mapped grassland habitat.	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
MINERAL RESOURCE LANDS (Section 5.16)	40 gross acres	40 gross acres
TIMBER RESOURCE LANDS (Section 5.12): *Land with Timber Production Zone District inside the Coastal Zone Land with Timber Production Zone District outside the Coastal Zone Parcels over 20 acres in size in designated timber resource areas, not zoned Timber Production	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved 40 gross acres, or 10 gross acres if clustered and a joint Timber Management Plan has been approved Same requirements as Timber Production zoned lands if found to have equivalent resources	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved 40 gross acres, or 10 gross acres if clustered and a joint Timber Management Plan has been approved Same requirements as Timber Production zoned lands if found to have equivalent resources
WATERSHEDS (Section 5.5) Water supply watersheds in the Coastal Zone Water supply watersheds outside Coastal Zone (except San Lorenzo River Watershed and under other circumstances) Least disturbed watersheds Proposed reservoir protection areas	20 gross acres 10 gross acres 40 gross acres No division of parcel	20 gross acres 10 gross acres 40 gross acres 1 unit per parcel
GROUNDWATER RECHARGE AREA (Section 5.8)	10 gross acres	10 gross acres

*Denoted policies which only apply inside the Coastal Zone

EXHIBIT B

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

Figure 2-2 (Page 2 of 2)
Special Land Division and Density Requirements (1)

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

*Denoted policies which only apply inside the Coastal Zone

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

2.3.3 Averaging Parcel Sizes for Rural Land Divisions

(LCP) Allow averaging of required minimum parcel sizes for new rural land divisions only under the following conditions

- (a) the development envelopes shall be clustered as appropriate to minimize grading, impervious surfaces, and overall site disturbance;
- (b) the maximum number of new parcels resulting from a land division shall not exceed the total number of parcels otherwise allowable without averaging, based on consistency with

EXHIBIT B

f6.10.080 Project density limitations.

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

(a) Fault Zones.

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

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

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

(ii) Outside of the Urban Services Line and the Rural Services Line, a twenty gross acre minimum parcel size shall be required.

(b) Landslides and Steep Slopes. The portion of a property with slopes over 30 percent in urban areas and 50 percent in rural areas, and the portion of a property within recent or active landslides, shall be excluded from density calculations. Landslide areas determined by a geologic report to be stable and suitable for development shall be granted full density credit.

(c) Floodways. The portion of a parcel within the one-hundred year floodway shall be excluded from any density calculations.

(d) Floodplains. The portion of a property within the one-hundred year floodplain shall be excluded from density calculations.

(e) Coastal Hazards. The portions of a property subject to coastal inundation, as determined by a geologic hazards assessment, geologic report, or adopted Flood Insurance Rate Map (FIRM), shall be excluded from density calculations. (Ord. 3340, 11/23/82; 3598, 11/6/84; 3808, 4/15/86; 4518-C, 3/8/99)

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EXHIBIT B



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz, Planning Department

APPLICATION NO.: N/A (Gen. Amend-Policy-6.1.12&Fig2.2 & Co. Code Sec.16.10.080-a-2)

APN: Countywide

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

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

_____ Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **May 19, 2008**

Frank Barron
Staff Planner

Phone: 454-2530

Date: April 22, 2008

EXHIBIT C



Environmental Review Initial Study

Application Number: N/A

Date: April 14, 2008
Staff Planner: Frank Barron, Policy Section

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN: N/A

OWNER: N/A

SUPERVISORAL DISTRICT: Countywide

LOCATION: Countywide

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

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

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

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

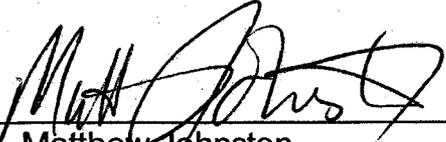
ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.


Matthew Johnston

4/24/08
Date

For: Claudia Slater
Environmental Coordinator

EXHIBIT C

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

EXISTING SITE CONDITIONS

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

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

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

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

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

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

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply:

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

Water Supply Watershed:

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

Groundwater Recharge:

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

Timber or Mineral:

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

Agricultural Resource:

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

Biologically Sensitive Habitat:

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

Liquefaction:

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

Fault Zone:

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

Scenic Corridor:

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

Historic:

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

Archaeology:

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

Noise Constraint:

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

EXHIBIT C

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

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

Floodplain:

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

Erosion:

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

Landslide:

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

Electric Power Lines:

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

Solar Access:

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

Solar Orientation:

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

Hazardous Materials:

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

SERVICES

Fire Protection:

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

School District

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

Sewage Disposal:

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

Drainage District:

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

Project Access:

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

Water Supply:

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

PLANNING POLICIES

Zone District:

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

Special Designation:

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

General Plan:

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

Urban Services Line:

___ Inside X Outside (both parcels)

Coastal Zone:

___ Inside X Outside (both parcels)

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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splits to parcels 40-acres or more in size (i.e. resulting in multiple parcels of a 20-acre minimum each). In such areas it is reasonable to allow newly created parcels that are smaller than the current 20-acre minimum.

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

EXHIBIT C

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:
 - A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

_____ **X** _____

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

- B. Seismic ground shaking?

_____ **X** _____

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

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

_____ **X** _____

See A.1.B.

- D. Landslides?

_____ **X** _____

See A.1.B.

EXHIBIT C

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

_____ X _____

See A.1.B.

3. Develop land with a slope exceeding 30%?

_____ X _____

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

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

_____ X _____

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

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

_____ X _____

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

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

_____ X _____

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?

_____	_____	_____X_____	_____
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See B.8.

10. Otherwise substantially degrade water supply or quality?

_____	_____	_____X_____	_____
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See B.7 & B.8.

C. Biological Resources

Does the project have the potential to:

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

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

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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sensitive species habitat, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional sensitive habitat or species impacts. Land divisions resulting from this policy change would be subject to the County's Sensitive Habitat Ordinance and additional CEQA review, including meeting any identified mitigations.

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

_____ X _____

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

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

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

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

_____ X _____

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

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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

_____ X _____

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

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

_____ X _____

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

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?

_____ X _____

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

EXHIBIT C

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? _____ X _____

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

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? _____ X _____

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

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

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

E. Visual Resources and Aesthetics

Does the project have the potential to:

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

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

EXHIBIT C

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____ X _____

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

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

_____ X _____

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

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

_____ X _____

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

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

_____ X _____

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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resource protection, and all future development would be subject to these regulations, thus the project would result in only minimal, if any, additional impacts to unique geological or physical features.

F. Cultural Resources

Does the project have the potential to:

- | | | | | |
|--|-------|-------|-------|----------------------|
| 1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5? | _____ | _____ | _____ | _____ X _____ |
|--|-------|-------|-------|----------------------|

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

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

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

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

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

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

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

EXHIBIT C

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

5. Create a potential fire hazard? _____ **X** _____

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

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

The proposed project will not result in the any release of bio-engineered organisms or chemicals into the air.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? _____ **X** _____

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

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

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

EXHIBIT C

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

_____ X _____

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

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

_____ X _____

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

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

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

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

_____ X _____

See I.1

EXHIBIT C

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

K. Public Services and Utilities

Does the project have the potential to:

1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection? _____ **X** _____

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

b. Police protection? _____ **X** _____

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

c. Schools? _____ **X** _____

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

d. Parks or other recreational activities? _____ **X** _____

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

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

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

_____ **X** _____

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

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____ **X** _____

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

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____ **X** _____

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

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

_____ **X** _____

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____ X _____

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

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

_____ X _____

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

EXHIBIT C

M. Non-Local Approvals

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

Yes _____ No X

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes _____ No X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____ No X

EXHIBIT C

TECHNICAL REVIEW CHECKLIST

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

Attachments:

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

Other Documents Used in Preparation of this Initial Study:

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

EXHIBIT C

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

6.1.12 Minimum Parcel Size in Fault Zones

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

Environmental Review Initial Study

ATTACHMENT to Part 2

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

EXHIBIT C

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

2.3.2 Special Land Division and Density Requirements

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

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

*Denoted policies which only apply inside the Coastal Zone

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

EXHIBIT C

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

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

16.10.080 Project density limitations.

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

(a) Fault Zones.

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

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

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

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

Environmental Review Initial Study

ATTACHMENT
APPLICATION

2
~~Gen. Amend Policy-6.617 &~~
Fig 2.2 & Co. Code Sec. 16.10.080-a-2)

EXHIBIT C

APN	Total ACRES	% Inside CFZ		Acres in CFZ	Developable Acreage	Estimated Developable Acreage in CFZ	Possible New Lots		Possible Additional Lots Under New Rule	% of Perimeter Consisting of Lots <1 ac.	ZONING	GP LU DESCRIPTION
		100%	100%				Under Exist. Regs.	Under New Rule				
083-251-12	50.14	100%	100%	50.14	44.76	44.76	2	2	2	48%	TP	RURAL RESIDENTIAL, MOUNTAIN RESIDENTIAL
107-461-25	20.29	100%	100%	20.29	19.95	19.95	0	1	1	28%	RA	RURAL RESIDENTIAL
									3			

Environmental Review Initial Study
ATTACHMENT 3
APPLICATION N/A (Gen. Amend. Policy-6.1.12 & Fig 2.2 & Co. Code Sec 16.10.080-a-2)
EXHIBIT C

Seismic Review Zones

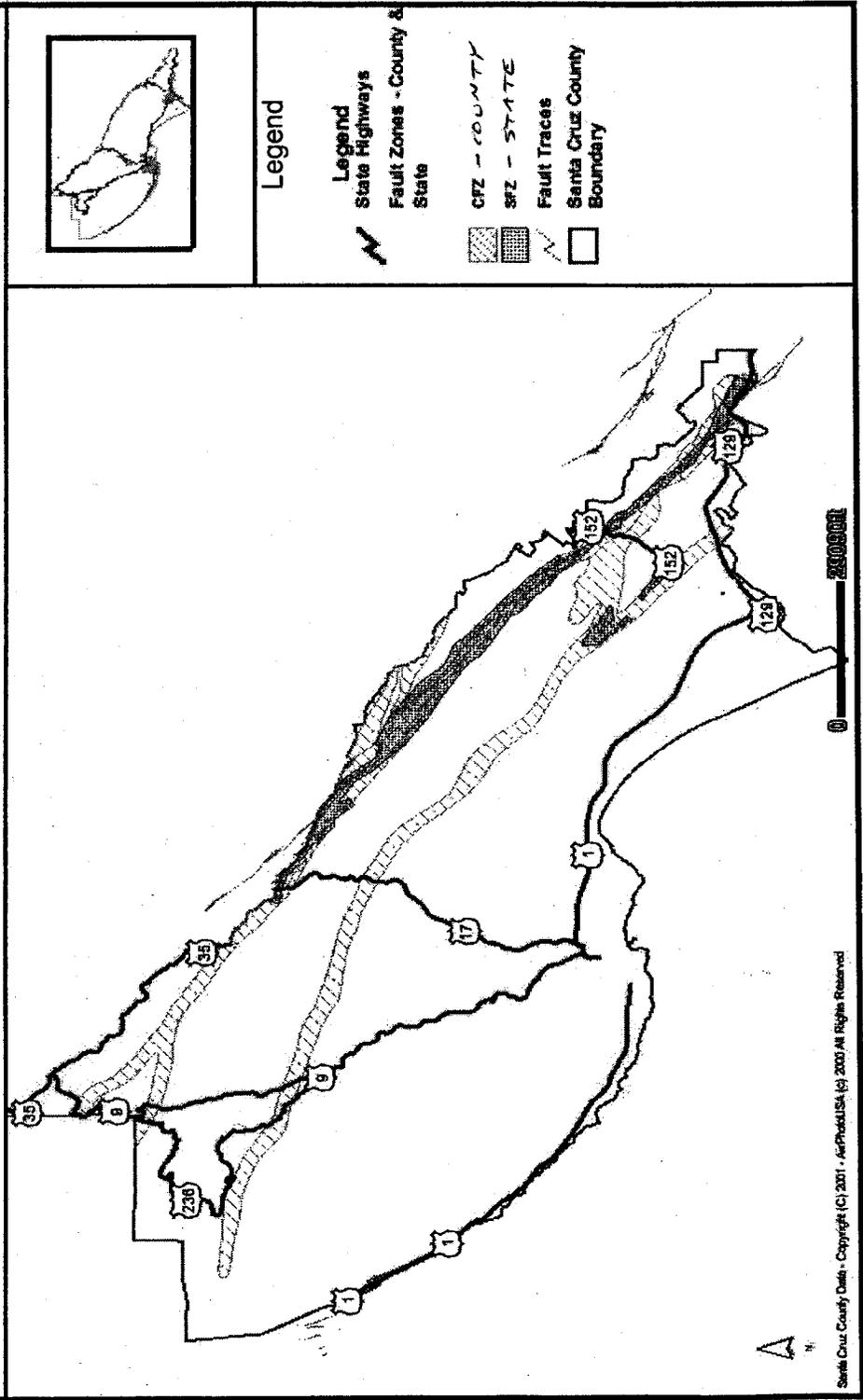


EXHIBIT D