



Santa Cruz LAFCO
ENVIRONMENTAL INITIAL STUDY

- 1) Project Title: 2016 Service and Sphere of Influence Reviews for the City of Scotts Valley and the Scotts Valley Water District.
- 2) Lead Agency Name: Local Agency Formation Commission of Santa Cruz County
Address: 701 Ocean Street, Room 318-D, Santa Cruz, CA 95060
- 3) Contact Person: Patrick McCormick Title: Santa Cruz LAFCO Executive Officer
Phone: 831-454-2055 email: pat@santacruzlafco.org
- 4) Project Location: Southern Scotts Valley in the Monte Fiore/La Madrona and the Glen Canyon /El Rancho neighborhoods

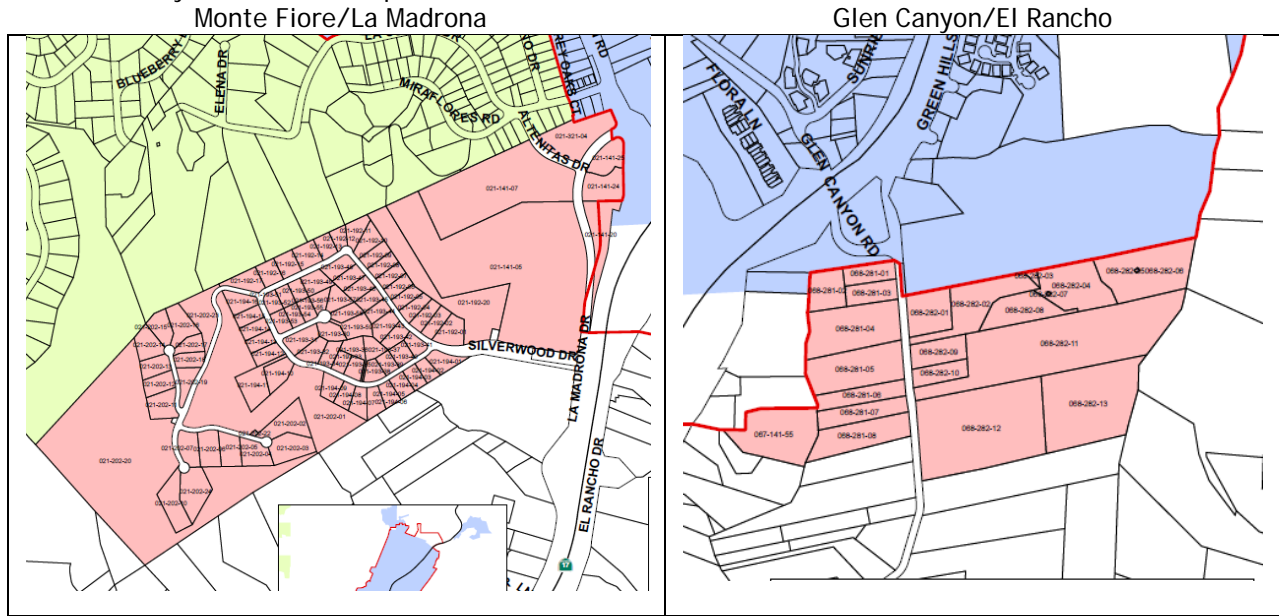


- 5) Project Sponsor's Name: Local Agency Formation Commission of Santa Cruz County
Address: 701 Ocean Street, Room 318-D, Santa Cruz, CA 95060
- 6) General Plan Designation, Zoning & Vacant Lands:

The study area, located in southern Scotts Valley, is divided between the Monte Fiore/La Madrona neighborhood on the west side of Highway 17 and the Glen Canyon/El Rancho neighborhood on the east side of Highway 17.

The Monte Fiore/La Madrona area (shaded in red) is already within the City of Scotts Valley Sphere of Influence and the City of Scotts Valley. The proposal is to add the Monte Fiore area to the Scotts Valley Water District Sphere of Influence. The Monte Fiore area is already provided with extraterritorial water service by the Scotts Valley Water District.

The Glen Canyon/El Rancho area (shaded in red) is currently outside both the City of Scotts Valley Sphere of Influence and the Scotts Valley Water District Sphere of Influence. The Glen Canyon area does not currently receive any services from the City of Scotts Valley or the Scotts Valley Water District. The proposal would add the Glen Canyon area to both the City of Scotts Valley Sphere of Influence and the Scotts Valley Water District Sphere of Influence.



The 102-acre Monte Fiore/La Madrona neighborhood contains 93 parcels, of which 77 are developed as single-family homes in the Monte Fiore subdivision. There are 3 vacant lots in Monte Fiore, designated for single-family residential uses. The City owns 4 open space parcels and the Water District owns a parcel for minor water utility facilities. Six parcels located along La Madrona Drive are designated for hotel, commercial, and public facilities (fire station). Of those parcels, 3 are fully developed (Scotts Valley Hilton and Scotts Valley Corners Shopping Center). The undeveloped properties are:

<u>APN</u>	<u>Acreeage</u>	<u>Owner</u>	<u>Zoning Designation</u>
021-141-05	17.669	SV Madrona LLC	Service Commercial/Open Space
021-321-04	2.025	Bei-Scott Company	Residential, High-Density
021-141-20	1.513	Scotts Valley Fire District	Public Facility

The 46-acre Glen Canyon/El Rancho neighborhood is a substantially developed rural residential area at the southeastern edge of the city and water district. No sewer or water mains are installed in this section of Glen Canyon Road, but the agencies indicate that the existing mains could be extended from the north along Glen Canyon Road.

The Glen Canyon/El Rancho neighborhood contains 23 parcels, of which one is accessed off El Rancho Drive, and the rest are accessed via Glen Canyon Road. Seventeen of the parcels contain homes on parcels sized between 0.676 acres and 8.180 acres. The typical parcel size is 1.000 - 2.000 acres. Currently, under the county's jurisdiction, the parcels are located outside the Urban Services Line. The County General Plan designates the El Rancho parcel for rural residential uses, and the current county zoning is RA (Residential-Agricultural). The County General Plan designates the Glen Canyon Road parcels for rural and mountain residential uses and the current county zoning is RA (Residential-Agricultural).

The Scotts Valley General Plan designates the El Rancho parcels for rural residential uses, and the Glen Canyon Road parcels for rural residential and mountain residential uses, with the rural residential designation close to Glen Canyon Road, and the mountain residential designation at higher elevation east of Glen Canyon Road. Scotts Valley's rural residential designation is for a maximum density of one house per 2.5 acres, and their mountain residential designation is for a maximum density of one house per 5.0 acres.

County General Plan Map

R-R = Rural Residential (2 ½ - 20 acres per unit)

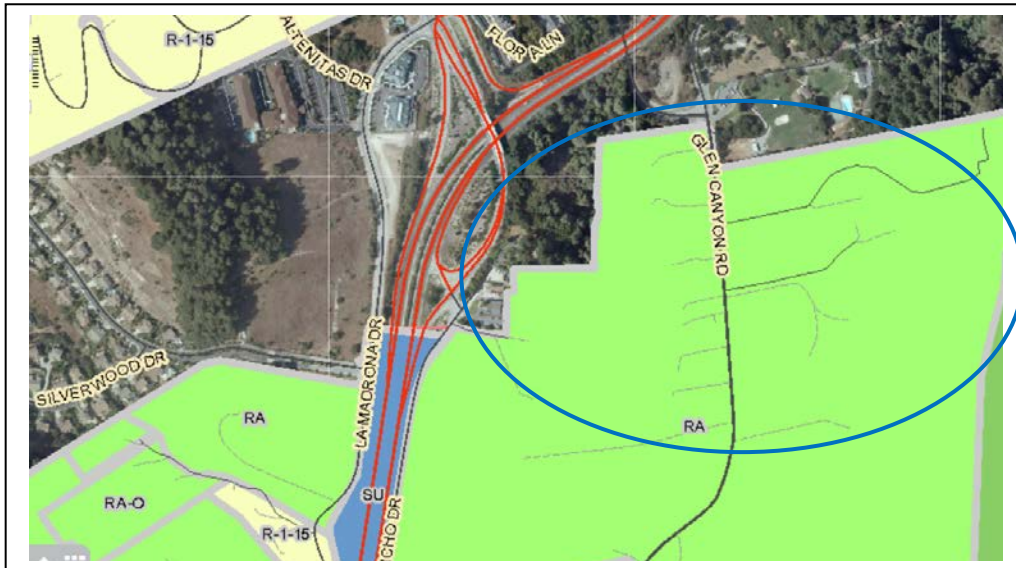
R-M = Mountain Residential (10 - 40 acres per unit)

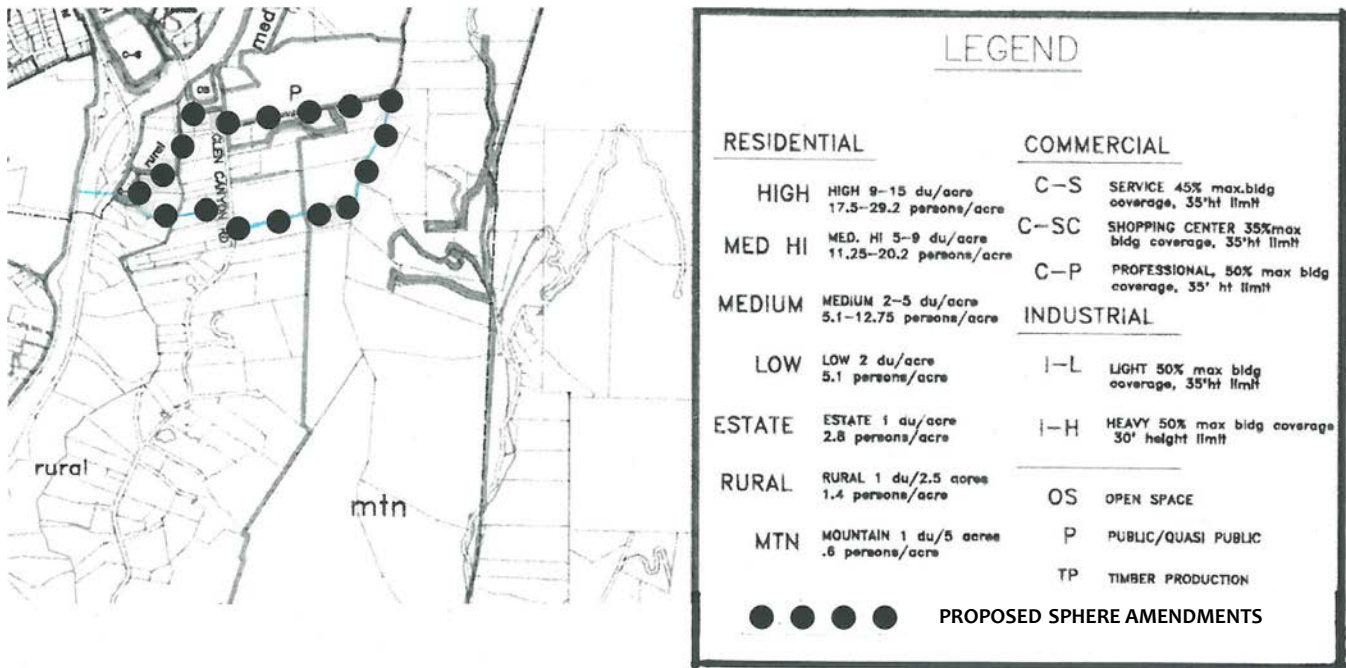
Oval shows general area of proposed sphere amendments



County Zoning Map

RA = Residential Agricultural





- 7) Description of Project: Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.

The Monte Fiore/La Madrona area is currently inside the city limits and city sphere of influence. The Monte Fiore/La Madrona area is currently provided with water service by the Scotts Valley Water District, but is located outside the current boundaries and sphere of influence of the Scotts Valley Water District. The proposal would add the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence. This would make the Monte Fiore/La Madrona area eligible to apply for annexation to the Scotts Valley Water District at a later date.

The proposal would add the Glen Canyon/EI Rancho neighborhood to both the city's and the water district's spheres of influence. This would make the Glen Canyon/EI Rancho neighborhood eligible for annexation to either or both agencies at a future date.

- 8) Surrounding Land Uses and Setting: Briefly describe the project's surroundings. North of the project area, the surrounding land uses are generally developed as a mix of urban uses—commercial, residential, and institutional. West, east, and south of the project area are rural and mountain residences.
- 9) Other Public Agencies whose approval is required (permits, financing approval, or participation agreement). No other agency approval is required for Santa Cruz LAFCO to adopt or amend a sphere of influence.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this evaluation:

- 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 revisions in the project have been made by or agreed to by the project opponent. 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.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Patrick M. McCormick

Signature

October 3, 2016

Date

Patrick McCormick, Executive Officer
Santa Cruz Local Agency Formation Commission

ENVIRONMENTAL CHECKLIST

<u>ISSUES:</u>	<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
<u>(I) AESTHETICS</u>				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See analysis under "Land Use and Planning". The likely development patterns are similar whether the City and Water District Spheres are amended or not amended.

(II) AGRICULTURE and FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<u>ISSUES:</u>	<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g)) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are no agricultural or forestry parcels within the proposed sphere amendment areas.
Sources: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Biotic and Resources screen for forestry information, Land Use and General Plan screen for agricultural lands.

(III) AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning"

(IV) BIOLOGICAL RESOURCES

Would the project:

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially 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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are biotic resources located in the Monte Fiore or Glen Canyon areas similar to other undeveloped and rural residential areas of the Santa Cruz Mountains. The significant development site is the 17.7 acre APN 021-141-05 formerly reviewed for a potential Target retail store. The Gateway South Retail Store EIR identified several biotic potential impacts that could be mitigated to less than significant levels:

- Freshwater seep wetland
- Nesting site of special-status raptors
- Native oak habitat
- Special-status bats.

Also, see discussion under “Land Use and Planning” for development potential on other sites.

Sources: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>) Biotic and Resources screen, and Final Gateway South Supplemental Environmental Impact Report, prepared for the City of Scotts Valley, by Environmental Science Associates, April 2010.

(V) CULTURAL RESOURCES

Would the project:	<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a archaeological resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion of the similar potential development patterns for the project or “no project” under “Land Use and Planning”. Both proposed sphere amendments are within the generalized areas in which the County considers to have a high likelihood of archeological resources. Both the County and the City have further screening for archeological resources in their development review processes.

Source: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Archeological Resources screen.

(VI) GEOLOGY and SOILS

Would the project:	<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GEOLOGY and SOILS continued

	Potentially Significant <u>Impact</u>	Less than Significant with <u>Mitigation Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
Would the project:				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

See discussion under "Land Use and Planning" for the similarity of potential development patterns under the sphere amendments option or no sphere amendments option. Concerning septic system under item (e), the houses along Glen Canyon Road currently utilize septic systems. The County has not identified this area as a problem area with a serious rate of septic failure.

Source: County Environmental Health

(VII) GREENHOUSE GASES

	Potentially Significant <u>Impact</u>	Less than Significant with <u>Mitigation Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning".

(VIII) HAZARDS and HAZARDOUS MATERIALS

	Potentially Significant <u>Impact</u>	Less than Significant with <u>Mitigation Incorporated</u>	Less than Significant <u>Impact</u>	No <u>Impact</u>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning" for similarity of potential development patterns under the sphere amendment option and the no sphere amendment option.

(IX) HYDROLOGY and WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: In the Monte Fiore/La Madrona area, the proposed sphere amendments would not change the development patterns or the water service by the Scotts Valley Water District. There are 18 homes in the Glen Canyon area currently served by private wells. They consume approximately 10 acre-feet of water. If the SVWD annexed and provided water service to these homes, approximately the same amount of water would be used, and the water would come from various production wells around Scotts Valley. Changing the location of this small amount of pumping would not impacts groundwater supplies.

(X) LAND USE and PLANNING

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: Monte Fiore/La Madrona

The County General Plan and Zoning Regulations apply outside the City limits, and the City General Plan and Zoning Regulations apply inside the City limits. Adding territory to the City Sphere of Influence has the potential to change future development patterns, following annexation, to the extent the City General Plan and Zoning Regulations vary from the County's. Revised development patterns could result in different environmental impacts.

The Monte Fiore/La Madrona area is already within the City limits and receiving sewer and other services from the City. The area is within the service area, but not the sphere or the boundaries of the Scotts Valley Water District. The water district's mains are in place to serve the six parcels in the Monte Fiore area that have additional development potential.

MONTE FIORE/LA MADRONA VACANT AND UNDERDEVELOPED PROPERTIES

<u>APN</u>	<u>Address</u>	<u>Note</u>	<u>Acreage</u>	<u>Zoning</u>	<u>Likely Development</u>
021-202-18	608 Lassen Park Ct.		0.468	Single-family	One house
021-202-11	601 Lassen Park Ct.		0.711	Single-family	One house
021-202-02	935 Kings Canyon Ct.		1.055	Single-family	One house
021-141-05	La Madrona Dr.	Former Target site	17.669	Commercial Service/Open Space	Retail
021-321-04	27 Mt. Hermon Rd.	Bei-Scott	2.025	Very high density residential	40 units
021-141-20	6000 La Madrona Dr.	Fire District	1.513	Public/Quasi-Public	Fire Station

Land use decision-making and access to sewer and water services will not change in the Monte Fiore area as a result of any water district sphere amendment and possible future water district annexation. Therefore, it can be foreseen that there will be no site-specific environmental impacts resulting from the proposed sphere amendment. Cumulative effects on the water system are analyzed in the water section of this initial study.

The main effect of adding the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence is that the area could be annexed at a future date and the Monte Fiore residents would become eligible to vote in Scotts Valley Water District elections.

Glen Canyon/EI Rancho

The main effect of adding the Glen Canyon/EI Rancho area would be to make the parcels subject to the City General Plan, and ultimately make the parcels eligible for sanitary sewer service from the City and water service from the Scotts Valley Water District. The City and County General Plans have the same general plan designations for the Glen Canyon/EI Rancho area: Rural Residential (2.5+ acre parcels) for the parcels fronting on Glen Canyon Road, and Mountain Residential (5+ acre parcels) for the parcels east and uphill of Glen Canyon Road. While a detailed analysis has not been done comparing the development potential of all parcels under the County and City development standards, the analysis table below utilizes parcel sizes and, for the purpose of analysis assumes the low-density of the general plan range in the County, and high-end of the density range in the City. The conclusion is that the maximum change in development potential as a result of annexation is two houses. That level of additional potential development does not create a significant environmental effect.

GLEN CANYON/EL RANCHO VACANT AND UNDERDEVELOPED PROPERTIES

<u>APN</u>	<u>Address</u>	<u>Note</u>	<u>Acreage</u>	<u>County Zoning</u>	<u>City General Plan</u>	<u>Likely New Development</u>
067-141-63	2966 El Rancho	House	1.738	Res. Ag.	Rural Res.	
067-141-55	2910 El Rancho	House	2.551	Res. Ag.	Rural Res.	
068-281-01	Glen Canyon	Vacant	0.643	Res. Ag.	Rural Res.	House
068-281-02	Glen Canyon	Vacant	0.931	Res. Ag.	Rural Res.	House
068-281-03	3132 Glen Canyon	House	0.702	Res. Ag.	Rural Res.	
068-281-04	3104 Glen Canyon	House	2.712	Res. Ag.	Rural Res.	
068-281-05	3028 Glen Canyon	House	2.422	Res. Ag.	Rural Res.	
068-281-06	3024 Glen Canyon	House	0.978	Res. Ag.	Rural Res.	
068-281-07	3018 Glen Canyon	2 Houses	1.056	Res. Ag.	Rural Res.	
068-281-08	3012 Glen Canyon	House	1.744	Res. Ag.	Rural Res.	
068-282-01	3134 Glen Canyon	House	1.227	Res. Ag.	Rural Res.	
068-282-02	3130 Glen Canyon	House	2.008	Res. Ag.	Rural Res.	
068-282-03	Glen Canyon	Vacant	0.082	Res. Ag.	Rural Res.	
068-282-04	3110 Glen Canyon	House	1.894	Res. Ag.	Mount. Res.	
068-282-05	3106 Glen Canyon	Water tank	0.009	Res. Ag.	Mount. Res.	
068-282-06	3098 Glen Canyon	House	2.826	Res. Ag.	Mount. Res.	
068-282-07	3106 Glen Canyon	Well	0.008	Res. Ag.	Mount. Res.	
068-282-08	3106 Glen Canyon	House	1.296	Res. Ag.	Rural Res.	
068-282-09	3096 Glen Canyon	House	0.915	Res. Ag.	Rural Res.	
068-282-10	3056 Glen Canyon	House	0.676	Res. Ag.	Rural Res.	
068-282-11	3044 Glen Canyon	House	8.180	Res. Ag.	Rural/ Mt. Res.	+ 1 House
068-282-12	3026 Glen Canyon	House	6.674	Res. Ag.	Rural Res.	+ 1 House
068-282-13	Glen Canyon	Vacant	4.679	Res. Ag.	Mount. Res.	House

City of Scotts Valley Rural Residential = 1 dwelling unit per 2.5 acres +
 City of Scotts Valley Mountain Residential = 1 dwelling unit per 5 acres +

Sources: County Geographic Information System, County Zoning, City of Scotts Valley General Plan

(XI) MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: There are no mineral resources within the proposed sphere amendment areas.

Source: Santa Cruz County Geographic Information System (<http://gis.co.santa-cruz.ca.us/PublicGISweb/>), Hazards and Geophysical screen.

(XII) NOISE

Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning". There is no airport within two miles of the subject area.

(XIII) POPULATION and HOUSING

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

POPULATION and HOUSING continued

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under "Land Use and Planning". The proposed sphere amendments would not induce significant growth either directly or indirectly.				

(XIV) PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant impacts, in order to maintain acceptable service ratios, or other performance objectives? services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussions under "Land Use and Planning" and "Utilities and Service Systems".				

(XV) RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: See discussion under "Land Use and Planning".				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adoption policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See discussion under "Land Use and Planning".

(XVI) UTILITIES and SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid water disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The City is already providing sanitary sewer services to Monte Fiore. The 1.5 million gallon day capacity of the City waste water treatment plant exceeds the projected sewage generated at general plan buildout.

The Scotts Valley Water District is already providing water to Monte Fiore. The water district is located in a groundwater basin with limited groundwater resources. The water district is addressing water resource sustainability through a series of programs:

- Treating and recycling wastewater for irrigation use
- Conservation programs with current customers
- Implementing groundwater recharge of stormwater
- Studying groundwater recharge via injection wells
- Constructing emergency interties with adjacent water agencies
- Participating in basin-wide water planning of Santa Margarita Groundwater Management Agency, and North Santa Cruz County Groundwater Sustainability Agency.

ANNUAL WATER USE ESTIMATES			
	2015 SVWD Water Use	Likely SVWD Water Use at Buildout without Sphere Amendment, Annexation, and Service Extension	Maximum Water Use at Buildout with Sphere Amendment, Annexation, and Service Extension
West Side of Highway 17 (Monte Fiore and La Madrona)	16,711,700 gallons	27,074,700 Gallons	27,074,700 gallons
East Side of Highway 17 (Glen Canyon and El Rancho)	0	0	4,416,500* gallons
Total Water Use	16,711,700 gallons	27,074,700 Gallons	31,491,200 gallons
Total Acre-Feet	51 acre-feet	83 acre-feet	97 acre-feet

From the 2015 Scotts Valley Water District Urban Water Management Plan, in 2015 the District’s potable consumption was 1,131 acre-feet, and its projected 2040 potable consumption is 1,411 AF. Therefore, at buildout and fully connecting all properties on Glen Canyon, the potential impact on demand is 97 acre-feet minus 83 acre-feet, or 14 acre-feet, which is approximately 1% of the District’s annual consumption. The current well use in Glen Canyon is approximately 10 acre-feet. The cumulative impact of 4 acre-feet is small. That is low enough to conclude that the sphere proposal will not have a significant environmental impact.

Also, see discussion under “Land Use and Planning”.

Sources: Sewage treatment capacity: http://www.scottsvally.org/wastewater_recycling/wastewaterhistory.html, and City of Scotts Valley Wastewater Treatment Facility 2015 Annual Report.

Water Planning: Scotts Valley Water District 2016 Urban Water Management Plan

	<u>Potentially Significant Impact</u>	<u>Less than Significant with Mitigation Incorporated</u>	<u>Less than Significant Impact</u>	<u>No Impact</u>
<u>(XVII) MANDATORY FINDINGS of SIGNIFICANCE</u>				
a) 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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, the effects of other current projects, and the effects of probably future projects.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The proposed amendments to the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District, if implemented through a subsequent annexation, will allow the residents of Monte Fiore/La Madrona to vote in Scotts Valley Water District elections. Land use decisions and water use will not be effected.

In the Glen Canyon/El Rancho area, the maximum potential change in future land use is 2 houses, and the maximum increase in cumulative water use is 4 acre-feet of water, which is insignificant for the Scotts Valley Water District which consumed 1,131 acre-fee in 2015.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. App. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal. App. 4th 656.



NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Santa Cruz Local Agency Formation Commission (LAFCO) proposes to adopt a negative declaration for the following project:

PROJECT TITLE AND DESCRIPTION

2016 Amendments to the Sphere of Influence of the City of Scotts Valley and the Scotts Valley Water District

PROPOSAL

To add the Monte Fiore/La Madrona area to the Scotts Valley Water District Sphere of Influence, and To add the Glen Canyon/El Rancho area to the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District.

LOCATION

South Scotts Valley

Monte Fiore/La Madrona: Approximately 102 acres on the west side of Highway 17

Glen Canyon/El Rancho: Approximately 46 acres on the east side of Highway 17

FINDINGS

The initial study of this proposed sphere amendment and county service area formation has been undertaken in accordance with the State EIR Guidelines and the LAFCO Environmental Guidelines. The initial study indicates that the proposed project would not have a significant effect on the environment for the following reasons:

--The Monte Fiore/La Madrona area is already within the City of Scotts Valley and the service area of the Scotts Valley Water District. The main effect of the Sphere Amendment would allow residents of the area, through a subsequent process, to annex to the Scotts Valley Water District and participate in District elections.

--If the project is approved, the Glen Canyon/El Rancho area will be placed within the Spheres of Influence of the City of Scotts Valley and the Scotts Valley Water District. Based upon adopted plans of the City of Scotts Valley, the County of Santa Cruz, and the Scotts Valley Water District, extension of water, sewer, and other municipal services will not significantly increase future development patterns or water use in the project area.

MITIGATION MEASURES: None

Date of Preparation: October 3, 2016

by original signed
Patrick M. McCormick

Commission Action Date: November 2, 2016

by _____

Date Filed with Board Clerk:

by _____

A copy of the initial study may be obtained from the LAFCO office at Room 318-D, 701 Ocean Street, Santa Cruz CA 95060. Phone (831) 454-2055. Any comments or appeals must be received in writing in the LAFCO office no later than November 1, 2016 at noon.

Copies to: City of Scotts Valley
Scotts Valley Water District
Santa Cruz County Planning