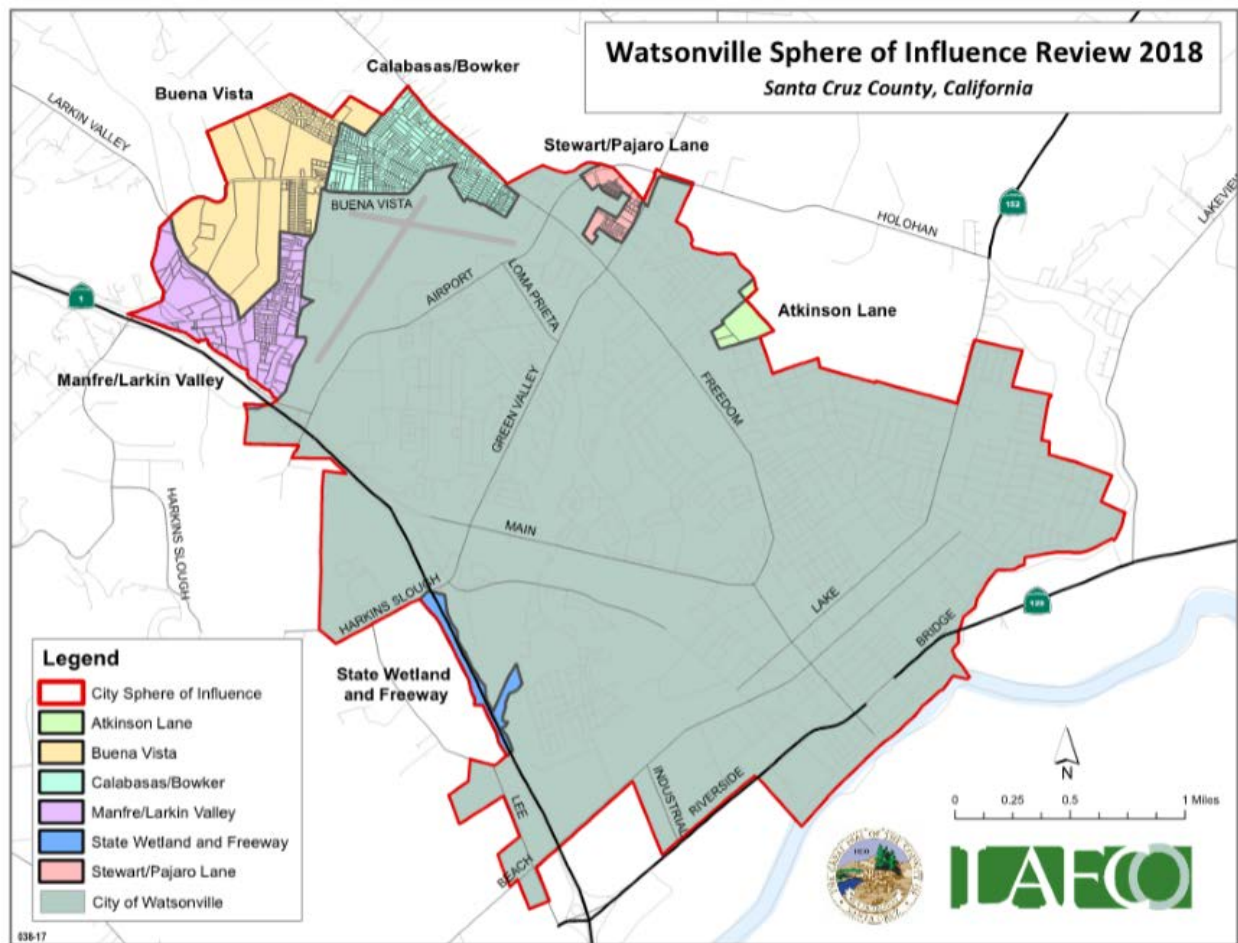


SANTA CRUZ LAFCO Environmental Initial Study

1. Project title: City of Watsonville Sphere of Influence Review 2018
2. Lead agency name and address:
Local Agency Formation Commission of Santa Cruz County
701 Ocean Street, Room 318-D
Santa Cruz, CA 95060
3. Contact person: Patrick McCormick, (831) 454-2055, pat@santacruzlafco.org
4. Project location: Watsonville, Santa Cruz County.



5. Project sponsor's name and address:
Local Agency Formation Commission of Santa Cruz County
Attention: Patrick McCormick, Executive Officer
Room 318-D, 701 Ocean Street
Santa Cruz, CA 95060

6. Land use and vacant lands.

No changes are proposed to the existing Sphere of Influence as adopted by Santa Cruz LAFCO. The areas outside the city limits and inside the adopted Sphere of Influence are listed below.

Area	Land Uses	Parcels	Acres
Atkinson Lane	Current: Vacant, residential under construction, and wetland Planned: Residential and environmental management	4	21
Stewart/Pajaro Lane	Current: Developed residential, commercial on Green Valley Rd. frontage Planned: Residential and commercial	98	32
Calabasas/ Bowker	Current: Developed residential and school Planned: Residential and school	435	135
Buena Vista	Current: Vacant, agricultural, and rural residential Planned: Specific plan area mostly residential with some neighborhood commercial	154	262
Manfre/Larkin Valley	Current: Residential and rural residential Planned: Residential and rural residential	163	162
State Wetland and Freeway	Current: Wetland and freeway Planned: Environmental management and transportation	1	31
TOTAL		855	643

The Watsonville 2005 General Plan map is available at:

<https://www.cityofwatsonville.org/DocumentCenter/View/189>

7. Description of project:

The purpose of the proposal is to review the Sphere of Influence for the City of Watsonville in conformance with Government Code section 56425(g). A sphere of influence is defined in Government Code section 56076 as a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCO. The City's Sphere was reviewed last in 2008. Any future annexation to the City can only occur within the adopted Sphere of Influence. Future annexation proposals will trigger additional analysis under the California Environmental Quality Act. After considering the additional CEQA analysis, LAFCO may approve, conditionally approve, or deny future annexation proposals based upon the State and local LAFCO policies. The proposed action is to maintain the existing Sphere of Influence Map without making any amendments.

8. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None.

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. None have been checked.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/
Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/
Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation /
Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

Upon completion of the initial study, LAFCO staff identified no potentially affected environmental factors. There is no substantial evidence in the record of any potential effect on the physical environment.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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 revisions in the project have been made by or agreed to by the project proponent. 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.

/s/Patrick M. McCormick, Executive Officer
Local Agency Formation Commission of Santa Cruz County

Date: April 17, 2018

CHECKLIST OF POTENTIAL ENVIRONMENTAL IMPACTS

Issues:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

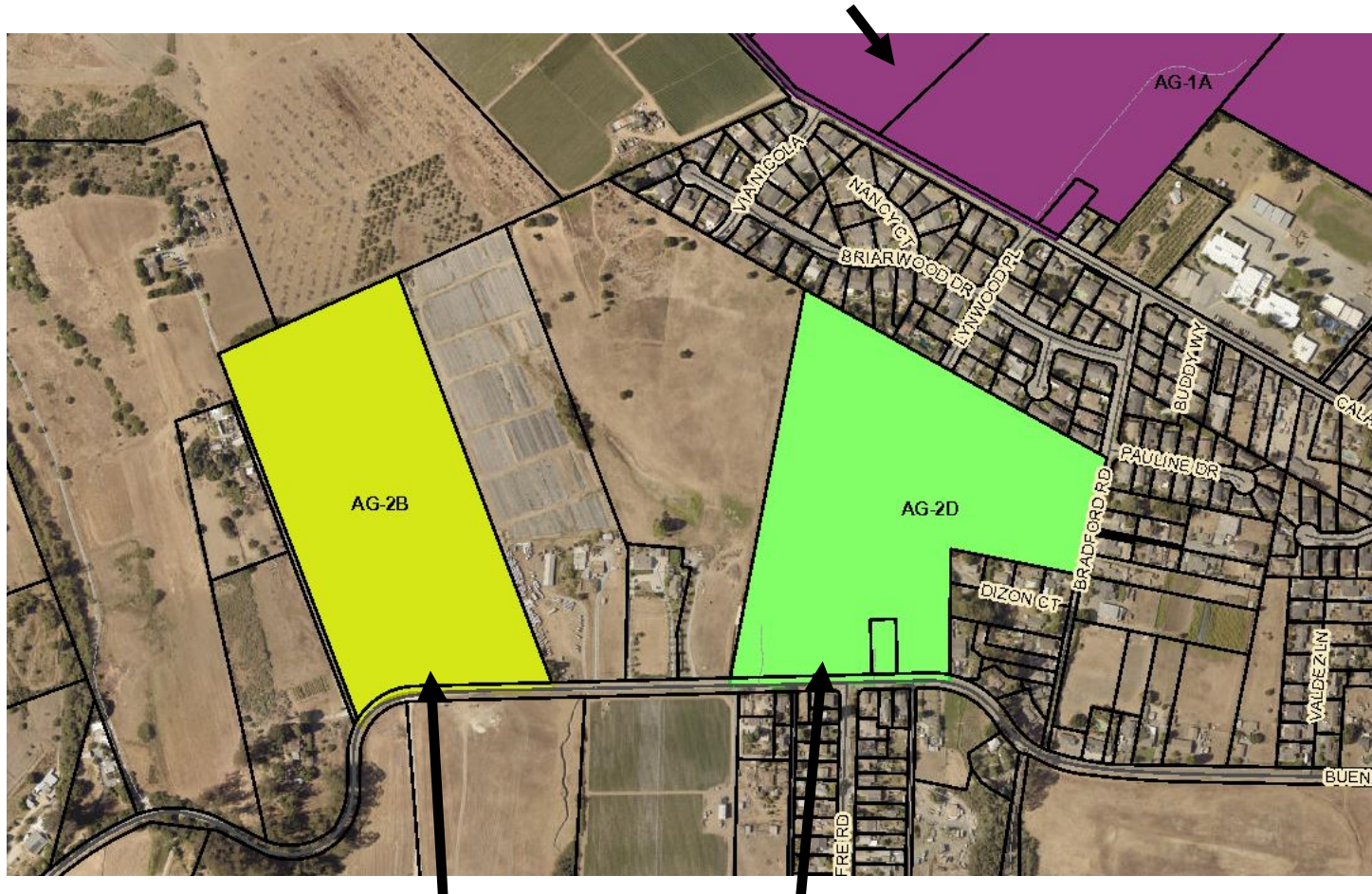
Sources: County General Plan, Chapter 8 Community Design; and Watsonville 2005 General Plan, Chapter 3

II. AGRICULTURAL 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 Dept. Of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?				X

Discussion:

The current sphere review does not propose to amend the currently adopted Sphere of Influence. Within the adopted Sphere of Influence, there are two parcels designated as Agricultural Resource by the County of Santa Cruz. Both parcels are located on the north side of Buena Vista Drive. APN 049-521-01 at 612 Buena Vista Drive contains 22 acres. APN 049-171-02 at 646 Buena Vista Drive contains 20 acres. These parcels are isolated from larger agricultural areas, are close to urbanized neighborhoods, and are needed to form a contiguous planning area along Buena Vista Drive.

Agricultural parcels outside the Watsonville Sphere of Influence



646 Buena Vista Drive 612 Buena Vista Drive
Agricultural Parcels within Watsonville Sphere of Influence

County Agricultural Resource Map Legend:

- AG-1A Viable Agricultural Land
- AG-2B Limited Agricultural Land – Geographically Isolated
- AG-2D Limited Agricultural Land Experiencing Use Conflict

Sources: County GIS Map for Agricultural Resources; County General Plan Chapter 5; and Watsonville 2005 General Plan, Chapter 9 Environmental Resources

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	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
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)?				X
d) Expose sensitive receptors to substantial pollutant concentrations/				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Chapter 5 of County General Plan, MBUAPCD Air Quality Management Plan, and Watsonville 2005 General Plan, Chapter 9 Environmental Resources

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	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 U.S. Fish and Wildlife Service?				X
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 U.S. Fish and Wildlife Service?				X

IV. BIOLOGICAL RESOURCES: Continued	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Chapter 5 of County General Plan, Biotic Resource Map; and Watsonville 2005 General Plan, Chapter 9 Environmental Resources.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville. The County's resource mapping identifies parts of this area as having a high sensitivity for archeological resources. If being considered for rezoning in the future, the City

will prepare additional analysis to review proposals on sites with probable or known archeological resources.

Sources: County General Plan, Archeological Sensitivity Constraint Map on County GIS; and Watsonville 2005 General Plan, Chapter 9 Environmental Resources.

VI. GEOLOGY AND SOILS — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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.				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
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?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: County General Plan, Fault and Geohazard Constraint Maps; and Watsonville 2005 General Plan, Chapter 12 Public Safety.

VII. HAZARDS AND HAZARDOUS MATERIALS-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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 project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: County General Plan, High Wildland Fire Hazard GIS layer; and Watsonville 2005 General Plan, Chapter 12 Public Safety.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
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)?				X
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?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) 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?				X
f) Otherwise substantially degrade water quality?				X
g) 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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) 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?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Chapter 6 of County General Plan, and Floodplain Constraint Map; and Watsonville 2005 General Plan, Chapter 9 Environmental Resources and Chapter 12 Public Safety.

IX. LAND USE PLANNING — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: County General Plan, particularly Chapters 2 and 7; and Watsonville 2005 General Plan.

X. MINERAL RESOURCES — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	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?				X
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?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Source: County Mineral Resources Constraint Map, and Watsonville 2005 General Plan, Chapter 9 Environmental Resources.

XI. NOISE — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	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?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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 levels?				X
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?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Santa Cruz County General Plan, Chapter 6; and Watsonville 2005 General Plan, Chapter 12 Public Safety.

XII POPULATION AND HOUSING — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	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)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Source: Santa Cruz County General Plan, Chapter 4; and Watsonville 2005 General Plan, Chapter 6 Housing.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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.				
Fire Protection?				X
Police Protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Santa Cruz County General Plan, Chapter 7; and Watsonville 2005 General Plan, Chapter 11 Public Facilities

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Source: County General Plan, Chapter 7; and Watsonville 2005 General Plan, Chapter 8 Recreation

XV. TRANSPORTATION/TRAFFIC — Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
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?"				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Source: Santa Cruz County General Plan, Chapter 3; and Watsonville 2005 General Plan, Chapter 10 Circulation

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X

UTILITIES AND SERVICE SYSTEMS Continued	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources?				X
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?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for Watsonville. Source: County General Plan, Chapter 7; and Watsonville 2005 General Plan, Chapter 11 Public Facilities

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion: There would be no change in the adopted Sphere of Influence Map for the City of Watsonville.

Sources: Santa Cruz County General Plan all chapters, Watsonville 2005 General Plan all chapters.

Links to Source Documents:

Santa Cruz County General Plan:

<http://www.sccoplanning.com/PlanningHome/SustainabilityPlanning/GeneralPlan.aspx>

Santa Cruz County Geographic Information System (GIS) Maps:

(after opening link, click “Legend” on left side of map to access various map layers such as Archeologic Resources, Fault Traces, and Fire Hazard Areas)

<http://gis.co.santa-cruz.ca.us/PublicGISWeb/>

City of Watsonville 2005 General Plan:

<https://www.cityofwatsonville.org/160/2005-General-Plan>

Monterey Bay Air Quality Maintenance District Plans:

<http://mbuapcd.org/pdf/air-quality-plans.html>

LAFCO Law:

<http://alcl.assembly.ca.gov/sites/alcl.assembly.ca.gov/files/CKH%20GUIDE%20FINAL.pdf>