



# COUNTY OF SANTA CRUZ

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## PLANNING DEPARTMENT

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

April 12, 2007

**AGENDA DATE: April 25, 2007**

**Item #: 10**

**Time: After 9 AM**

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

### **Subject: Updating of Groundwater Recharge Areas Map**

Planning Commissioners:

The Board of Supervisors has directed the Planning Department to process a General Plan/Local Coastal Program (LCP) Amendment to adopt corrections that are proposed to the County's Primary Groundwater Recharge (PGWR) Areas Map. These corrections improve upon the accuracy of the existing PGWR Areas Map by incorporating more precise, digitally-based soils and geologic information, current information about aquifers, and more accurate topographic information. The purpose of this letter is to describe the PGWR map corrections and present the proposed GP/LCP Amendment for your Commission's consideration and recommendation to the Board of Supervisors.

### **Background**

Primary Groundwater Recharge Areas were defined in the late 1970s as part of the Growth Management Program implementation, as those areas "important for capturing and storing water." Because between 85-90 percent of the potable water used in this county comes from groundwater sources, a number of County land use regulations and policies call for the protection of the recharge areas for our groundwater aquifers, including the County General Plan/LCP. In the 1980s, the Board of Supervisors adopted a series of Resource and Constraint Maps, including the PGWR Areas Map, as part of the General Plan/LCP. Many of these maps had already been in use for several years, as part of the Rural Density Matrix system. It was recognized at that time that the maps were general in nature, and as a result, provisions were made to allow landowners to provide more technical information to update parcel-specific information. As well, it was recognized that, as more accurate information became available, it would be appropriate to adopt revisions to specific maps. Over the past several years, technical work has been underway in evaluating key data sources for two of these maps – Critical Fire Hazard Areas and Primary Groundwater Recharge (PGWR) Areas. While work has not been completed on the fire maps, Environment Health Services' (EHS) Water Resources staff has completed proposed revisions of the PGWR Areas Map. On April 5, 2005, the Board of Supervisors considered these proposed revisions/corrections and directed

staff to process the updated PGWR Areas Map as amendments to the County's General Plan/LCP (letter attached as Exhibit B).

### **Overview of Map Update/Correction Process**

The original version of the PGWR Areas Map was hand-drawn based on soil types and underlying geologic rock types. This map was later digitized for inclusion in the County's GIS system. In the intervening years, as staff has dealt with technical reports prepared to address parcel-specific conditions, it has become clear that there are a number of general map inaccuracies due to incorrect parcel boundaries and other map features. As a result, EHS's Water Resources staff has developed revised maps to reflect more accurate information. It is important to be clear that these maps continue to be based on the same technical criteria as the original maps. What has changed is the accuracy of the base information, which is now available in digital form. With this more accurate base information, the GIS staff was able to create a more accurate PGWR areas map. For ease of understanding, Exhibit C shows areas which would be removed from the current PGWR areas map, and Exhibit D show areas which would be added.

In order to provide for adequate opportunities for the public to review this information and to be consistent with the process described within the General Plan for such revisions, staff recommends that these changes be accomplished through a formal amendment to the General Plan/LCP.

### **Land Use/Density Impacts**

Under the General Plan's PGWR area restrictions (which will remain in place), parcels outside the Urban Services Line have a 10-acre minimum density restriction in order to protect their groundwater recharge capability. Under the new PGWR area mapping, some parcels will fall out of the PGWR area and thus may become dividable into parcels less than 10-acres in size, while other parcels that are now outside the PGWR area, and are now dividable, will be newly designated as PGWR areas and thus may no longer be (as) dividable. While this could have localized growth-inducing impacts, where some parcels may become dividable into multiple lots of less than 10-acres in size, based upon a detailed analysis, staff estimates that on a Countywide basis there will be a slight growth-reducing effect from the proposed PGWR areas map correction (see Exhibit E - Initial Study pp. 19-21 for a more detailed discussion).

### **Environmental Review**

This proposed General Plan/LCP amendment to adopt the updated/corrected PGWR Areas Map has undergone environmental review and has been found to have no negative environmental impacts, including no growth-inducing impacts. Staff has prepared a CEQA Initial Study (Exhibit E), which has undergone its 28-day review period, and is recommending that your Commission recommend Board of Supervisors approval of the attached CEQA Negative Declaration (Exhibit F).

### **Conclusion/Recommendation**

It is critical that the County's land use regulations be applied using the best technical information. At the same time, it is important that updates of the resource maps that drive our

land use decisions take place in a fashion that provides for public review and input. To that end, on April 5, 2005, the Board of Supervisors gave their conceptual approval to the idea of adopting the revised/corrected PGWR Areas Map through a General Plan/LCP amendment, to be considered at public hearings before both your Commission and the Board of Supervisors.

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/LCP amendment to adopt the revised Primary Groundwater Recharge Areas Map, and certification of the proposed Negative Declaration (Exhibit A);
3. Direct the Planning Department to forward the proposed General Plan/LCP Amendment and 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/LCP Amendment
- B. Letter of March 24, 2005 (for April 5, 2005 agenda) from Planning Director Tom Burns to Board of Supervisors
- C. Maps showing areas that would be removed from the current PGWR area maps
- D. Maps showing areas that would be added to the current PGWR area maps
- E. CEQA Initial Study
- F. Proposed CEQA Negative Declaration

cc: California Coastal Commission

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 A  
GENERAL PLAN/LOCAL COASTAL PROGRAM AMENDMENT REVISING AND  
UPDATING THE COUNTY'S PRIMARY GROUNDWATER RECHARGE AREAS MAP**

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WHEREAS, Primary Groundwater Recharge (PGWR) Areas were defined in the late 1970s as part of the County's Growth Management Program implementation, as those areas "important for capturing and storing water"; and

WHEREAS, because between 85-90 percent of the potable water used in the County comes from groundwater sources, a number of County land use regulations and policies call for the protection of the recharge areas for our groundwater aquifers, including the County General Plan/Local Coastal Program (LCP); and

WHEREAS, in the 1980s the Board of Supervisors adopted the current PGWR Areas Map as part of the County General Plan/LCP; and

WHEREAS, it was recognized at that time that the PGWR Areas Map was general in nature, and as a result, provisions were made to allow landowners to provide more technical information to update parcel-specific information; and

WHEREAS, it was recognized that, as more accurate information became available, it would be appropriate to adopt whole-sale revisions to the PGWR Areas Map as part of that effort; and

WHEREAS, the original version of the recharge map **was** hand-drawn based on soil types and underlying geologic rock types, which were later digitized for inclusion in the County's GIS system; and

WHEREAS, in the intervening years, as staff has dealt with technical reports prepared to address parcel-specific conditions, it has become clear that there are a number of general map inaccuracies due to incorrect parcel boundaries and other map features: and

WHEREAS, as a result, the County Hydrologist has developed a revisedkorrekted PGWR Areas Map to reflect more accurate information, which continues to be based on the same technical criteria as the original map, but with more precise, digitally-based soils and geologic information, current information about aquifers, and more accurate topographic information; and

WHEREAS, while no changes are being proposed to the existing PGWR area protection regulations contained in the General Plan/LCP and County ordinances (e.g., the IO-acre minimum lot size in PGWR areas outside the Urban Services Line), the proposed map revisions will result in some areas that are currently designated as PGWR being removed from that designation, and other areas to be newly designated as PGWR that are not currently so designated, resulting in some parcels becoming dividable that currently are not so (or dividable into more parcels), and some parcels that ~~will~~ no longer be able to be subdivided (or subdivided into as many parcels as before); and

WHEREAS, while this could have localized growth-inducing impacts, where some parcels may become dividable into multiple lots of less than IO-acres in size, based upon a detailed analysis staff estimates that on a Countywide basis there will be a slight growth-*reducing* effect from the proposed PGWR Areas Map correction/update; and

WHEREAS, this proposed General Plan/LCP amendment to adopt the revisedkorrekted PGWR Areas Map has undergone environmental review and has been found to have no negative environmental impacts, including no growth-inducing impacts and, therefore, a CEQA Negative Declaration is proposed; and

WHEREAS, this proposed General Plan/LCP amendment is consistent with the Santa Cruz County General Plan/LCP, the California Environmental Quality Act and the California Coastal Act.

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

1. Approve the proposed General Plan/LCP amendment to adopt the revisedkorrekted Primary Groundwater Recharge Areas Map; and
2. Certify the proposed CEQA Negative Declaration based upon the Initial Study for this project that concludes that the proposed PGWR Areas Map changes will not have a significant impact on the environment.

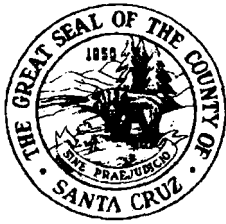
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 25<sup>th</sup> day of April 2007, by the following vote:

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

ATTEST: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

APPROVED AS TO FORM:   
County Counsel



01 57

# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

March 24, 2005

**APPROVED AND FILED  
BOARD OF SUPERVISORS**

DATE: 4/5/05  
COUNTY OF SANTA CRUZ  
SUSAN A. MAURELLO  
EX-OFFICIO CLERK OF THE BOARD

AGENDA DATE: April 5, 2005

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

*[Signature]*  
DEPUTY

**Subject: Updating of Groundwater Recharge Maps**

Members of the Board:

In the 1980s your Board adopted a series of Resource and Constraint Maps as part of the County General Plan. Many of these maps had already been in use for several years, as part of the Rural Density Matrix system. It was recognized at that time that the maps were general in nature, and as a result, provisions were made to allow landowners to provide more technical information to update parcel-specific information. As well, it was recognized that, as more accurate information became available, it would be appropriate to adopt whole-sale revisions to specific maps. Over the past several years, technical work has been underway in evaluating key data sources for two of these maps – Critical Fire Hazard Areas and Primary Groundwater Recharge Areas. While work has not been completed on the fire maps, Public Works' Water Resources staff has completed proposed revisions of the Primary Groundwater Recharge Maps. The purpose of this letter is to forward those changes to you for preliminary review and recommend the next steps of the process to update the current maps.

### Overview of Re-mapping Process

Primary Groundwater Recharge Areas were defined in the late 1970s as part of the Growth Management implementation, as those areas "important for capturing and storing water." Because between 85-90 percent of the potable water used in this county comes from groundwater sources, a number of County land use regulations and policies call for the protection of the recharge areas for our groundwater aquifers, including the County General Plan.

The original version of the recharge maps was hand-drawn based on soil types and underlying geologic rock types. These were later digitized for inclusion in the County's GIS system. In the intervening years, as staff has dealt with technical reports prepared to address parcel-specific conditions, it has become clear that there are a number of general map inaccuracies due to incorrect parcel boundaries and other map features. As a result, DPW's Water

**39****EXHIBIT B**

Resources staff has developed revised maps to reflect more accurate information. It is important to be clear that these maps continue to be based on the same technical criteria as the original maps. What has changed is the accuracy of the base information, which is now available in digital form. With this more accurate base information, the GIS staff was able to create a more accurate Primary Groundwater Recharge map, which is illustrated in Attachment 1. (For ease of understanding, Attachment 2 shows areas which would be removed from the current maps, and Attachment 3 show areas which would be added.)

### Process for Updating Maps

In order to provide for adequate opportunities for the public to review this information and to be consistent with the process described within the General Plan for such revisions, staff recommends that these changes be accomplished through a formal revision to the General Plan and LCP.


### Conclusion/Recommendation

It is critical that the County's land use regulations be applied using the best technical information. At the same time, it is critical that updates of the resource maps that drive our land use decisions take place in a fashion which provides for public review and input.

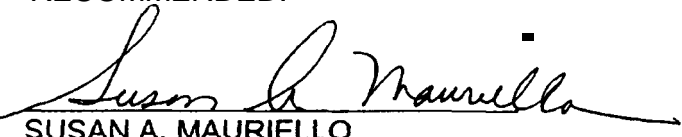
It is therefore RECOMMENDED that your Board take the following actions:

1. Accept and file this report recommending revised Primary Groundwater Recharge Maps; and
2. Direct the Planning Department to process the attached map amendments through as amendments to the County's General Plan and LCP.

Sincerely,

  
Tom Burns  
Planning Director

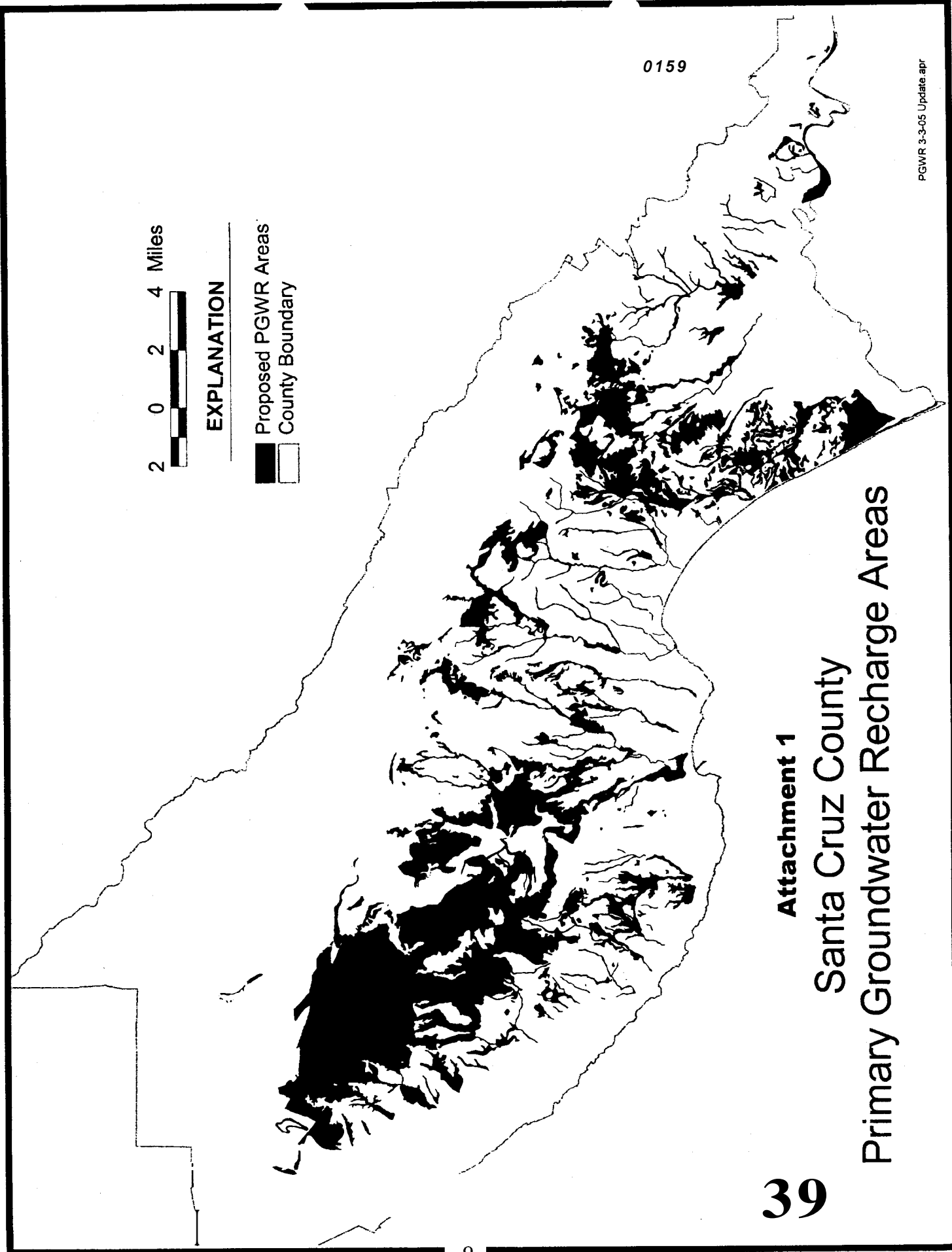
RECOMMENDED:

  
SUSAN A. MAURIELLO  
County Administrative Officer

TB:TB

attachments





PGWR 3-3-05 Update apr




**39**

**Attachment 1**  
**Santa Cruz County**  
**Primary Groundwater Recharge Areas**



2 0 0 2 4 Miles

EXPLANATION

-  Proposed PGWR Areas
-  Areas Proposed to be Removed from PGWR
-  County Boundary




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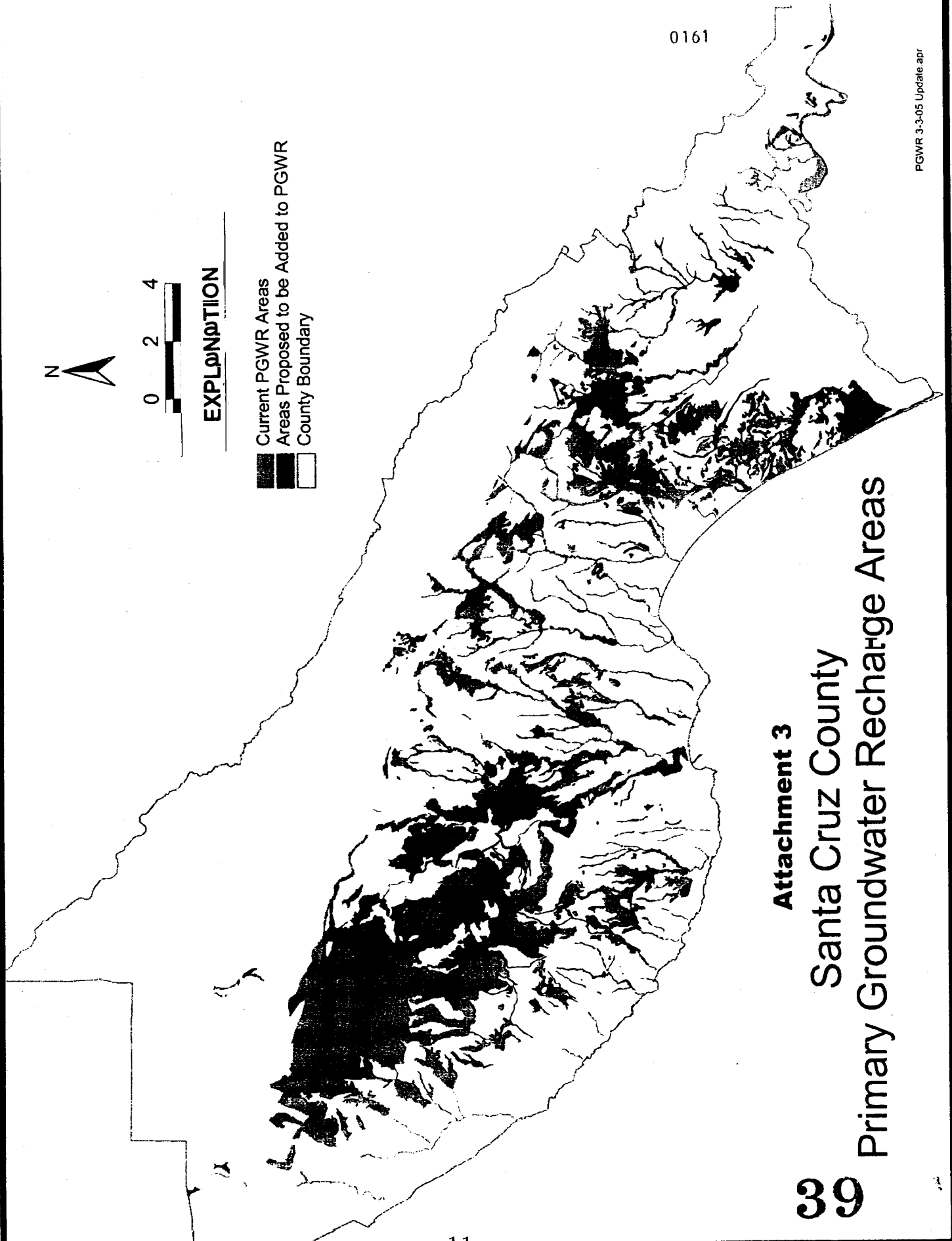
# **Attachment 2** **Santa Cruz County** **Primary Groundwater Recharge Areas**



0 2 4

**EXPLANATION**

-  Current PGWR Areas
-  Areas Proposed to be Added to PGWR
-  County Boundary

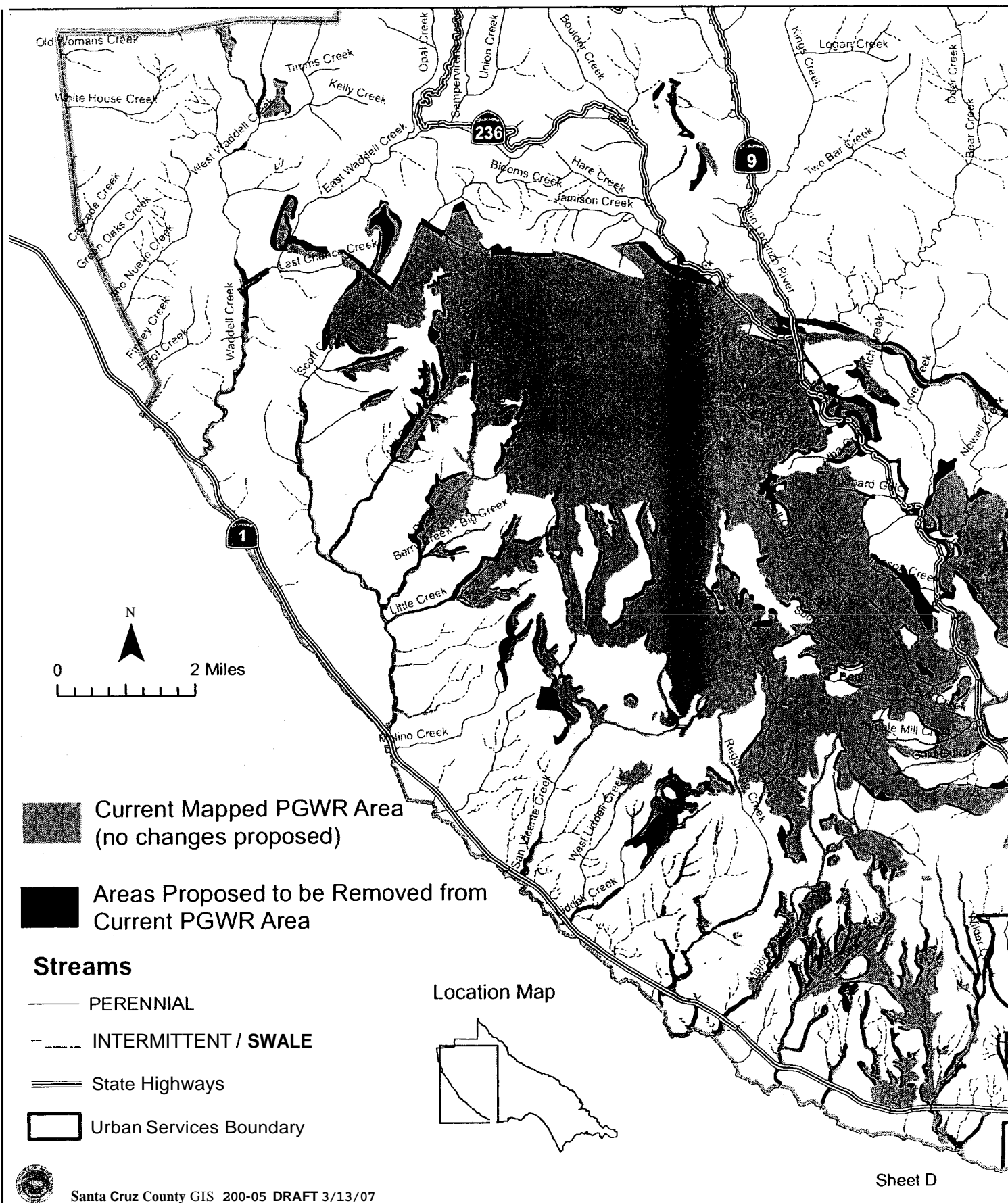


PGWR 3-3-05 Update apr

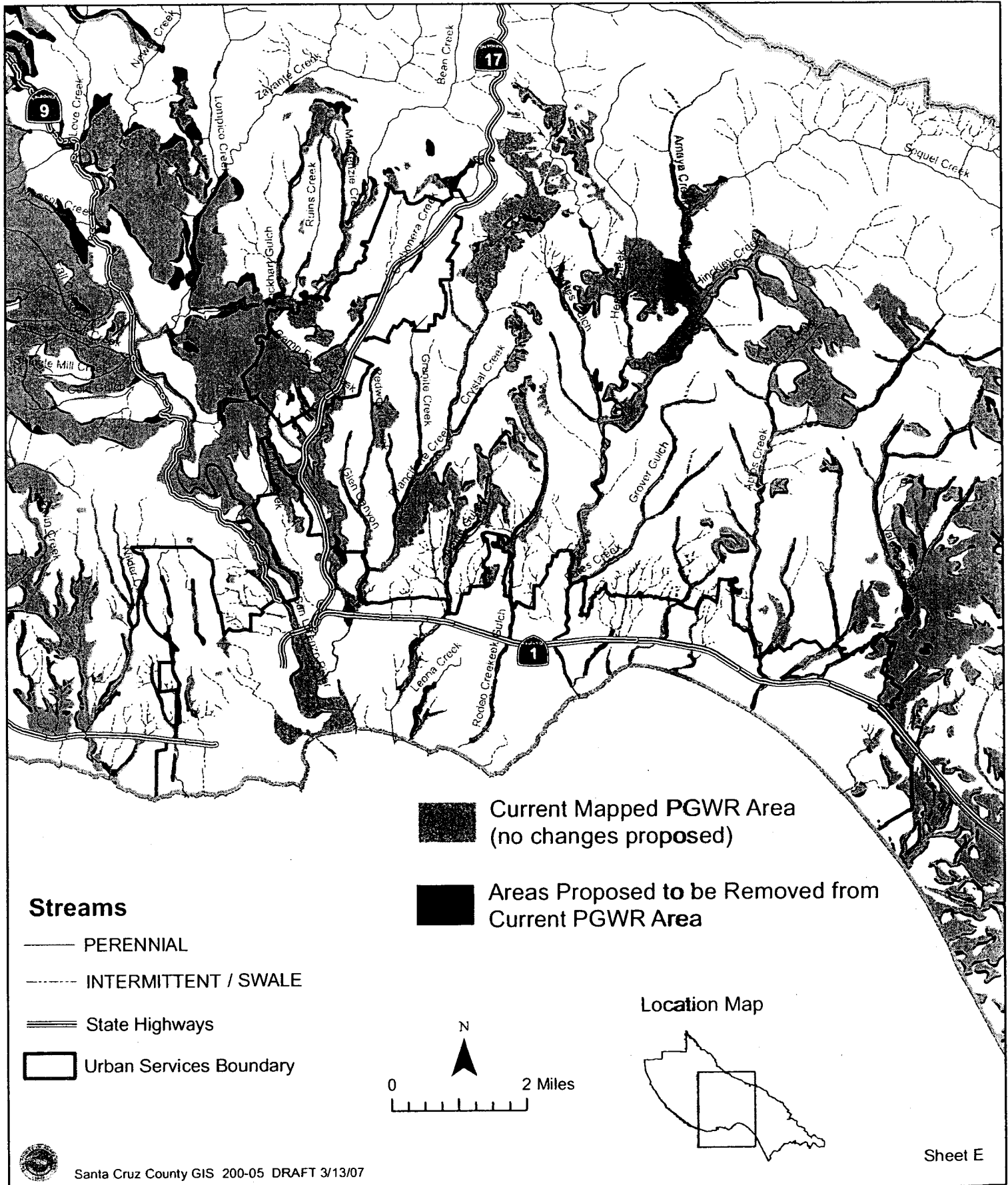
**Attachment 3**  
**Santa Cruz County**  
**Primary Groundwater Recharge Areas**

**39**

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

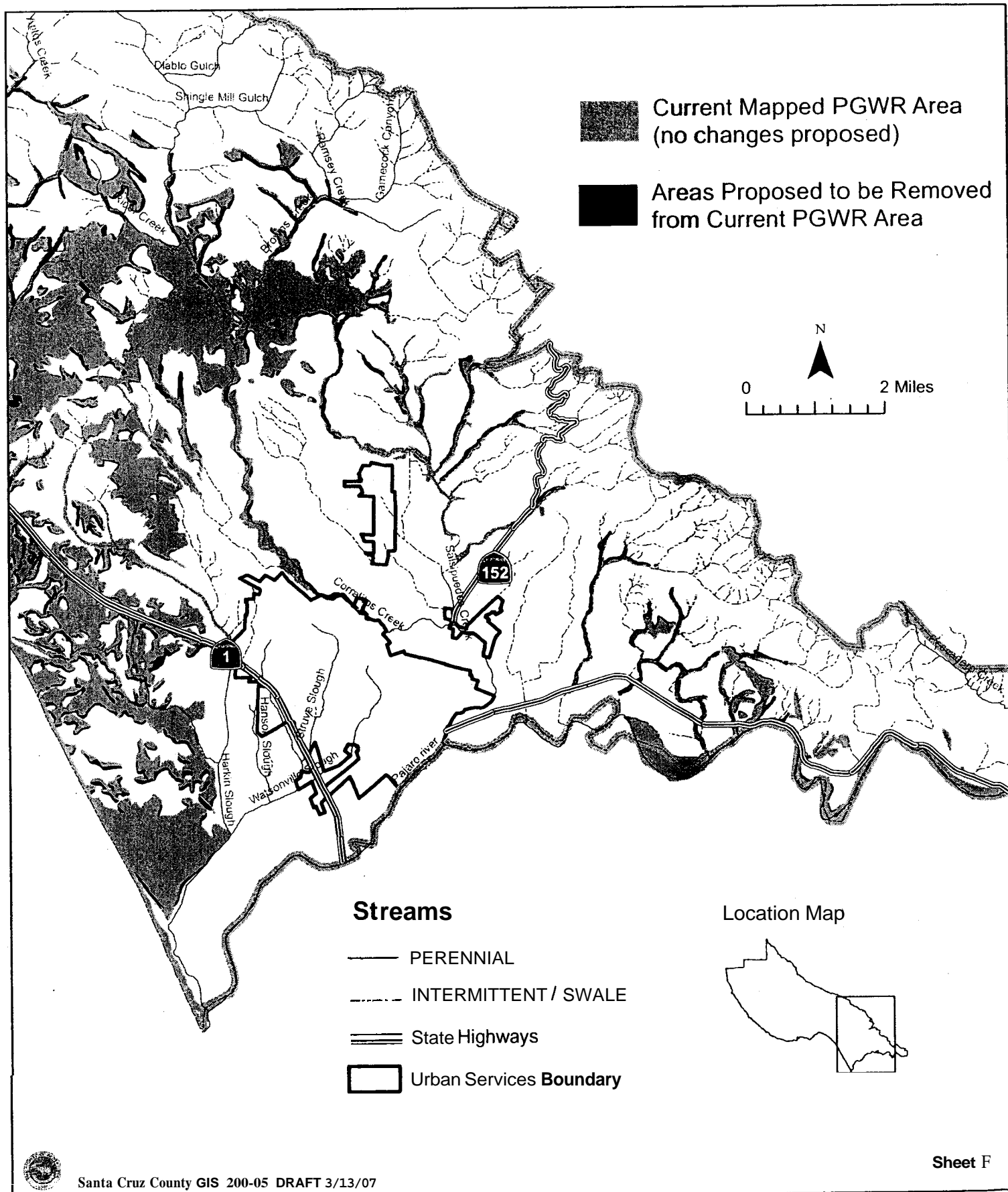


# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Removed from PGWR Area

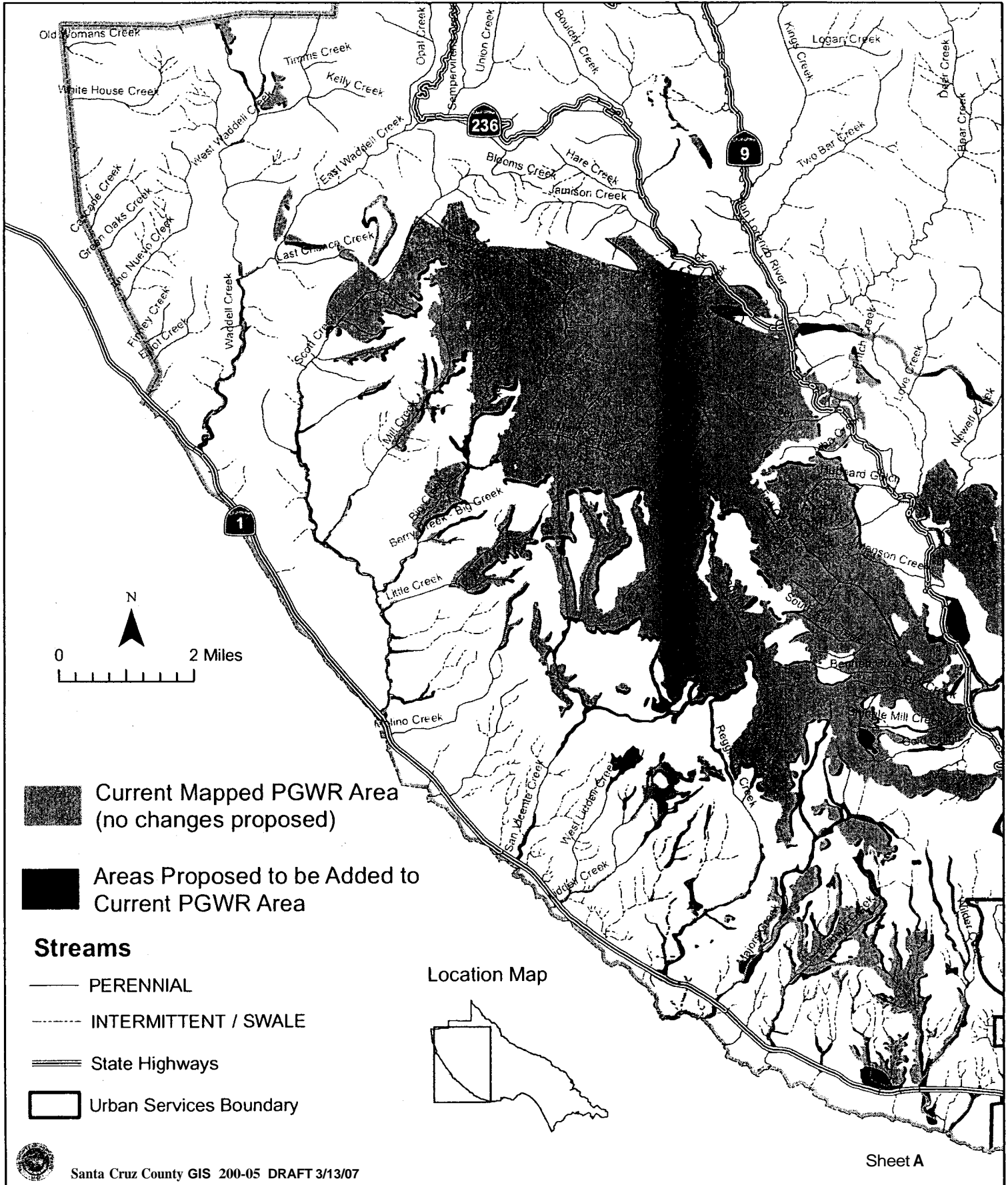


Santa Cruz County GIS 200-05 DRAFT 3/13/07

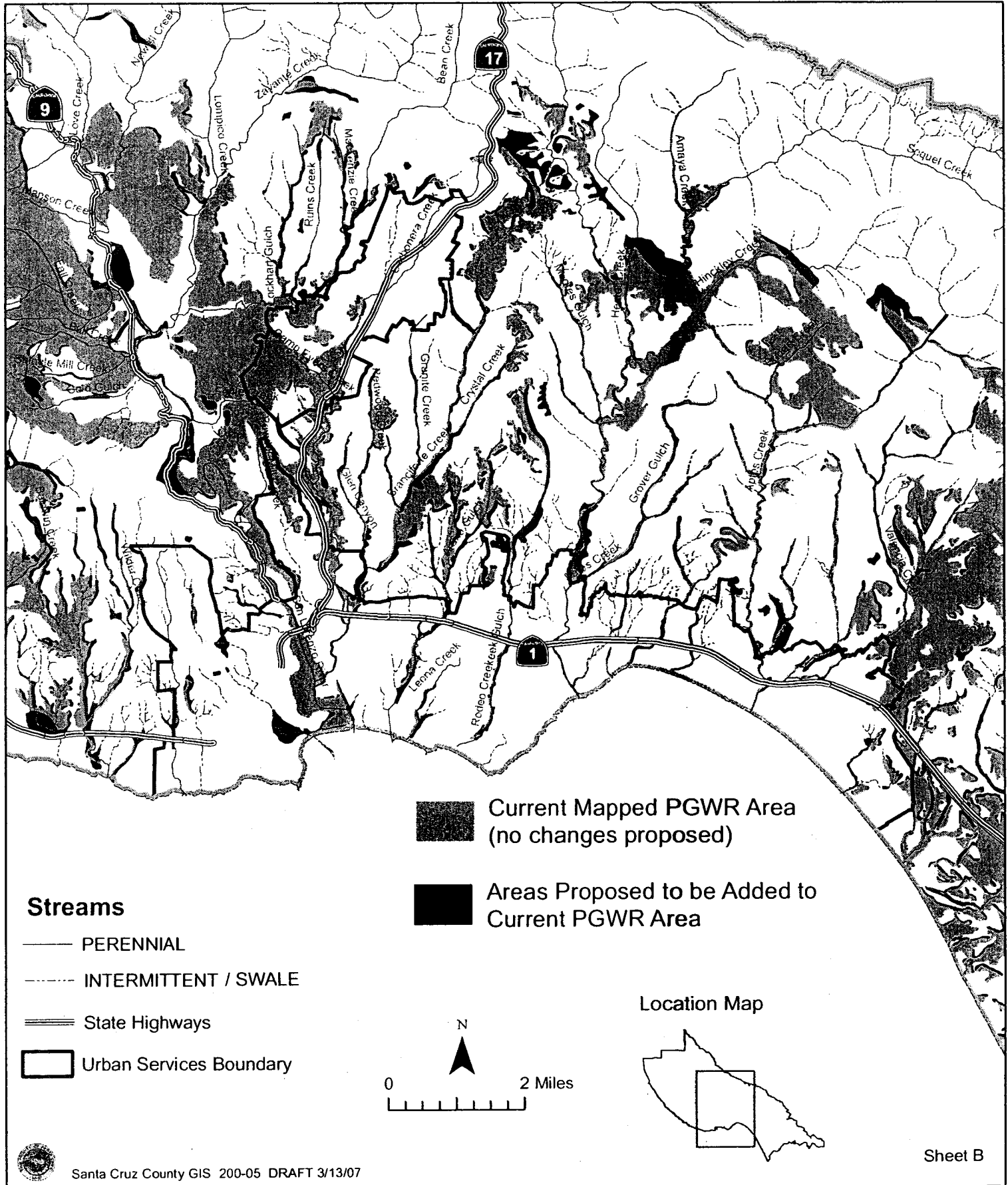
# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Removed from PGWR Area



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

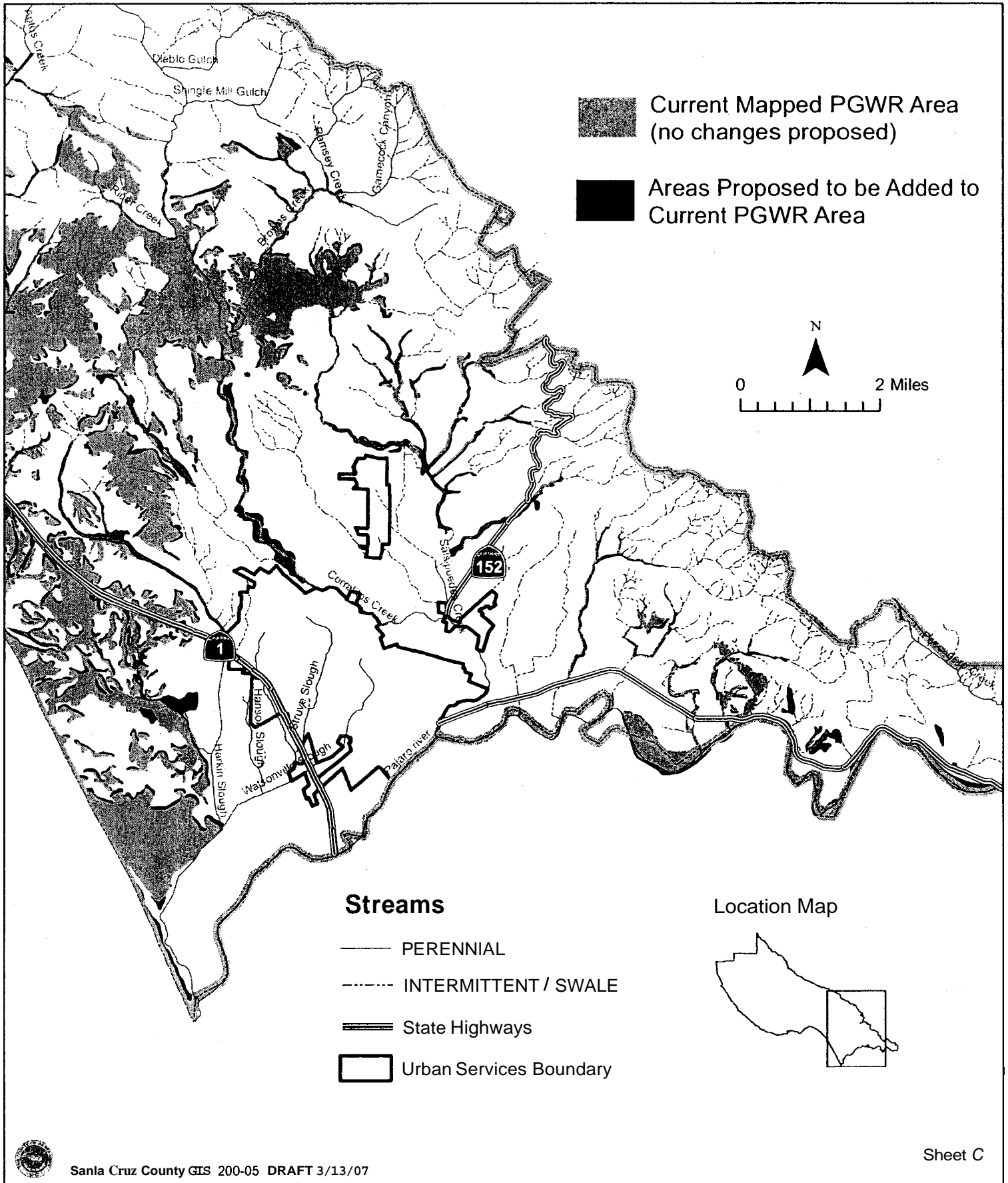


# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area





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





# Environmental Review Initial Study

Application Number: N/A

Date: March 15, 2007

Staff Planner: Frank Barron

## 1. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** County of Santa Cruz

**APN:** N/A

**OWNER:** N/A

**SUPERVISORAL DISTRICT:** Various

**LOCATION:** Countywide

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

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

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

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

**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 type="checkbox"/> Other:
<input type="checkbox"/> Coastal Development Permit	

**NON-LOCAL APPROVALS**

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

**ENVIRONMENTAL REVIEW ACTION**

On the basis of this Initial Study and supporting documents:

  X   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.

  
\_\_\_\_\_  
Faia Levine

          3/15/07            
\_\_\_\_\_  
Date

For: Claudia Slater  
Environmental Coordinator

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: N/A

Existing Land Use: N/A

Vegetation: N/A

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

Nearby Watercourse: N/A

Distance To: N/A

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: Yes

Water **Supply** Watershed: **Possibly**

Groundwater Recharge: Yes

Timber or Mineral: N/A

Agricultural Resource: N/A

Biologically Sensitive Habitat: N/A

Fire Hazard: N/A

Floodplain: N/A

Erosion: N/A

Landslide: N/A

Liquefaction: N/A

Fault **Zone**: N/A

Scenic Corridor: N/A

Historic: N/A

Archaeology: N/A

Noise Constraint: N/A

Electric Power Lines: N/A

Solar Access: N/A

Solar Orientation: N/A

Hazardous Materials: N/A

### SERVICES

Fire Protection: N/A

School District: N/A

Sewage Disposal: N/A

Drainage District: N/A

Project Access: N/A

Water Supply: N/A

### PLANNING POLICIES

Zone District: **Various**

General Plan: **Primary Groundwater**

Special Designation: N/A

#### Recharge Areas

Urban Services Line:   X   Inside

  X   Outside

Coastal Zone:   X   Inside

  X   Outside

### PROJECT SETTING AND BACKGROUND:

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Two primary factors are considered in determining whether or not an area is PGWR: (1) the permeability of overlying the soil type; and (2) the type of underlying rock formation. Soil type delineations are taken from USDA Natural Resource Conservation Service maps. The rock unit boundaries are delineated by USGS geological maps. To be considered a PGWR area, the location must have: (1) at least “moderately permeable” surface soils (greater than or equal to 2.0-inches/hour permeability); and (2) be underlain by high water-bearing rock. Only rock formations that hold sufficient amounts of water for community or municipal supplies are considered as “high-water-bearing-rocks” (aquifers). These formations include granitic rocks, Lompico Sandstone, Santa Margarita Sandstone, Purisima Formation, Aromas Red Sands, terrace deposits (where thick enough), and alluvial deposits. Stream courses that cross high water-bearing rock units are also designated PGWR areas, except for stream courses underlain by thick clay layers, such as beneath much of the Pajaro River, which inhibit recharge.

## DETAILED PROJECT DESCRIPTION:

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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that formerly were not in it. Most of the parcels "added" or "removed" have/had only a small portion of the property area within PGWR. These small portions are unlikely to impact proposed development on those properties. Attachment 1 shows areas that **will** be added to the PGWR area, and Attachment 2 shows areas that will be removed. Overall, the project will enhance the County's ability to protect groundwater quality and groundwater recharge areas by more precisely identifying the optimal recharge areas.

### **III. ENVIRONMENTAL REVIEW CHECKLIST**

#### **A. Geology and Soils**

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

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

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

- B. Seismic ground shaking?

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

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

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

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

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

- D. Landslides?

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

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

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?

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

3. Develop land with a slope exceeding 30%?

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

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

_____	_____	_____	<u>  X  </u>
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Not Applicable – The project affects multiple sites Countywide of varying slopes and soil types and would not, in and of itself, impact soil erosion.

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

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

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

_____	_____	_____	<u>  X  </u>
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Not Applicable – The project affects multiple sites Countywide, both sewer and on septic, and would not, in and of itself, involve placement of septic systems on inappropriate soil locations.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Result in coastal cliff erosion? \_\_\_\_\_ X

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

## **B. Hydrology, Water Supply and Water Quality**

Does the project have the potential to:

1. Place development within a 100-year flood hazard area? \_\_\_\_\_ X

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

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

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

3. Be inundated by a seiche or tsunami? \_\_\_\_\_ X

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

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table? \_\_\_\_\_ X

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



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). \_\_\_\_\_ X

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

6. Degrade septic system functioning? \_\_\_\_\_ X

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

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site? \_\_\_\_\_ X

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

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff? \_\_\_\_\_ X

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

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

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

Significant Or Potentially Significant Impact	<del>Less than Significant</del> with <del>Mitigation</del> Incorporation	Less than Significant Or No Impact	Not Applicable
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10. Otherwise substantially degrade water supply or quality? \_\_\_\_\_                     X

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

### C. Biological Resources

Does the project have the potential to:

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

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

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

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

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

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

4. Produce nighttime lighting that will illuminate animal habitats? \_\_\_\_\_                     X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Make a significant contribution to the reduction of the number of species of plants or animals? \_\_\_\_\_ X

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

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)? \_\_\_\_\_ X

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

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

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

#### **D. Energy and Natural Resources**

Does the project have the potential to:

1. Affect or be affected by land designated as “Timber Resources” by the General Plan? \_\_\_\_\_ X

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

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

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

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, encourage activities which result in the use of large amounts **of** fuel, water, or energy, or use of these in a wasteful manner.

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

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

### **E. Visual Resources and Aesthetics**

Does the project have the potential to:

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

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

2. 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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

\_\_\_\_\_ X

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

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

\_\_\_\_\_ X

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

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

\_\_\_\_\_ X

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

## **F. Cultural Resources**

Does the project have the potential to:

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

\_\_\_\_\_ X

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

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

\_\_\_\_\_ X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- |    |   |       |       |       |                      |
|----|---|-------|-------|-------|----------------------|
| 3. | Disturb any human remains, including those interred outside of formal cemeteries? | _____ | _____ | _____ | _____ <b>X</b> _____ |
|----|---|-------|-------|-------|----------------------|

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

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

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

### **G. Hazards and Hazardous Materials**

Does the project have the potential to:

- |    |   |       |       |       |                      |
|----|---|-------|-------|-------|----------------------|
| 1. | Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels? | _____ | _____ | _____ | _____ <b>X</b> _____ |
|----|---|-------|-------|-------|----------------------|

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

- |    |   |       |       |       |                      |
|----|---|-------|-------|-------|----------------------|
| 2. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and: as a result, would it create a significant hazard to the public or the environment? | _____ | _____ | _____ | _____ <b>X</b> _____ |
|----|---|-------|-------|-------|----------------------|

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site? \_\_\_\_\_ **X**

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

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

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

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

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

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

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

#### **H. Transportation/Traffic**

Does the project have the potential to:

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? \_\_\_\_\_ X

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

3. Increase hazards to motorists, bicyclists, or pedestrians? \_\_\_\_\_ X

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

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

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

### **I. Noise**

Does the project have the potential to:

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

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

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

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



Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? \_\_\_\_\_ **X**

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

### **J. Air Quality**

Does the project have the potential to:  
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? \_\_\_\_\_ **X**

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

2. Conflict with or obstruct implementation of an adopted air quality plan? \_\_\_\_\_ **X**

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

3. Expose sensitive receptors to substantial pollutant concentrations? \_\_\_\_\_ **X**

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

4. Create objectionable odors affecting a substantial number of people? \_\_\_\_\_ **X**

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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## **K. Public Services and Utilities**

Does the project have the potential to:

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

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

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

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

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

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

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

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

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

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? \_\_\_\_\_ X

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

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

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

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

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

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

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

6. Result in inadequate access for fire protection? \_\_\_\_\_ X

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

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

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

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

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

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

### **L. Land Use, Population, and Housing**

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect? \_\_\_\_\_ X

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

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

No. See L-1.

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

Not Applicable – The project affects multiple parcels Countywide but would not, in and of itself, physically divide any community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? \_\_\_\_\_ X

The results of a mapping and spreadsheet analysis of all affected parcels conducted by Planning staff indicated that the proposed project (i.e., updating the PGWR area map) would actually have a slight growth reducing impact because it would permit fewer new parcels to potentially be created than could have been be created without the project (i.e., under the existing PGWR area mapping). In the areas that will have a changed PGWR designation. approximately 281

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

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

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

### Methodology

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

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

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

- X

EXHIBIT E

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

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

Yes X No       

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

### **N. Mandatory Findings of Significance**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory? Yes        No X
2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future) Yes        No X
3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)? Yes        No X
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes        No X

**TECHNICAL REVIEW CHECKLIST**

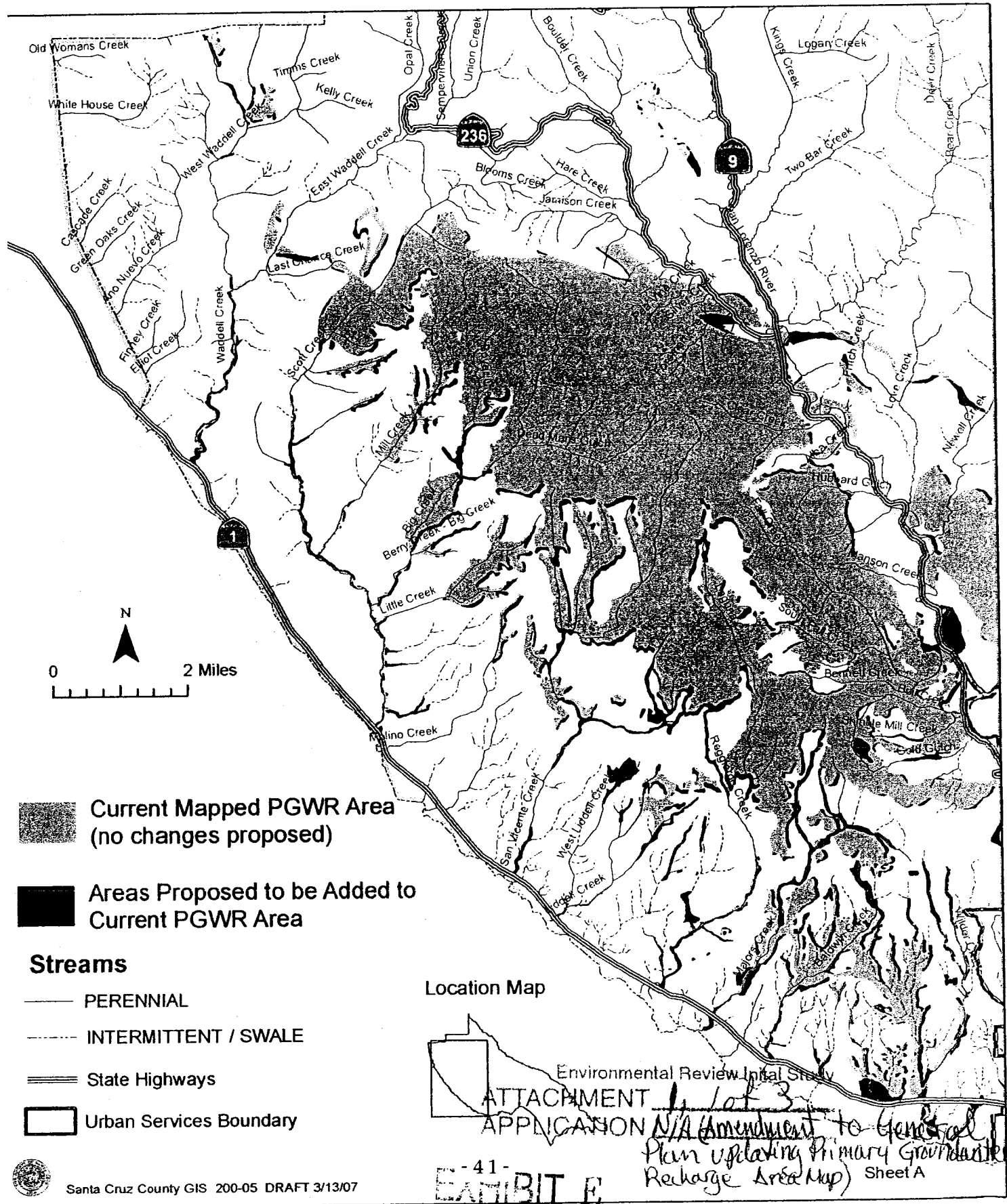
	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
Agricultural Policy Advisory Commission (APAC) Review	<u>                    </u>	<u>                    </u>	<u>  X  </u>
Archaeological Review	<u>                    </u>	<u>                    </u>	<u>  X  </u>
Biotic Report/Assessment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

**Attachments:**

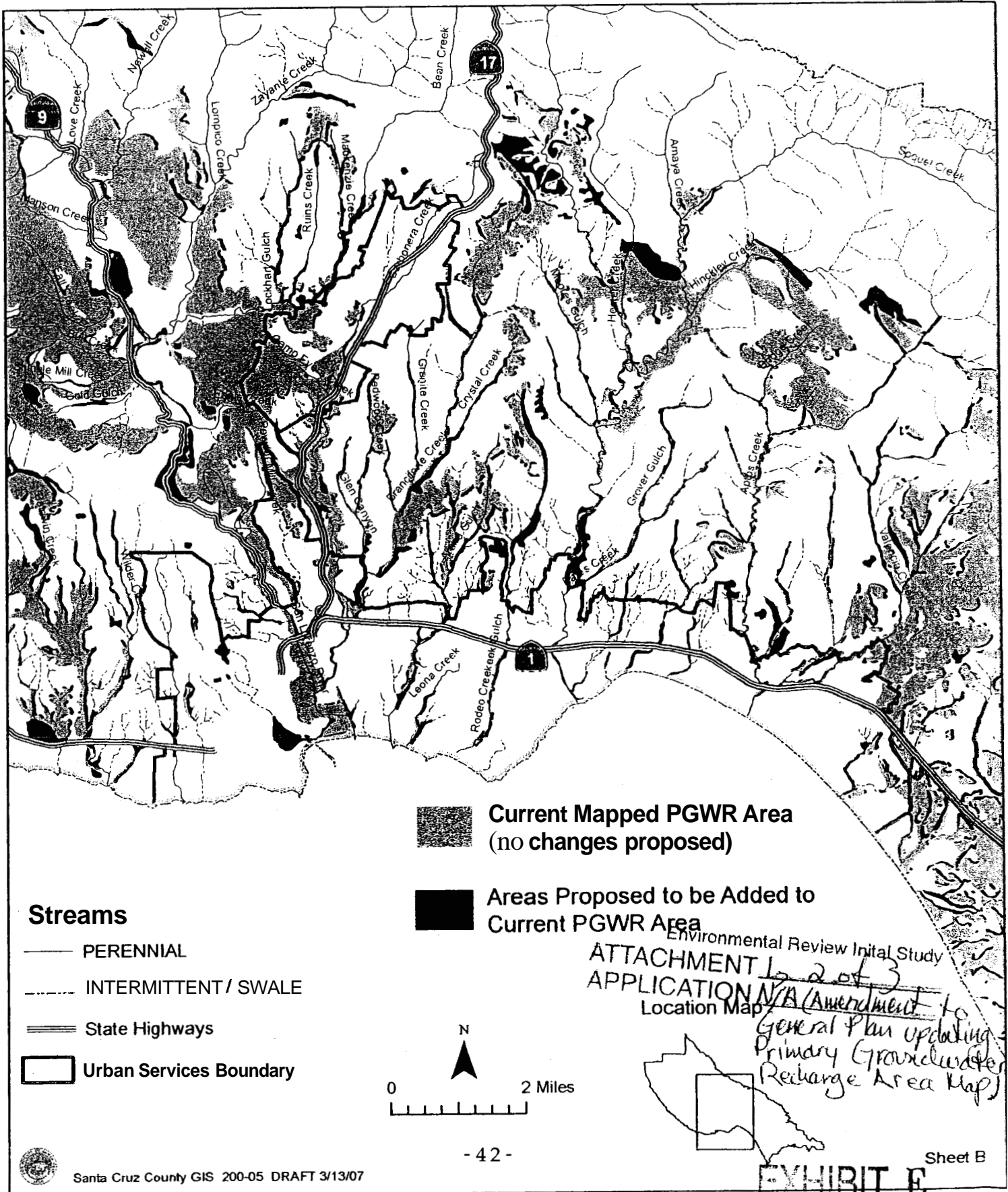
1. Maps of Areas to be Added to PGWR Area
2. Maps of Areas to be Removed from PGWR Area



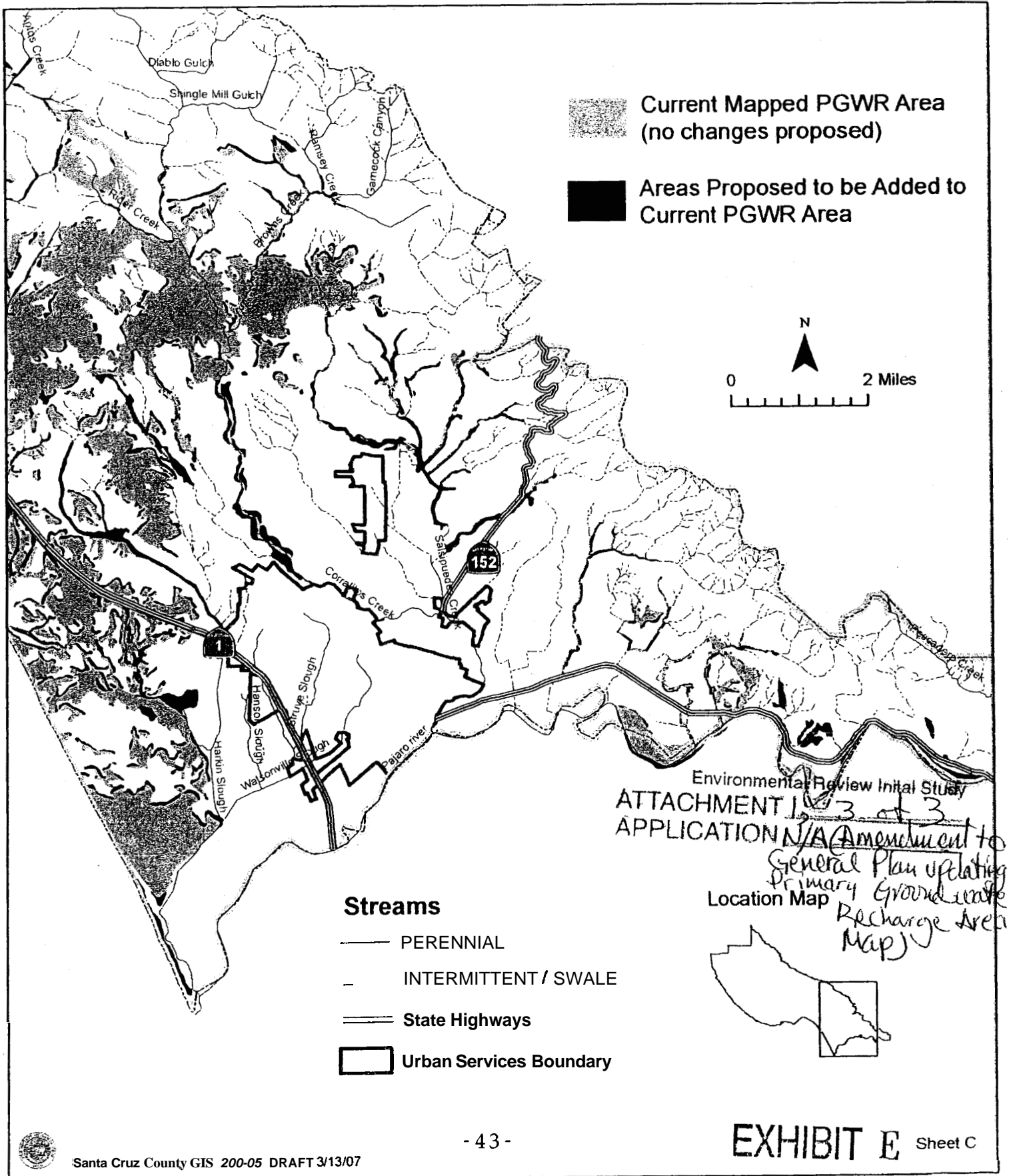
# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area



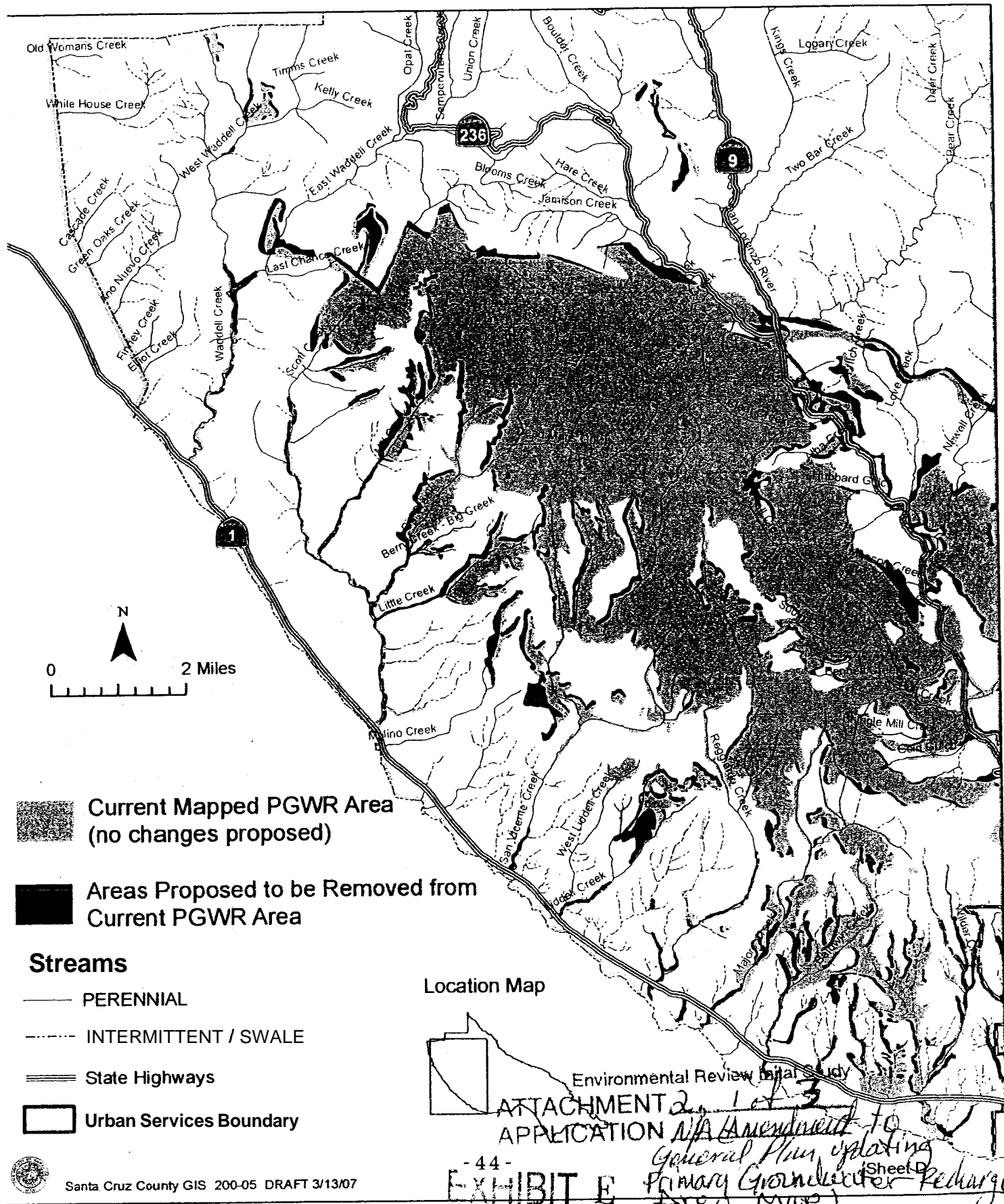
# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area



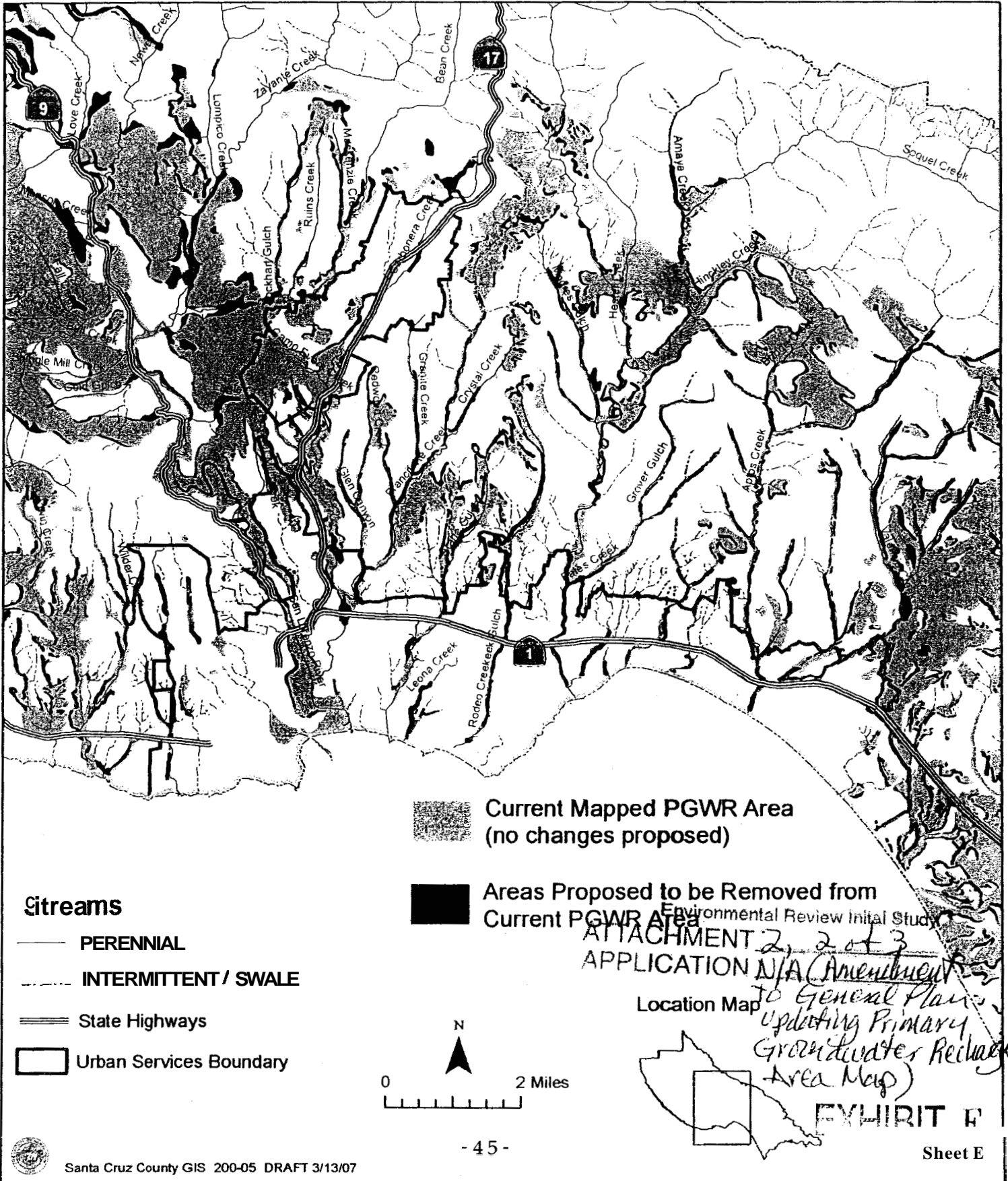
# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Added to PGWR Area



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

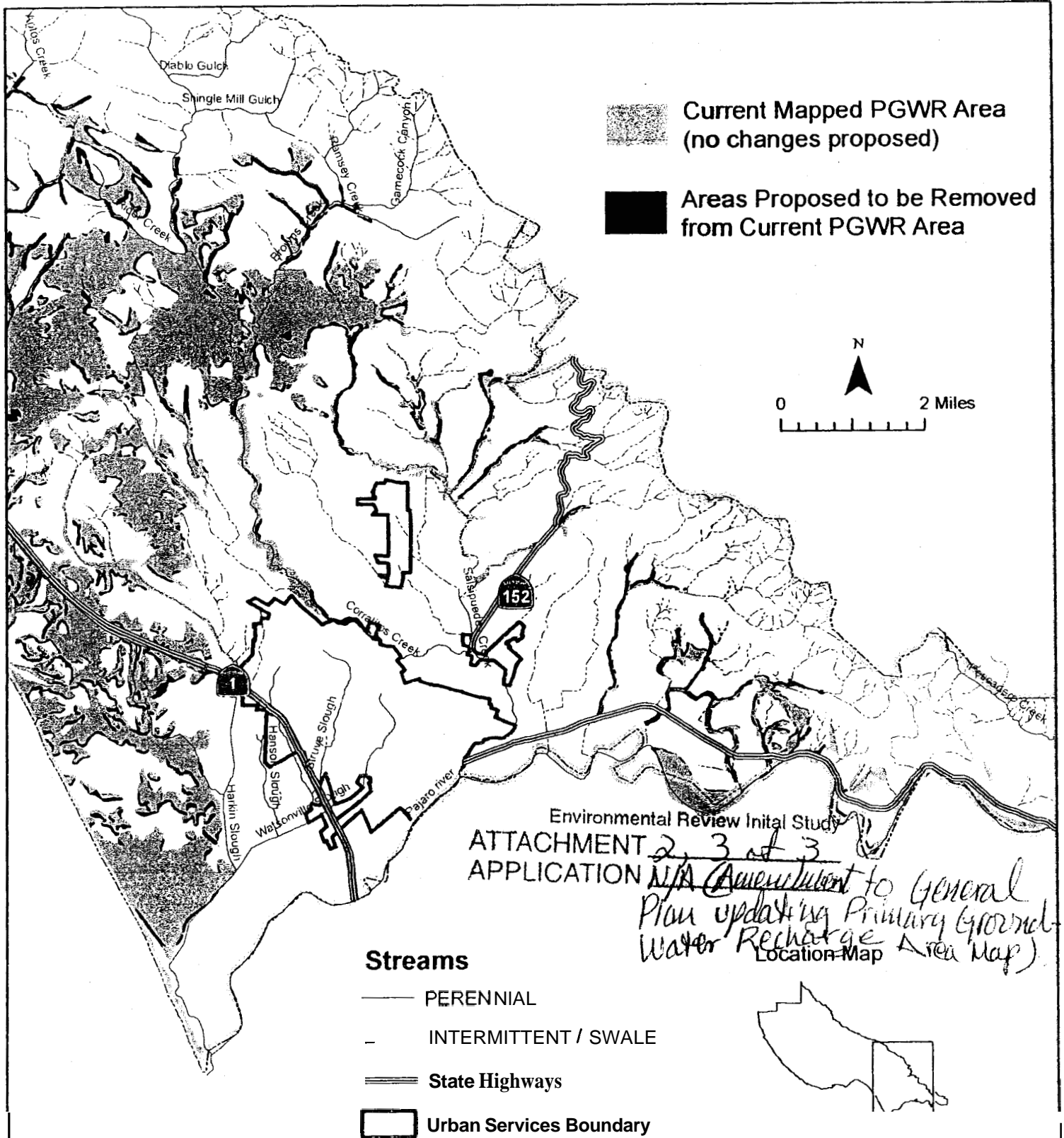


# Primary Groundwater Recharge (PGWR) Area Map Corrections Areas Proposed to be Removed from PGWR Area





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





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

## NOTICE OF ENVIRONMENTAL REVIEW PERIOD

### SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz, Planning Department

APPLICATION NO.: N/A (Amendment to General Plan updating Primary Groundwater Recharge Area Map)

APN: Countywide

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

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

           Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments **will** be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **April 18, 2007**

Frank Barron  
Staff Planner

Phone: 454-2530

Date: March 13, 2007