

SECTION 29.2 CRITICAL WATER RESOURCE OVERLAY ZONE "CWR"

A. APPLICABILITY OF OVERLAY ZONE:

1. The initials "CWR" appearing after a zone abbreviation on a Zoning Map indicates that the property so classified is subject to provisions of this Article in addition to those of the underlying zone.
2. The "CWR" Zone may be applied to any land within the County for which the Board of Supervisors, after public hearing, determines that development may have a detrimental impact on water resources such as those resulting from extractions of ground and/or surface waters which would be beyond the capability of the resource or by contamination of ground or surface waters.

B. USES PERMITTED: All uses permitted under the basic land use zones; provided, however, that said use is found to conform to the "CWR" Overlay.

C. DEVELOPMENT STANDARDS:

1. **Water Quantity.** Where the "CWR" Overlay Zone pertains to the amount of water available, proof of such water availability shall be demonstrated prior to the division of any parcel of land. Water availability shall be proven by one or all of the following methods:
 - a. An on-site well located a minimum of one hundred (100) feet from any stream, and drilled to a minimum depth of fifty (50) feet, for each proposed parcel producing year-round flows of not less than 1-1/2 gpm; or
 - b. A spring on each proposed parcel producing year round flows of not less than 1-1/2 gpm; or
 - c. Provide water to each proposed parcel from a public (community) water system defined and regulated under the California Health and Safety Code, Division 5, Pure Water Law.
2. **Water Quality.** Where the "CWR" Overlay pertains to the quality of water, proof of safe drinking water shall be demonstrated prior to the division of any parcel of land. The following conditions may be required at the discretion of the County Health Department:
 - a. Chemical analysis of the subject water source to be performed by a state certified laboratory for chemical analysis.

- b. Bacteriological analysis of the subject water source to be performed by a state certified laboratory for bacteriological analysis.

The nature and scope of said analyses shall be at the discretion of the County Health Department.

- D. EXCEPTIONS: The provisions of this Section shall not be applicable to divisions whereby it is found by the Board of Supervisors that said division would not in any manner necessitate the use of water, either for human or animal consumption or irrigation. Upon such finding, all documents pertaining to said division shall be clearly marked by the zone abbreviation followed by the initials "CWRN". No building, septic tank or other like permits may be issued by any agency for land so designated "CWRN".