

ORDINANCE NO. \_\_\_\_\_

ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT AS ALLOWED BY SANTA CRUZ COUNTY CODE RELATING TO ESTABLISHMENT OF DEVELOPMENT STANDARDS FOR APNS: 048-211-25, 048-221-09

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

A Planned Unit Development is hereby granted to the property located between Atkinson Lane and Brewington Avenue, in the Pajaro Valley Planning Area, also known as the Atkinson Lane Housing Site, and shown on Exhibit A attached hereto and subject to the conditions shown on Exhibit B, attached hereto.

**SECTION II**

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Planned Unit Development as described in Section I, and adopts their findings in support thereof without modification as set forth below:

1. That the proposed location of the uses are in accordance with the objectives of the County Code and the purposes of the district in which the site is located.
2. That the proposed location of the Planned Unit Development and the conditions under which it would be operated or maintained will not be detrimental to the public's health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed Planned Unit Development will comply with each of the applicable provisions of Chapter 18.10 of the County Code.
4. That the standards of dwelling unit density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between off-street loading facilities and landscaped areas will produce a development that is compatible with and integrated into the surrounding built and natural environment consistent with the objectives of the County Code.
5. That the standards of dwelling unit density, site coverage, yard spaces, heights of structures, distances between structures, off-street parking, and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry and will not overload utilities.
6. That the combination of different dwelling and/or structure types and the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses, structures, and the natural environment in the vicinity.
7. That the degree of departure from the required development and density standards is roughly proportional to the benefits provided to the neighborhood and/or the community in which the Planned Unit Development is located.

- 8. That the proposed development is consistent with the General Plan/Local Coastal Program Land Use Plan.

**SECTION III**

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Development Permit as described in Section I, and adopts their findings in support thereof without modification as set forth below:

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.
- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.
- 3. That the proposed use is consistent with all elements of the County General Plan and with any Specific Plan which has been adopted for the area.
- 4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.
- 5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.
- 6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

**SECTION IV**

This ordinance shall become effective 31 days after adoption.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2009 by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:	SUPERVISORS
NOES:	SUPERVISORS
ABSENT:	SUPERVISORS
ABSTAIN:	SUPERVISORS

Atkinson PUD  
2/24/2009

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Chairman of the Board of Supervisors

Attest: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:

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County Counsel

EXHIBIT A

Planned Unit Development  
Conditions of Approval

Property located between Atkinson Lane and Brewington Avenue,  
in the Pajaro Valley Planning Area.

APNs: 048-211-25, 048-221-09

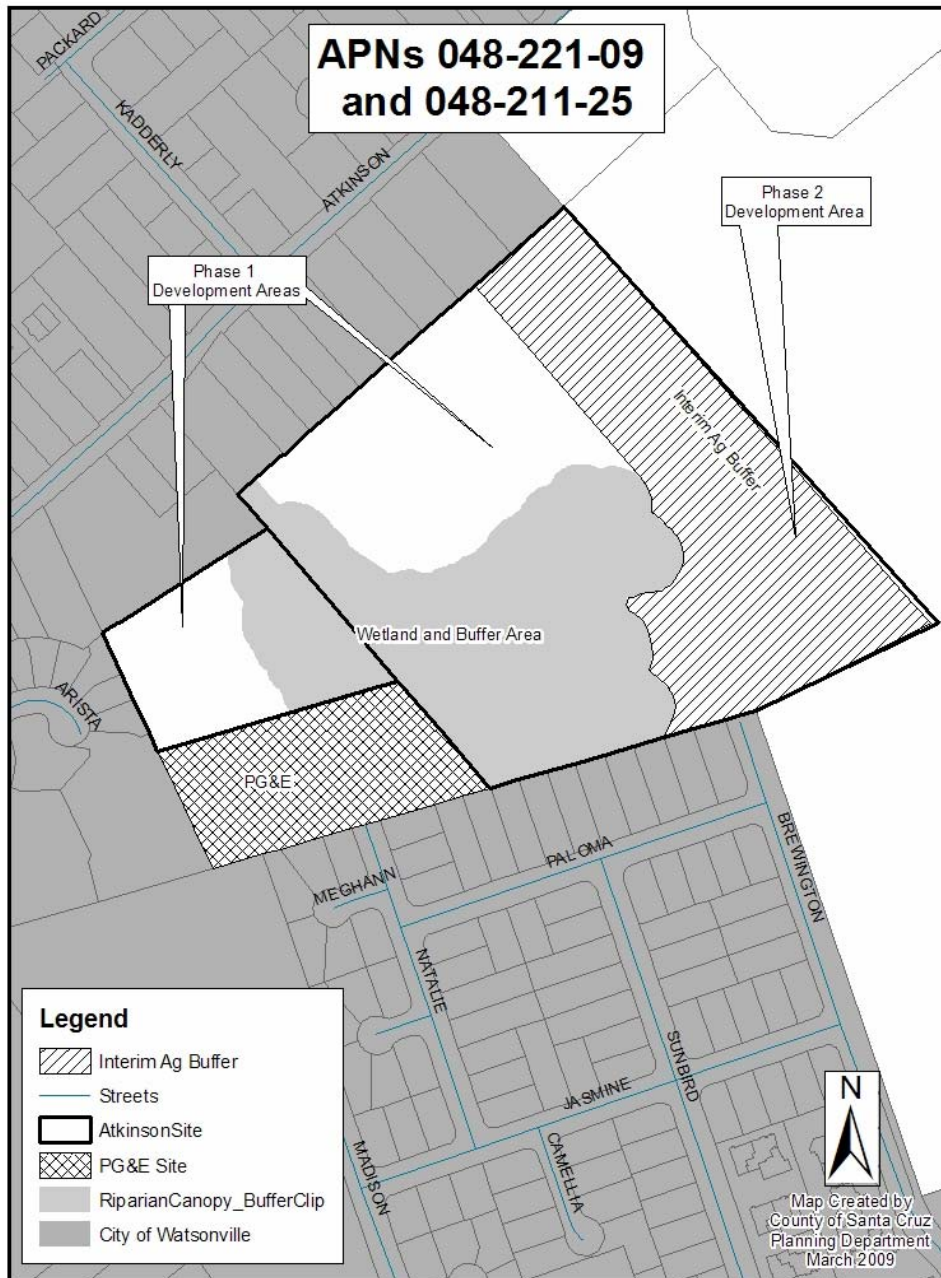


EXHIBIT B

Planned Unit Development  
Conditions of Approval

Property located between Atkinson Lane and Brewington Avenue,  
in the Pajaro Valley Planning Area.

APNs: 048-211-25, 048-221-09

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**This 16.8 acre site contains 10.0 useable (developable) acres, equating to 200 dwelling units, of these, 30 affordable units are required under County Code Section 17.10.030(b)(1) and 50 affordable units are required under County Code Section 17.10.030(b)(6). Development of this site is by-right in that the use and density for the site are not discretionary. A Level VII design review hearing is required.**

**I) General Site Standards**

- A) All requirements and standards contained in Section 13.10.475 through 13.10.478 of the County Code (Regional Housing Needs “R” Combining District) shall be applicable unless expressly modified by the conditions of this Planned Unit Development (PUD).
- B) Development Standards. The following development standards supersede the development standards in the County Code. Unless specifically defined below, developments must meet all required development standards in the County Code at the time the Design Review application is deemed complete. All of the site standards contained within Chapter 13.10 shall be applicable unless modified by this Planned Unit Development.
  - 1) Circulation and Parking Requirements
    - (a) Parking requirements.
      - (i) 1.5 spaces per studio or one-bedroom unit;
      - (ii) 2.0 spaces for two-bedroom unit;
      - (iii) 2.5 spaces for three-bedroom unit; and
      - (iv) 3.0 spaces per four-bedroom unit.
      - (v) An additional 20% of the total number of parking spaces to accommodate guest parking.
      - (vi) The Board of Supervisors, as part of the Design Review Permit, may consider a reduction to the required on-site parking standard above. Any request shall include an on-site parking management plan prepared by a traffic engineer.
      - (vii) The maximum number of required parking spaces that may be compact in size shall be as specified in County Code Section 13.10.553 (e) or its successor ordinance.

(viii) The standards for off-street parking facilities as outlined in County Code Section 13.10.554 at the time of application is deemed complete shall apply.

(b) Circulation Requirements. Primary access through the PUD area will be provided via a collector street that will extend north from Brewington Avenue to Atkinson Lane, and be constructed by the developer of the PUD area. A second access from Atkinson Lane along the existing vehicular easement leading to the PG&E site will provide access to APN 048-211-25.

(i) Phase 1 of development on APN 048-221-09 will require an emergency-only access from Atkinson Lane, as described in PUD Section II.C.2.

(c) Roadway Design. The following standards shall apply to roadways on the project site:

(i) Paved Road Width:

- 32 feet for secondary access to APN 048-211-25: two 12-foot travel lanes and an 8-foot parking shoulder on east side only,
- 52 feet for Brewington Avenue extension (Collector Street): 6-foot sidewalk, 8-foot parking shoulder, 4-foot bike lane, two 12-foot travel lanes, 4-foot bike lane, and 6-foot sidewalk (eastern sidewalk to be constructed only after removal of the interim agricultural buffer)
- 20' for two-way interior driveways, and
- 12' for one-way driveways

(ii) Improvements: Where possible, pedestrian improvements should connect with existing infrastructure in the surrounding neighborhoods.

(d) Bicycle Storage. A minimum of one lockable storage space for bicycle storage shall be provided for each dwelling unit. This lockable storage space may be located within a larger exterior storage area provided for the unit, or in a garage.

(e) Accessibility. Developments must meet accessibility requirements of Title 24 of the Building Code or successor code in effect at the time the Building Permit application is submitted.

(i) Accessible parking shall be provided consistent with California State Law. This applies to the design and location of parking spaces, number of accessible spaces provided, and accessible path of travel through the development and to the public right-of-way.

## 2) Requirements for Structures

(a) Number of Stories. A maximum of three (3) stories as defined by the County Code exclusive of subsurface parking is allowed.

(i) Three stories are allowed except in areas restricted to a two-story maximum to provide a logical transition between existing neighborhoods and higher density development. These areas are delineated on the map, Exhibit A, and are more specifically described below in Section I.B.3.b.

(b) Height. Height of three-story structures may be up to 37 feet, exclusive of sub-surface parking, and the height of two-story structures may be up to 28 feet, exclusive of

subsurface parking. Height will be measured in accordance with the provisions of County Code Section 13.10.477.

- (i) For any structure proposed to be within 2 feet of the maximum height limit, the building plans shall include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, that clearly depict the total height of the proposed structure above preconstruction natural grade and finished grade.

### 3) Site Standards

- (a) Lot Coverage and Floor Area Ratio. Lot Coverage Site Standards and Floor Area Ratio Site Standards specified in County Code Section 13.10.323 (b) do not apply.

- (b) Setbacks. The following setbacks are established from the perimeter of the subject property, as shown on Exhibit A, to the structures in aggregate and are as follows:

- (i) Setback from interior streets, driveways, parking areas: 5 feet

- (ii) Setback from public streets: 15 feet

- (iii) APN 048-211-25, located west of wetlands

- North: 3 feet if developed in conjunction with adjacent City parcel, otherwise 10 feet.
- West: 5 feet from 32-foot wide access roadway, located along the existing vehicular easement
- East: outside 50-foot wetland buffer
- South: 10 feet

- (iv) APN 048-221-09, located north of the wetlands

- Phase 1, outside interim agricultural buffer area:
  - North: 15 feet for 2 story structures, 20 feet for 3 story structures
  - West: outside 50' wetland buffer
  - East: outside interim agricultural buffer
  - South: outside 50' wetland buffer
- Phase 2, following termination of the interim ag buffer:
  - North: 15 feet for 2 story structures, 20 feet for 3 story structures
  - West: outside 50' wetland buffer
  - East: 3 feet if developed in conjunction with adjacent City parcel, otherwise 10 feet
  - South: 15 feet

- (v) For projects involving a Tentative Map, the interior setbacks and lot size shall be established through the Design Review process and are not subject to obtaining a Residential Development Permit under County Code Section 13.10.323(d)(1)(A) or its successor ordinance.
- (c) Wetland Area. A riparian exception approving a buffer of 50 feet from the edge of the delineated wetland area on the property is included with the adoption of this PUD. Inside this buffer limited activities will be permitted, including placement of interpretive signage and the execution of ecological restoration activities including the removal of exotic plant species and establishment of native species. No lighting will be placed within the riparian buffer.
- (i) Restoration of the wetland and the removal of non-native species from the pond area and buffer will be required. A comprehensive management plan/wetland protection program shall be submitted to the County Planning Department for review and approval concurrent with the Level VII Design Review Permit application.
- (ii) A Riparian Exception is granted by this PUD for the encroachment and installation and maintenance of drainage outlets and energy dissipaters under the following conditions:
- No disturbance is allowed below the ordinary high-water mark of the mapped wetland other than restoration activities required by the Mitigation Monitoring and Reporting Program.
  - Prior to issuance of the final building permit, drainage plans complying with the requirements of this PUD, particularly those related to runoff-reduction and Low Impact Design guidelines, shall be reviewed and approved by both DPW Drainage and Environmental Planning.
  - Prior to issuance of the final building permit, the applicant shall provide the County with a copy of the California Department of Fish and Game (CDFG) 1602 Streambed Alteration Agreement, or a statement from the CDFG that no permit is required.
- (d) Stormwater Management. Phase 1 will utilize the wetland and shall be responsible for the construction of a temporary detention basin to mitigate the increase of stormwater runoff from the Planning Area. The temporary detention basin shall be located within the temporary agricultural buffer to the east of the wetland and east of the extension of Brewington Avenue, and shall be sized appropriately to accommodate additional run-off generated by the development of Phase 1 of the PUD area. The application of appropriate erosion control measures at this location would be required.
- (i) Low Impact Design (LID) techniques that maximize infiltration (where appropriate soils exist), minimize runoff volumes and rates, and minimizing pollutant loadings, shall be incorporated in to the project design. Such practices would include:
- Providing on-site treatment for low-flow storm events
  - Enhancing treatment of off-site flows



- Providing vegetated swales for water quality treatment
  - Designing for large event flood control
  - Incorporating landscape features that enhance water quality; and
  - Limiting the post-development runoff rate and volume to the predevelopment runoff rate and volume, to the maximum extent possible.
- (e) Open Space. The open space requirements specified in County Code Section 13.10.323 e(6)F shall not apply, rather the developer will be required to provide a minimum of 50 square feet of private open space per unit, and a minimum of 150 square feet of common open space per unit. Common open space may consist of active or passive recreation space, designed with both children and adults in mind.
- (i) The Design Review process shall determine the final configuration and location of open space on-site, with special consideration for the opportunity to incorporate passive open space adjacent to the wetland area and active areas that are safe and observable from adjacent housing units.
- (f) Any signs shall comply with Section 13.10.580 or any successor ordinance and the location and design shall be reviewed and approved as part of the Design Review process. The following signs are allowed:
- (i) A non-illuminated temporary sign pertaining to the sale, lease or rental of a dwelling and limited to six square feet in size or less.
  - (ii) A permanent identification sign, in-directly illuminated, of 12 square feet or less.
- (g) Site Planning
- (i) Where natural features exist, such as wetlands and drainages, open spaces should be preserved and used to frame and define residential areas.
  - (ii) Grading should limit the visual distinction between graded and adjacent natural landforms and be contoured to blend into adjacent open spaces.
  - (iii) Varied building heights are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures. Building heights at the edge of the subdivision should be considered within the context of the project's surroundings, the adjacent uses, and should create a transition from the heights of adjacent existing residential development rather than form abrupt height changes. Section I.B.4.b addresses this concept in further detail.
  - (iv) Arrange unit types to provide a logical transition between existing neighborhoods and higher density portions and provide complete consistent streetscapes along existing street frontages.
  - (v) Orient buildings and associated improvements to minimize noise, light, glare, and other visual impacts to adjacent residential neighborhoods.
  - (vi) Use buildings, landscaping, contrasting paving, and site design to frame neighborhood gateways and define common open spaces.

- (vii) Utilize permeable materials for walkways, driveways, alleys, and patios where possible and locate impervious areas to drain into bioswales or other stormwater detention features.
  - (viii) Incorporate Best Management Practices (BMPs) for bioretention systems.
  - (ix) Site orientation and building design should consider the use of alternative energy sources and passive solar design concepts.
  - (x) The siting of multi-family buildings should consider the existing neighborhood context. Development should generally be oriented parallel to the public street or to the internal streets, with some setback variation to provide visual interest.
  - (xi) The clustering of multi-family units should be a consistent site planning element. Whenever possible, buildings should be configured around courtyards, gathering areas, and open spaces.
  - (xii) Public, communal, and private spaces should be clearly distinguishable.
  - (xiii) Ground floor units should have direct access from streets and common spaces.
  - (xiv) Entry drives should be design to create a positive identity for the project. Landscape and site design should frame and distinguish entry drives.
  - (xv) Parking should be unobtrusive and not disrupt the quality of common spaces and pedestrian environments. It should be distributed throughout the site in discrete courts and shall be screened by landscaping or buildings.
  - (xvi) Services should not be visible from public areas. Trash bins, utility meters, transformers, and other service elements should be enclosed or otherwise concealed from view.
  - (xvii) Common open space should be centrally located, have a physical and visible connection to public open space, and connected to each project's internal pedestrian system.
  - (xviii) Common spaces should incorporate play equipment for children and adults that are sized to accommodate the anticipated level of use and located such that they are safe and observable from adjacent areas.
- (h) Architectural and Building Design Standards
- (i) The requirements of Chapter 13.10 relating to distance between structures shall not apply.
  - (ii) To reduce bulk and mass, efforts shall be made to provide articulation and architectural features and to provide a transition from the adjacent properties. This transition shall be achieved by the following:
  - (iii) Restricting buildings to 28 feet and two stories in height adjacent to existing homes located along Atkinson Lane. See Section I.B.3.b for further detail.
  - (iv) Strongly encouraging buildings facing public roads to incorporate features such as step-back heights, articulation, variations in finishes, glazing, building separation and varied roof heights.
  - (v) Provide a variety of architectural styles using high quality architectural materials.

- (vi) All facades, including side and rear elevations, should have the same vocabulary of forms, details, and materials.
  - (vii) Create visual interest through the use of articulated facades, forms, and color, but maintain consistent architectural style and details on both the exposed facades of corner lots. Break up large wall and roof surfaces using three dimensional elements on facades, such as chimneys, balconies, bay windows or dormers.
  - (viii) Incorporate energy-efficient building siting standards and materials.
  - (ix) Building forms should be articulated by varying roof heights and wall planes. Long, unbroken volumes and large, unarticulated walls and planes shall not be permitted.
  - (x) Roof forms should cover the entire width and depth of buildings. Superficial roof forms (such as mansards affixed to the building) or false fronts, facades and parapets, shall not be allowed.
  - (xi) Flat roofs are strongly discouraged.
  - (xii) Individual entries should have a strong relationship with a fronting street, internal walkway, or courtyard, as appropriate to the overall siting concept. A transitional area from the public space or walkway to the private dwelling unity entry, such as a porch, steps, or landscape walkway, should be provided.
  - (xiii) Each dwelling unit's entry should be emphasize and differentiated through architectural elements such as porches, stoops, or roof canopies, and detailing. Opportunities should be provided for residents to personalize their entry by providing ground level space or wide ledge for potted plants.
  - (xiv) Stairways, fences, trash enclosures, and other accessory elements should be designed as integral parts of the architecture. Manufactured components attached to the outside of buildings, such as stairways and shed, shall be prohibited.
  - (xv) On-site mechanical equipment visible from buildings or a public street should be screened.
- (i) Materials and Color
- (i) Architectural design within each residential subdivision should use a palette of materials that convey an image of quality and durability.
  - (ii) Color should be used as an important design element and should be natural or muted tones. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.
  - (iii) Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials such as brick or stone.
  - (iv) Structures designed with obvious references to styles or periods should be consistent with that style or period.
- (j) Landscaping Standards

- (i) All site areas not covered by structures, walkways, driveways or parking spaces should be landscaped.
  - (ii) Use specimen trees and accent plant materials at major focal points, such as entries or where major walkways intersect with common open space areas.
  - (iii) Landscaping should support the distinction and transition between private, common and public spaces.
  - (iv) Design landscaping that is permanent with automated irrigation. Water-intensive plants, such as lawns and flowering exotics, should be used sparingly as accents.
  - (v) Use drought tolerant, native landscaping and drip irrigation is encouraged in common area landscaping.
  - (vi) Vines and climbing plants on buildings, trellises, walls and fences are encouraged, both to provide an attractive appearance and to minimize graffiti.
  - (vii) Parking lots should be generously landscaped to provide shade, reduce glare and provide visual interest. Parking lots shall provide shade trees (of at least 15 gallon in size) for each four (4) spaces.
  - (viii) Parking lots shall be generously landscaped. Parking lots should be screened from view with architectural walls, berms or shrubs where possible.
  - (ix) Incorporate natural features and existing trees into the landscape plan to the extent practical and feasible.
- (k) Lighting
- (i) Provide lighting for specific tasks (i.e., illuminating common areas, parking, driveways, paths, and entryways).
  - (ii) Lighting should be mounted on architecturally designed fixtures that are consistent throughout the subdivision and are less than 16 feet in height, and preferably lower.
  - (iii) Place and design outdoor lighting around buildings, in parking lots, and along streets to prevent excessive “spillover” glare into adjacent residential and habitat areas and minimize night sky illumination.
  - (iv) Lighting in parking areas should be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/properties.
  - (v) Incorporate cutoffs into light fixtures to screen the view of light sources from residences.

## II) Project Review

- A) Entitlements. All entitlements, with the exception of the building permit application review shall be processed concurrently at Level VII, subject to the processing provisions of 18.10.210, 18.10.332, and 18.10.211.
- B) Tentative Map. If a Tentative Map approval is required, it must be included in the application. A Residential Development Permit, normally required by Section 13.10.323(d)(1)(A) is not required.

- 1) Development that includes approval of a Tentative Map is subject to the provisions of the Subdivision Map Act and Chapter 14.01. Where a Tentative Map is proposed, the public hearing shall be expanded to address findings necessary under the Subdivision Map Act. Wherever possible the environmental review performed at the time the PUD is adopted will be utilized in the processing of the Tentative Map unless the Environmental Coordinator determines that additional California Environmental Quality Act (CEQA) review is required based upon the available information.
- C) Phasing. In the event that the PUD site is developed as multiple phases, the following requirements shall apply:
  - 1) An interim Agricultural Buffer of no less than 200 feet shall be established along the eastern property line of APN 048-221-09, and shall not be removed until such time as the adjacent agricultural land is annexed to the City of Watsonville.
  - 2) Until the area of the interim Agricultural Buffer is undergoing annexation to the City of Watsonville and pre-zoning for urban development, an emergency access point off of Atkinson Lane will be required, through APN 019-236-01. t.

### III) **Affordability and Financing**

- A) Affordability Level. All development proposals for these parcels are required to provide a minimum of forty (40) percent, of the total number of units as affordable, as defined by County Code Section 13.10.475. For rental housing, the rent prices of the units will be determined using the County's formula for allowable rent, and relying on the median income of the City of Watsonville rather than that of Santa Cruz County. For ownership housing, the sale prices of the units will be determined using the County's formula and relying on the median income of Santa Cruz County.
- B) Financial Liability
  - 1) In the event that a developer believes that the affordable housing requirements for a project proposed for this site renders the project financially infeasible, the developer may request relief from a proportional amount of the affordability requirements. That request shall be submitted to the Planning Director with all supporting information, including the development pro forma for the project. The Planning Director shall analyze that request and make suitable recommendations to the Board of Supervisors. In the event that the Board finds that the developer has provided evidence that fulfillment of the affordable housing requirements renders the project financially infeasible, the Board shall grant an increase in the allowed unit resale price, above the price restrictions contained in Section 17.10.030(b)(1) and Chapter 17.10.030(b)(6) of the County Code, in an amount equal to that required to render the project financially feasible. In the event that such price modifications are granted, the developer shall grant the County Redevelopment Agency the option to purchase units at the revised sales price for the purpose of writing them down to suitable levels of affordability, consistent with the intent of this PUD.
- C) Participation Agreement
  - 1) Prior to Building Permit issuance or prior to filing of the Final Map, if one is required, the developer shall enter into a Certification and Participation Agreement with the County of Santa Cruz to meet the Affordable Housing Requirements specified by Chapter 17.10 of the County Code and as noted in III.A. and III.B. above.
- D) Payment in lieu of Taxes

- 1) In the event that a portion of the project is developed as affordable rental housing and is exempt from the payment of property taxes, the County reserves the right to develop and enforce a payment in lieu of taxes (PILOT) program to reimburse the City or County for the cost of providing direct services to the area.

E) Financing/Infrastructure Agreement

- 1) The County and City shall enter into a financing agreement prior to accepting any applications for development of the site. The goals for this agreement include the following:
  - (a) An equitable distribution of infrastructure costs related to infrastructure demand generated by each phase of the development

**IV) Design Review**

A) Public Hearings

- 1) Development proposals shall undergo Design Review and a public hearing process limited to design issues only. No discretionary permit is required for the by-right density or use of the site. For development proposals under these by-right provisions, applicants must apply for a Level VII Design Review, which requires review at public hearing by the Planning Commission and Board of Supervisors. The Design Review Permit is valid for a maximum of two (2) years. In order for the Design Review Permit to be exercised, the building permit shall be issued within the two-year period.
  - (a) Requests for a time extension for the Design Review Permit shall be processed as a Level VII permit review. The permit may be extended for one year up to five (5) times for a total permit life of seven years.

B) Development Standards

- 1) All requirements of the Site, Architectural and Landscape Design Review (Chapter 13.11) or successor ordinance in effect at the time a Design Review application is deemed complete for processing shall be applicable unless modified by this PUD.
- 2) All applicable requirements and standards of the Zoning Regulations (Title 13, Chapter 13.10) and Environmental and Resource Protection Regulations (Title 16) in effect at the time a Design Review application is deemed complete for processing shall apply unless modified by this PUD.
- 3) A geotechnical report shall be prepared for the site. Four copies of the report shall be submitted to the County for review at the time of project application and accepted prior to the application being determined complete. All requirements and recommendations of the approved report shall be incorporated into the project design. A Plan Review letter shall be submitted as part of the Design Review submittal and Building Permit Submittal. All future development on the site shall comply with the requirements of the accepted geotechnical report prepared by a licensed geotechnical engineer.
- 4) A restoration plan for the wetland area shall be prepared and submitted to the Planning Department for review at the time of project application, as required by Section I.B.3.c(i) of this PUD.

- 5) All future development on the site shall comply with the requirements and mitigations established by the EIR conducted for this project, on file with the County of Santa Cruz Planning Department.

C) Minor Variations

- 1) Minor variations to this permit that do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff.

D) Level VII Design Review Submittal Requirements

1) Preliminary Architectural and Site Plans

- (a) Preliminary architectural and site plans, prepared by a licensed architect, meeting the standards established by the Planning Department for multi-family residential application submittal, shall be submitted. The plans shall incorporate, but not be limited to, all requirements contained in this PUD.
- (b) The site plan shall clearly delineate all non-usable areas, including but not limited to:
  - (i) Wetland area and buffer, as shown on Exhibit A.

2) Utilities, Roads and Services

- (a) Submit proof of authority to build the required emergency access via APN 019-236-01 as specified in PUD Section II.C.2.
- (b) Submit preliminary engineered improvement plans to the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements proposed or required by this PUD. Form and content of the plans shall meet the standards established by the Planning Department for multi-family residential application submittal.
  - (i) Preliminary improvement plans shall meet the following requirements:
    - All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified herein. Plans shall also comply with applicable provisions of Title 24 (Accessibility) of the State Building Code.
    - Preliminary drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils. This includes off-site work.
    - Preliminary grading plans must be submitted at time of application. The project design shall minimize grading on-site and off-site to the maximum extent possible. This includes designing the grading and foundations to follow existing topography as much as possible. The grading plans shall include existing and proposed contours, plan views and centerline profiles of all driveway improvements, locations, and heights of all retaining walls, preliminary drainage design, grading cross sections through proposed building pads, and all volumes of excavated and fill soils. This includes all on-site and off-site work.
    - Submit preliminary sanitation plans to the Department of Public Works for all sanitary improvements proposed or required by this PUD.

- (ii) All road plans shall comply with all requirements of the Department of Public Works Road Engineering and shall be consistent with the County's Design Criteria.
- 3) A sign plan indicating the location and size of all signs on the site shall be submitted. The signs shall be consistent with the provisions of this PUD.
- 4) A current water will-serve letter from the City of Watsonville Water Department shall be submitted to the Planning Department.
- 5) A current sanitary sewer will-serve letter from the County Sanitation District shall be submitted to the Planning Department.
  - (a) The Local Agency Formation Commission (LAFCo) approval of an annexation into the Sanitation District will be required prior to the issuance of a will-serve letter.
  - (b) Any existing septic systems shall be properly abandoned per County requirements
  - (c) Due to the property's topography, a private pump station may be required to sewer some or all of the developments structures. The pump station shall be designed and constructed to resemble the development and shall be privately maintained. An onsite private generator will be required to run the sewer pump(s) in case of power outage. Odor control shall be required on the pump.

**V) Final Map Requirements and Timing.**

*If the project includes a Map, the following requirements shall be met prior to the final filing:*

- A) Drainage. Final engineered drainage details shall be submitted to the County Planning and Public Works departments for both on- and off-site drainage work. Drainage plans for Phase I shall show the temporary detention basin designed with sufficient capacity to address the drainage impacts identified by the EIR and included in Section IX of this PUD. Drainage from road improvements shall be filtered and released into the new drainage system. A Construction Activities Stormwater General National Pollution Discharge Elimination System (NPDES) Permit shall be obtained from the State Water Resources Control Board.
- B) Roads. Final engineered road improvement plans shall be submitted to the County Planning and Public Works departments for both on- and off-site road improvements.
- C) Sanitation. The applicant shall form a homeowner's association with ownership and maintenance responsibilities for all on-site sewers for this project. Reference to the homeowners association shall be included on the Final Map and in the Association's Covenants, Conditions & Restrictions, which shall be recorded and include District-approved language on maintenance responsibilities.
  - 1) The applicant shall provide a copy of the CC&Rs to the District prior to the filing of the Final Map.
- D) Recorded Conditions. Proof must be submitted that the conditions of all required permits (such as Design Review, NPDES) have been recorded in the official records of the County Recorder.
- E) Affordable Housing. The developer must enter into an Affordable Housing Participation Agreement with the County of Santa Cruz.



- F) Fees. All applicable in-lieu fees shall be paid.
- 1) Unless otherwise satisfied by meeting the requirements of County Code Chapter 15.01 or its successor ordinance, park dedication in-lieu fees shall be paid for each dwelling unit. The fees in effect at the time of filing of a Final Map, if applicable, shall be paid.
  - 2) Unless otherwise satisfied by meeting the requirements of County Code Chapter 15.04 or its successor ordinance, Child Care Development fees shall be paid for each dwelling unit. The fees in effect at the time of filing of a Final Map, if applicable, shall be paid.
  - 3) Transportation improvement fees shall be paid for each dwelling unit. The fees in effect at the time of filing of a Final Map, if applicable, shall be paid. A credit may be allowed for installation of improvements off-site that are part of the Capital Improvement Program.
  - 4) Roadside improvement fees shall be paid for each dwelling unit. The fees in effect at the time of filing of a Final Map, if applicable, shall be paid. A credit may be allowed for installation of improvements off-site that are part of the Capital Improvement Program.

**VI) Building Permit Requirements and Timing.**

*Prior to the issuance of any building permit, all of the following conditions shall be met, some of which may have been met at the Final Map stage:*

- A) Plans shall be consistent with the Design Review approved project and all requirements of this PUD.
- B) Final engineered drainage details shall be submitted to the Department of Public Works, Drainage for both on-site and off-site drainage work.
  - 1) The allowable release rate from the site shall be limited to the 25-year predevelopment flow rates or less based on an assessment performed by a drainage engineer and reviewed and approved by the Department of Public Works Drainage. The safe overflow paths for any proposed mitigation system shall be described and analyzed, and techniques such as minimizing site disturbance, minimizing impervious areas, utilizing pervious surfacing, eliminating directly connected impervious areas, clustering development, etc shall be considered.
  - 2) All runoff from parking and driveway areas shall pass through water quality treatment prior to the wetland and/or interim drainage basin.
  - 3) Depending on the nature of the proposed development, Public Works staff may inspect the construction of the drainage related items.
  - 4) Fees will be assessed on the net increase in impervious area due to the development project. Semi-pervious surfaces will be charged at a 50% rate.
- C) Final engineered road improvement plans shall be submitted to the Department of Public Works, Road Engineering for both on-site and off-site road improvements.
- D) Submit proof that the conditions of all required permits (such as Design Review, Tentative Map) and all required Declarations of Restriction and Statements of Acknowledgment have been recorded in the official records of the County Recorder.
- E) All applicable in lieu fees shall be paid, if not paid at the time of the filing of the Final Map.

- 1) Unless otherwise satisfied by meeting the requirements of County Code Chapter 15.01 or its successor ordinance, park dedication in-lieu fees shall be paid for each dwelling unit. The fees in effect at the time of building permit issuance shall be paid.
  - 2) Unless otherwise satisfied by meeting the requirements of County Code Chapter 15.04 or its successor ordinance, Child Care Development fees shall be paid for each dwelling unit. The fees in effect at the time of building permit issuance shall be paid.
  - 3) Transportation improvement fees shall be paid for each dwelling unit. The fees in effect at the time of building permit issuance shall be paid. A credit may be allowed for installation of improvements off-site that are part of the Capital Improvement Program.
  - 4) Roadside improvement fees shall be paid for each dwelling unit. The fees in effect at the time of building permit issuance shall be paid. A credit may be allowed for installation of improvements off-site that are part of the Capital Improvement Program.
  - 5) Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by said school district in which the project is located at the time of building permit issuance. The applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
- F) Plan review letters shall be obtained from the technical report authors indicating that the plans comply with the County approved technical report and all of their recommendations have been incorporated into the project plans.
- G) All requirements of the Pajaro Valley Fire Protection District shall be met with respect to access, turnarounds, fees, water availability and design features.
- H) The units shall be connected for sewer service to the Sanitation District. All regulations, conditions and hookup charges of the Sanitation District shall be met. Off-site improvements may be required. Final engineered plans shall be submitted, which comply with all requirements and standards of the Sanitation District.
- 1) Payment equivalent to the required flow metering and odor control equipment will be collected at the time sewer connection permits are obtained.
  - 2) If a private pump station is proposed as part of the project, a private pump station and sewer system maintenance and response manual shall be outlined by the applicant and submitted to the District for review and approval.
- I) All units shall be served by the City of Watsonville Water Department. All requirements of that water district including the payment of connection charges shall be met. Engineered improvement plans for all water line extensions required shall be submitted for the review and approval of the Water Department. Off-site improvements may be required.
- J) Final engineered plans shall be submitted complying with all requirements and standards of the City of Watsonville Water Department.
- K) The developer shall enter into an Affordable Housing Participation Agreement.
- L) Prior to the final inspection or clearance of the building permit, all of the site improvements shown on the approved building permit plans and Design Review Approval shall be installed/implemented.

**VII) Construction Phase Requirements**

- A) Prior to any site disturbance or physical construction on the subject property the following condition shall be met:
  - 1) Pre-Construction Meeting: In order to ensure that the mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, project arborist, and Santa Cruz County Environmental Planning staff. The temporary construction fencing demarcating the edge of the riparian corridor setback and the tree protection fencing will be inspected at that time. Approval of the results of the pre-construction biotic surveys will be reaffirmed at this time. The receiving site for any exported fill will also be identified and County approved grading permits presented.
- B) No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director grants a separate winter grading permit, which may or may not be granted.
  - 1) County standards for stormwater best management practices, including those related to erosion and sediment control during construction, shall be implemented.
- C) No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by the conditions of an entitlement permit).
- D) Unless determined to be unnecessary by an archaeological field survey, an archaeologist shall be present on-site during all ground disturbance on the site.
- E) In the event that threatened or endangered plant or animal species are discovered on the site, the habitat areas for these species shall be avoided and no disturbance will be permitted.
- F) Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- G) To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  - 1) Limit all construction to the time between 7:30 am and 4:30 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2) Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- H) The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction-site. The

disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- I) One (1) “construction/security trailer” (maximum 12 feet by 60 feet) is allowed on the site during construction. The size and location of the unit shall conform to all yard setbacks contained in the PUD and shall be shown on the plot plan. Compliance with Section 13.10.683 or any successor ordinance is required. A building permit is required for the installation of the construction trailer.

**VIII) Mitigation Monitoring Program**

- A) The mitigation measures listed in Section IX of this PUD have been incorporated in the conditions of this approval in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the mitigations is hereby adopted as a condition of approval. The purpose of this monitoring is to ensure compliance with the environmental mitigations during implementation and operation. Failure to comply with the conditions contained within the PUD, including the terms of the adopted mitigation monitoring program, may result in the revocation of the PUD pursuant to section 18.10.462 of the Santa Cruz County Code.

**IX) Mitigation Measures**

*(To be incorporated following CEQA Review Comment Period)*



## 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

## MITIGATION MONITORING AND REPORTING PROGRAM for the Atkinson Lane Specific Plan and Planned Unit Development

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
<b>3.2 Agricultural Resources</b>					
<b>City Phase 2</b>	<b>Impact 3.2-1:</b> Future development within the planning area will result in the conversion of approximately 42.4 acres of Prime Farmland and 1.4 acres of Farmland of Statewide Importance as designated on the California Department of Conservation Santa Cruz County Important Farmlands Map to urban uses. In addition, construction of the off-site improvements to Wagner Avenue would result in the conversion of an additional 0.8 acres of Important Farmland under the 36-foot right of way and 1.51 acres for the 52-foot right of way for a total maximum conversion of 45.31 acres of Important Farmland. This would be considered a significant impact.	The City of Watsonville General Plan contains no policies or implementation programs that require mitigation or offsets for the conversion of Important Farmland. Therefore, there are no feasible mitigation measures available to reduce the impact of agricultural land conversion from the City Phase 2 to a less than significant level. As a result, implementation of the City Phase 2 would result in a <b>Significant and Unavoidable impact</b> . However, if an agricultural compensation program were developed, future development within the project site would be required to participate in order to address the conversion of prime farmland.	Not applicable.	Not applicable	Not applicable.
<b>County Phase 1 &amp; City Phase 2</b>	<b>Impact 3.2-2:</b> The proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts. This is considered a potentially significant impact.	<b>MM 3.2-2a:</b> Consistent with Policy 5.13.23 (Agricultural Buffers Required) in the <i>Santa Cruz County General Plan</i> project applicants shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (County site) subject to review and approval by the County of Santa Cruz Planning Department. Final site plans shall include an interim 200-foot agricultural buffer within Phase 2 (County site) consistent with the conceptual land use plan for the proposed Specific Plan and PUD. The buffer distance shall be measured from the edge of the parcel to the nearest residential property line. Other than fencing, regional drainage facilities, and underground utilities, only landscape and related non-accessible open space components are allowed within the first 150 feet of the buffer. Within the remaining 50 feet of buffer, adjacent to the proposed development area, uses such as public streets and roads, regional and local storm-drainage improvements, and other underground utilities; and pedestrian and bicycle trails are allowed. Upon annexation and rezoning of Phase 2 by the City, the interim 200-foot agricultural buffer within Phase 2	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>(County site) shall terminate.</p> <p><b>MM 3.2-2b.</b> Consistent with the <i>City of Watsonville Agricultural Buffer Policy</i>, project applicants shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (City site) subject to review and approval by the City of Watsonville Community Development Department. Final site plans shall include a 200-foot minimum land use buffer along the eastern boundary of the planning area within Phase 2 (City site) of the proposed project consistent with the conceptual land use plan. The buffer distance shall be measured from the edge of the parcel to the nearest residential property line. Other than fencing, regional drainage facilities, and underground utilities, only landscape and related non-accessible open space components are allowed within the first 150 feet of the buffer. Within the remaining 50 feet of buffer, adjacent to the proposed development area, uses such as public streets and roads, regional and local storm-drainage improvements, and other underground utilities; and pedestrian and bicycle trails are allowed.</p> <p><b>MM 3.2-2c.</b> Consistent with Policy 5.13.31 (Agricultural Notification Recordation for Land Divisions) in the <i>Santa Cruz County General Plan</i>, project applicants within the planning area shall file a Right-to-Farm Notification Statement to run with the Title as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The statement shall inform any future property owners of the continuation of agricultural activities, including agricultural processing, in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.</p>			
<b>3.3 Air Quality</b>					
<b>All Phases</b>	<b>Impact 3.3-1:</b> The proposed project would result in short-term air quality impacts associated with construction activities, including grading, operation of construction equipment, and demolition of existing	<b>MM 3.3-1a:</b> Project applicants limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading),	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
	<p>structures at the planning area. This is considered a potentially significant impact.</p>	<p>or 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading) during all phases of construction activities within the planning area in accordance with the Monterey Bay Unified Air Pollution Control District CEQA Guidelines. If the proposed project requires that grading and excavation exceed those acreages, project applicants shall implement the following fugitive dust measures during grading and excavation and incorporate these measures on all grading plans for future development within the planning area subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily;</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;</li> <li>• Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;</li> <li>• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;</li> <li>• Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);</li> <li>• Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.);</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install appropriate best management practices</li> </ul>			

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>or other erosion control measures to prevent silt runoff to public roadways;</p> <ul style="list-style-type: none"> <li>• Replant vegetation in disturbed areas as quickly as possible;</li> <li>• Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;</li> <li>• Limit the area subject to excavation, grading and other construction activity at any one time;</li> <li>• Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); and</li> <li>• Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).</li> </ul>			
<b>All Phases</b>	<b>Impact 3.3-2:</b> The proposed project may result in the demolition of four residential homes and associated structures within the planning area, which may contain asbestos and/or lead. This would be considered a potentially significant impact.	Mitigation measures <b>MM 3.7-3a</b> and <b>MM 3.7-3b</b> in Section 3.7, Hazards and Hazardous Materials would require that each structure is inspected by a qualified environmental specialist for the presence of asbestos containing materials (ACMs) and lead based paints (LBPs). If ACMs and LBPs are found during the investigations, a remediation program shall be developed to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Demolition and Construction
<b>All Phases</b>	<b>Impact 3.3-3:</b> The proposed project would result in long-term stationary and vehicular emissions, which would exceed the MBUAPCD thresholds.	<b>MM 3.3-3:</b> Fireplaces proposed for future residential development within the planning area shall be gas-fired and meet U.S. Environmental Protection Agency (EPA) certification requirements. The use of wood-burning fireplaces shall be prohibited. This measure shall be demonstrated on all proposed tentative maps and improvement plans prior to approval of building permits within the planning area. In addition, project applicants within the planning area shall consider implementation of MBUAPCD-recommended mitigation. The City of	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design



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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>Watsonville Community Development Department and the County of Santa Cruz Planning Department shall review proposed tentative maps and improvement plans to identify emission reduction measures that are incorporated into the plans and staff may recommend additional measures as practical and feasible including the following:</p> <ul style="list-style-type: none"> <li>• Incorporate energy-efficient appliances into residential uses.</li> <li>• Orient buildings to minimize heating and cooling needs;</li> <li>• Provide shade trees to reduce cooling needs;</li> <li>• Include energy-efficient lighting systems;</li> <li>• Include solar water heaters or centralized water heating systems; and</li> <li>• Increase insulation beyond Title 24 requirements to minimize heating and cooling needs.</li> </ul>			
<b>3.4 Biological Resources</b>					
<b>All Phases</b>	<p><b>Impact 3.4-1:</b> A population of federally Threatened and California Endangered Santa Cruz tarplant (<i>Holocarpha macradenia</i>) is located entirely within the PG&amp;E parcel in the westernmost portion of the planning area on Assessors Parcel Number 048-211-24. No development is proposed for this portion of the planning area; however the proposed residential development may result in indirect impacts to the population. This is considered a potentially significant impact.</p>	<p><b>MM 3.4-1a:</b> Subject to review and approval by the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department, project applicants shall ensure that all construction and staging activities occur outside of APN 048-211-24 (PG&amp;E parcel) containing Santa Cruz tarplant during all phases of the proposed project. Prior to construction activities, project applicants shall install temporary construction fencing and informative signs around the perimeter of APN 048-211-24 as construction occurs in the vicinity of this parcel. The location and integrity of the fence shall be verified in the field by County or City prior to grading and periodically checked throughout the construction period. Following construction, project applicants within Phase 1 (County site) and Phase 2 (City site) shall install permanent fencing around of perimeter of APN 048-211-24.</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
	<p><b>Impact 3.4-2:</b> The California red-legged frog (CRLF) is federally-listed as ‘Threatened’ and considered a CDFG ‘Species of Special Concern.’ Although presence is unlikely, potential habitat for CRLF is present within the planning area and the planning area is located within dispersal distance of known CRLF localities. Project activities such as vegetation removal, grading, excavating, and vehicle and equipment travel may result in “take” of CRLF. This adverse direct impact is considered a potentially significant impact.</p>	<p><b>MM 3.4-2a:</b> At the recommendation of the USFWS, project applicants shall conduct CRLF protocol level surveys within the planning area prior to issuance of the building permit. Surveys shall be conducted in accordance with the USFWS recommendations by an approved biologist and shall include a set of eight field surveys that shall be conducted between February and September in order to examine the site during the CRLF breeding, non-breeding, and dispersal seasons. If CRLF are observed in the planning area during protocol surveys, preconstruction surveys, inspections, or subsequent construction activities during all phases of the proposed project, project applicants shall cease all work within the planning area. Capturing, handling, moving, or harassing CRLF is considered a violation of the ESA. If CRLF are observed, the applicant shall initiate consultation with the USFWS and CDFG to determine the appropriate permitting action; a section 7 consultation and development of a Biological Opinion or a section 10a consultation and development of an HCP may be required. Project conditions may be developed in consultation with USFWS and CDFG to avoid “take” of CRLF that may occur within the planning area during construction activities. Project activities shall not resume until final federal approval of the proposed project is received.</p> <p><b>MM 3.4-2b:</b> Project applicants shall have a USFWS-approved biologist conduct CRLF preconstruction surveys a minimum of 48 hours prior to initiation of project activities. Pre-construction surveys shall consist of two days and two nights, spaced a week apart, with notification to the USFWS.</p> <p><b>MM 3.4-2c:</b> Prior to initiating construction activities within Phase 2 (City site), the project applicant(s) shall ensure that the irrigated agricultural basin is dry through the following processes:</p> <ul style="list-style-type: none"> <li>• Discontinue pumping into the basin and cap the adjacent well to prevent leakage.</li> <li>• Allow remaining water to evaporate naturally; do</li> </ul>	Applicant	County of Santa Cruz	Prior to Issuance of a Building Permit

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*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		not de-water the basin.			
<b>County Phase 1 &amp; 2</b>	<p><b>Impact 3.4-3:</b> The WPT is a CDFG ‘Species of Special Concern.’ WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population. Interference with the movement of any native wildlife species is considered under CEQA and is considered a potentially significant impact.</p>	<p><b>MM 3.4-3a:</b> Prior to the construction of the Phase 1 (County site) project, a qualified herpetologist shall conduct three consecutive days of pond turtle trapping within the freshwater marsh to evaluate the existing turtle population and to determine its viability. If it is determined that a viable western pond turtle population is present, a Western Pond Turtle Habitat Enhancement Plan shall be prepared as described in MM 3.4-3b. If it is determined that no pond turtles are present, or that the existing population is no longer viable, all captured western pond turtles shall be permanently relocated under the direction of the qualified herpetologist in consultation with the CDFG.</p> <p><b>MM 3.4-3b:</b> If it is determined that a viable western pond turtle population is present, a Habitat Enhancement Plan shall be prepared for the western pond turtle by a qualified herpetologist, wetland ecologist, hydrologist, and landscape architect. The plan shall provide specific habitat enhancement strategies intended to improve breeding, basking, aestivating, and reduced predation potential. The plan shall also specify the location of the temporary holding area and care requirements for captured pond turtles. The habitat enhancement plan may include the following improvements:</p> <ul style="list-style-type: none"> <li>(a) Removal of non-native species;</li> <li>(b) Removal of the earthen berm dividing the freshwater marsh from the seasonal wetland to create additional freshwater marsh habitat;</li> <li>(c) Eradication of bullfrogs from the pond to reduce predation and competition;</li> <li>(d) Placement of logs (living downed willows) and rocks at strategic locations to improve basking opportunities that are protected from predators;</li> <li>(e) Development of a wetland and upland planting plan;</li> <li>(f) Revegetation of the wetland buffer with native riparian and upland species to provide greater</li> </ul>	Project Applicant	County of Santa Cruz	Prior to Issuance of a Building Permit, Construction, and Post-construction

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>opportunity for breeding and aestivation;</p> <p>(g) Development of hydrologic requirements for freshwater marsh and western pond turtle;</p> <p>(h) Development of a monitoring program and;</p> <p>(i) Development of success criteria for habitat enhancement.</p> <p>The Habitat Enhancement Plan shall be provided to the County of Santa Cruz Planning Department, and the City of Watsonville Community Development Department for review and approval in consultation with the CDFG prior to issuance of the building permit.</p> <p><b>MM 3.4-3c:</b> If the existing pond turtle population is determined to be viable as a result of data collection during trapping, all captured western pond turtles shall be temporarily relocated to the a holding area until Phase 1 construction and habitat enhancement has been completed. Temporary relocation may be needed for up to two years. Upon completion of the construction and implementation of the Habitat Enhancement Plan, all relocated pond turtles shall be returned to the enhanced freshwater marsh within the planning area outside of the breeding season when the turtles are active. All turtle relocations efforts shall be coordinated with the CDFG.</p> <p><b>MM 3.4-3d:</b> Prior to construction, exclusionary fencing shall be established around the perimeter of the 50-foot wetland buffer area around the freshwater marsh and seasonal wetland to prevent any potentially uncaptured western pond turtles from entering construction areas. The fencing shall be marked by highly visible signage indicating that human activity is prohibited within these areas. A qualified biologist shall be present during placement of the exclusionary fencing to ensure that no pond turtles are impacted. The establishment of pond turtle exclusion fencing shall only occur between the months of September and March outside of the breeding season.</p>			

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p><b>MM 3.4-3e:</b> All captured pond turtles shall be tagged and fully documented at the time of capture (e.g., number, sex, age, carapace length, weight, overall condition, etc.). All non-native turtles that are captured shall also be documented and not returned to the wild. Trapping requirements, the holding location and required care during the holding period shall be coordinated with the CDFG and included in the Habitat Enhancement Plan.</p> <p><b>MM 3.4-3f:</b> A “Species Sensitivity Training” program will be established for western pond turtle during all phases of the proposed project. This program will be designed to educate construction personnel about the mitigation measures required for the execution of the project. All construction personnel will attend the sensitivity training that will provide instruction on western pond turtle identification, status and detailed protocol of the actions that should be taken in the event that a western pond turtle is encountered onsite during construction activities.</p> <p><b>MM 3.4-3g:</b> Implementation of the Habitat Enhancement Plan shall occur during the construction of the County Phase 1 portion of the project. During the Construction of the Phase 2 of the County site, exclusion fencing shall be placed around the eastern perimeter of the wetland buffer to preclude turtles from entering the construction area. In addition, brightly colored temporary construction fencing shall also be placed along the eastern perimeter to keep out construction personnel and equipment.</p> <p><b>MM 3.4-2h:</b> To avoid harming WPT that may have evaded trapping (MM 3.4-3c), project applicants shall implement the following measures during Phase 1 construction. These measures shall also be implemented during Phase 2:</p> <ul style="list-style-type: none"> <li>• Where trenching occurs, provide an escape ramp at each end of the open trench to avoid entrapment. The ramp may be constructed of dirt fill, wood planking, or other suitable material that is placed at an angle of 30 degrees or less. Backfill open segments of trench as soon as</li> </ul>			

**MITIGATION MONITORING AND REPORTING PROGRAM**  
*for the Atkinson Lane Specific Plan and Planned Unit Development*

Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>possible to avoid entrapment.</p> <ul style="list-style-type: none"> <li>• At the beginning of each day, check under all parked equipment for WPT before use. If any WPT are observed under equipment or within the work area, do not disturb or handle it. Cease project activities and contact the CDFG and the City or County for further guidance.</li> <li>• During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.</li> <li>• All fueling and maintenance of vehicles and other equipment and staging areas shall not occur within or near wetland and/or riparian habitats or water bodies. A plan to allow a prompt and effective response to accidental spills shall be developed. All workers shall be informed of the importance of preventing spills and of the appropriate measures to be taken should a spill occur. The agencies should be contacted regarding spills if the approved biologist anticipates that impacts to WPT may occur as a result of the spill.</li> <li>• Smoke in areas clear of vegetation and away from hazardous materials. Dispose of cigarette butts in an appropriate area away from the planning area.</li> </ul> <p><b>MM 3.4-3i:</b> Before and during clearing of vegetation, or initial ground disturbing activities, a qualified biologist shall conduct a preconstruction survey for the WPT.</p> <p><b>MM 3.4-3j:</b> Access into the freshwater marsh habitat and associated wetland buffer by humans and/or their pets shall be discouraged. Permanent signage shall be placed at the perimeter of the wetland buffer area clearly stating that people and their pets should not enter the wetland area or associated buffer due to the presence of sensitive habitat.</p>			

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p><b>MM 3.4-3k:</b> Monitoring of the revegetation areas shall be conducted for a period of three years or until success criteria have been met, vegetation is established, and exotic species are controlled.</p> <p><b>MM 3.4-3l:</b> Upon return to the enhanced freshwater marsh habitat, all relocated pond turtles shall be monitored annually for a period of three years to determine the overall success of the mitigation. Annual monitoring reports shall be prepared and provided to the County of Santa Cruz Planning Department, the City Watsonville Community Development Department, and the CDFG</p>			
<b>All Phases</b>	<p><b>Impact 3.4-4:</b> The planning area provides potential wintering habitat for the ferruginous hawk (a ‘Bird of Conservation Concern’), nesting and wintering habitat for the white tailed kite (a ‘Fully Protected species’), and nesting habitat for the yellow warbler (a CDFG ‘Species of Special Concern’), as well as other common raptor and bird species. The federal Migratory Bird Treaty Act (MBTA) and CDFG Codes prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or state authorization. Project activities may disrupt avian species, including special-status bird species that may utilize habitats within the planning area.</p>	<p><b>MM 3.4-4a:</b> Future development within the planning area shall retain mature trees to the extent possible and replace removed trees with in-kind species and vegetation structure within the planning area. Tree replacement shall be indicated on landscape plans subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department.</p> <p><b>MM 3.4-4b:</b> If the project applicant cannot avoid construction activities outside of the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified wildlife biologist shall conduct avian nest surveys prior to construction activities that may disturb nests (e.g. vegetation clearing, tree removal, grading, large equipment operation, or demolition) within the planning area during all phases of the proposed project. These surveys shall include special-status birds, and all birds (and their nests) protected under the MBTA, and shall encompass the planning area and a 200-foot-wide buffer, to examine nearby tree stands and structures. If an active nest is found, it will be necessary to consult with the appropriate resource agencies (CDFG, USFWS) to determine appropriate construction buffers or other avoidance measures. If nesting or wintering special-status birds are not found, no further action would be necessary.</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p><b>MM 3.4-4c:</b> If the project applicant cannot avoid construction activities during the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified biologist shall conduct a specific yellow warbler nest survey in the riparian and scrub habitats of the planning area during all phases of the proposed project during this period. If active nests are found within the planning area, a minimum 250-foot construction buffer shall be established during the peak of the warblers breeding season (April through July), or until the young have fledged. A qualified biologist shall monitor the activity of any warbler nests to determine when construction activities may re-commence within the established buffer area.</p>			
<b>All Phases</b>	<p><b>Impact 3.4-5:</b> The planning area provides potential habitat for several special-status bat species. If special-status bat species roost within the planning area, construction-related activities could result in the direct loss of active roosts, which is considered a potentially significant impact.</p>	<p><b>MM 3.4-5a:</b> Prior to initiation of project activities including, but not limited to, vegetation, snag, and tree removal and demolition of structures on Assessor Parcel Numbers: 019-226-043, 019-226-042, 048-211-25, 048-221-09, and 048-231-17, or loud construction-related noise within the work area, the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants within the planning area implement the following measures:</p> <ul style="list-style-type: none"> <li>• Conduct a pre-construction survey for bats over a minimum of four visits at least 15 days prior to the beginning of tree/vegetation removal, building demolition and other project activities, to determine if the area is being actively utilized by bats for spring/summer maternity colonies (April to September). Surveys shall also include determining if any trees or buildings marked for removal have characteristics that make them suitable bat roosting habitat (e.g., hollows, broken limbs, crevices, etc.). For any trees/snags that could provide roosting space for bats, thoroughly evaluate the trees/snags to determine if a colony is present prior to trimming or cutting. Visual inspection, trapping, and acoustic</li> </ul>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction



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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>surveys may be utilized as initial techniques. Special permits from CDFG are required if trapping is conducted. Removal of any native riparian tree shall be preceded by a thorough visual inspection of foliage to reduce the risk of displacing or harming foliage roosting bats. If no roosting bats are observed, no further mitigation would be required.</p> <ul style="list-style-type: none"> <li>• If a tree or structure is determined not to be an active roost site, it may be immediately trimmed or removed. If the tree or structure is not trimmed or removed within four days of the survey, repeat night survey efforts.</li> <li>• Removal of occupied trees/snags or structures shall be mitigated for by the creation of a snag or other artificial roost structure within suitable habitat located in the planning area. With the input from a professional bat specialist and coordination with CDFG, design alternative roost structure(s) that provide suitable habitat for evicted or displaced bats. Depending on the species, artificial roost structures may not be appropriate. Coordinate with CDFG for acceptable mitigation alternatives.</li> <li>• Protect maternity colonies that have pre-volant young (not yet able to fly). If active bat roosts are observed during the maternity roosting season, avoid disturbing the roost until after all juvenile bats are able to fly from the roost. The project biologist must confirm there are no pre-volant young present before a colony is displaced. It is assumed that after September 1 colonies have no pre-volant young.</li> <li>• Coordinate with CDFG and a biologist that is permitted to handle special-status bats to develop appropriate exclusion methods if necessary. Project activities involving potential disturbances to roosting bats shall correspond with the time frame stated in the California Fish and Game Commission regulations. The CFGC stipulates bats may be excluded from occupied roosts in two time periods; between September 1 and October 15 and between</li> </ul>			

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>February 15 and April 15 (CFGF 2006). If bats are found roosting within these time frames, it may be necessary to passively exclude them from trees or structures scheduled for removal. If necessary, prior to initiating project activities, passive exclusion methods shall be installed for a minimum of two weeks and monitored by a qualified biologist within the appropriate time frames above. At a minimum, monitoring efforts shall include conducting acoustic and evening emergence surveys.</p>			
<b>All Phases</b>	<p><b>Impact 3.4-6:</b> The San Francisco dusky-footed woodrat is a CFGF ‘Species of Concern.’ Project activities may result in destruction of potential woodrat habitat and harm to the potential San Francisco dusky-footed woodrat population in the planning area. This is considered a potentially significant impact.</p>	<p><b>MM 3.4-6:</b> The County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants have a qualified biologist examine the planning area for San Francisco dusky footed woodrats before and during any initial vegetation, woody debris, and/or tree removal, or other initial ground disturbing activities. If a woodrat nest/house structure is encountered in the area of disturbance, avoid disturbing the structure or evicting the individuals. Project applicants shall coordinate with CFGF to establish protective buffer widths around the structures and install exclusion zones around each structure before initiating tree/vegetation removal and ground disturbing activities. If a woodrat is incidentally encountered in the work area and does not voluntarily move out of the area, a biological monitor, with the appropriate CFGF permits, shall be on call during project activities to relocate the animal out of the construction area to the nearest safe location (as approved and authorized by CFGF). Woodrats shall not be handled without prior agency authorization from CFGF. If project activities cannot avoid any existing, underground, or unidentified woodrat nest structure in the work area, notify and coordinate with CFGF to develop appropriate avoidance and/or alternative habitat creation and recovery strategies.</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
<b>All Phases</b>	<b>Impact 3.4-7:</b> Construction activities may result in increased erosion, runoff, accumulation of water, and introduction of harmful materials to wetland habitats within the planning area. This is considered a potentially significant impact.	Future development within the planning area would be required to with each jurisdictions erosion control ordinances and comply with the National Pollution Discharge Elimination System (NPDES) permitting requirements for construction of site stormwater discharges in accordance with mitigation measure <b>MM 3.8-2</b> in <b>Section 3.8: Hydrology and Water Quality</b> .	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction
<b>City Phase 2</b>	<b>Impact 3.4-8:</b> : Phase 2 (City site) of the proposed project would remove the irrigated agricultural basin and associated freshwater marsh and coast live oak riparian tree canopy in the northwest corner of the planning area near the terminus of Atkinson Lane. These habitat types are considered ‘sensitive’ and provide nesting and foraging habitat for avian species. Removal of this the freshwater marsh and riparian vegetation would be considered a potentially significant impact.	<b>MM 3.4-8a:</b> Project applicants within Phase 2 (City site) shall provide replacement wetland acreage that shall be created at a ratio of 2:1 acceptable to the City of Watsonville and the CDFG for removal of the agricultural basin in the northeastern portion of the planning area. Because the agricultural basin is man-made and actively flooded by mechanical pumps, replacement wetlands shall not be required to support “in-kind” freshwater marsh habitat. Created wetland habitat will be designed by a certified landscape architect and wetland specialist to function as wetlands, support wetland vegetation during the rainy season, and will be planted with native wetland vegetation typical of the Central California coast region at the existing stormwater detention basin in the southern portion of the planning area.  Long-term monitoring of mitigation wetlands and existing wetlands within the planning area shall be conducted. Monitoring will be performed annually by a qualified botanist/wetland specialist to determine whether mitigation wetlands meet or exceed pre-established performance criteria. Recommendations for enhancement and continued long-term success of created wetlands will be included in annual monitoring reports submitted to the City of Watsonville, CDFG, and/or other regulatory agencies.  <b>MM 3.4-8b:</b> For all oaks greater than 6 inches DBH or greater than 8 feet tall that are removed, project applicants within Phase 2 (City site) shall plant replacement oaks along the margins of the riparian buffer and ephemeral drainage in the western half of the planning area and within the designated agricultural	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design, Construction, and Post Construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>buffer and along Corralitos Creek at a 3:1 ratio subject to review and approval by the City of Watsonville Community Development Department. A qualified biologist or restoration ecologist and landscape architect shall develop a planting plan that includes success criteria and conduct and/or oversee restoration and monitoring activities. The plan shall include, but shall be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• Planting shall occur following completion of grading and construction activities. Replacement oaks will provide riparian habitat similar to impacted habitat around the irrigated agricultural basin.</li> <li>• Enhance replacement oak habitat and existing habitat adjacent to the freshwater marsh/seasonal wetland and ephemeral drainage with local native species that have the same or similar vegetation structure as impacted habitat around the irrigated agricultural basin to provide replacement avian foraging and nesting habitat. If a Habitat Enhancement Plan is required by mitigation measure MM 3.4-3b, vegetation replacement shall be consistent with the Habitat Enhancement Plan.</li> </ul>			
<b>3.5 Cultural Resources</b>					
<b>All Phases</b>	<p><b>Impact 3.5-1:</b> The planning area does not contain any recorded or anticipated resources of archeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archeological and cultural resources of importance under CEQA and/or eligible for listing on the California Register. This is considered a potentially significant impact.</p>	<p><b>MM 3.5-1a:</b> Project applicants within County Phases 1 and Phase 2 of the proposed project shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sheriff-Coroner if the discovery contains human remains or the</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>Santa Cruz County Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.</p> <p><b>MM 3.5-1b:</b> Project applicants within City Phase 1 and Phase 2 of the proposed project shall ensure that if any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the City of Watsonville Community Development Director is notified and operations within 200 feet of the discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Watsonville Community Development Department.</p> <p><b>MM 3.5-1c:</b> If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> <li>• The Santa Cruz County Sherriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and</li> <li>• If the remains are of Native American origin, <ul style="list-style-type: none"> <li>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing</li> </ul> </li> </ul>			

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or</p> <ul style="list-style-type: none"> <li>○ The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC..</li> </ul>			
<b>3.6 Geology and Soils</b>					
<b>All Phases</b>	<b>Impact 3.6-1:</b> The planning area would experience strong ground shaking during a major earthquake on any of the nearby faults, resulting in the exposure of people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. This is considered a potentially significant impact.	<b>MM 3.6-1:</b> Future development within the planning area shall be designed in accordance with the requirements of the current edition of the CBC. Project applicants within the planning area shall consult with a qualified engineer to prepare a design level geotechnical report in accordance with the CBC and the recommendations contained with the Feasibility Level Geotechnical Investigation and Engineering Geology Report, prepared by Pacific Crest Engineering in March 2009. Recommendations included in the Feasibility Geotechnical Investigation and Engineering Geology Report include: site grading, cut and fill slopes, erosion control, utility trenches, surface drainage, pavement design, and soil corrosivity. Prior to final inspection, project applicants shall provide certification from a qualified professional that all development has been constructed in accordance with all geologic and geotechnical reports.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design
<b>All Phases</b>	<b>Impact 3.6-2:</b> The potential for liquefaction to occur along the southern embankment of Corralitos Creek, the central area, and near pond in the western portion of the site is high and consequently the potential for lateral spreading is high, which could result in potential structural damage and associated human safety hazards. This is considered a potentially significant impact.	<b>MM 3.6-2:</b> Project applicants shall consult with a qualified engineer to perform a quantitative evaluation of liquefaction and liquefaction-induced lateral spreading in conjunction with a design level geotechnical report for future development within the planning area. The evaluation shall be in accordance with the recommendations contained with the Feasibility Level Geotechnical Investigation and Engineering Geology Report prepared by Pacific Crest Engineering in March 2009. The design level geotechnical report shall also	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		<p>specify foundations and structural elements that are designed to resist forces and potential ground settlement generated by liquefaction and lateral spreading and shall incorporate the following into the final site plans, unless the additional analysis indicates it is not necessary:</p> <ul style="list-style-type: none"> <li>• Development shall be set-back a minimum of 150 feet from the southern “top of bank” for Corralitos Creek and 50 feet from the delineated wetland boundary (Appendix D) for the pond located in the western portion of the planning area. The 50 foot set back should apply to the 100-year flood plain elevation or ordinary high water mark of the pond, and</li> <li>• Development shall be constructed upon a structural mat foundation system; likely consisting of a 12-inch thick concrete slab, with one or two layers of reinforcing steel placed within the mat.</li> </ul>			
<b>City Phase 2</b>	<b>Impact 3.6-3:</b> The potential for seismically induced landsliding is considered low. However, slope failures are possible along the steep embankments of Corralitos Creek during strong seismic shaking, which could present a risk. This is considered a potentially significant impact.	Implementation of mitigation measures <b>MM 3.6-1</b> and <b>MM 3.6-2</b> , which would require that development is set-back a minimum of 150 feet from the southern “top of bank” for Corralitos Creek. No additional mitigation measures are necessary.	Project Applicant	City of Watsonville	Project Design
<b>All Phases</b>	<b>Impact 3.6-4:</b> The proposed project is partially located on soils with slight to moderate erosion hazard and would result in substantial soil erosion or the loss of topsoil in these areas if disturbed during short-term construction activities. This is considered a potentially significant impact.	Compliance with the respective erosion control ordinances and acquisition of the NPDES General Permit for construction activities as required by <b>MM 3.8-2 in Section 3.8: Hydrology and Water Quality</b> would ensure that potential soil erosion impacts associated with the proposed project would be less than significant.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction
<b>All Phases</b>	<b>Impact 3.6-5:</b> The proposed project includes approximately 22 acres of expansive soils of low strength, which could create substantial risk to life or property on these portions of the planning area. This is considered a potentially significant impact.	Implementation of mitigation measure <b>MM 3.6-1</b> , which would require that future development be designed in accordance with the recommendations contained within a design-level geotechnical report, would reduce this impact to a less than significant level. No additional mitigation measures are necessary.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design

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<b>3.7 Hazards and Hazardous Materials</b>					
<b>All Phases</b>	<p><b>Impact 3.7-3:</b> The proposed project may result in the demolition of four residential homes and associated structures at the project site, which may contain asbestos and/or lead. This would be considered a potentially significant impact.</p>	<p><b>MM 3.7-3a:</b> Pursuant to Cal OSHA regulations, project applicants shall have each structure within the planning area within Assessor Parcel Numbers: 019-226-043, 019-226-044, 048-211-25, and 048-231-18 inspected by a qualified environmental specialist for the presence of ACMs and LBPs prior to obtaining a demolition permit from the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department. If ACMs and LBPs are found during the investigations, project applicants within the planning area shall develop a remediation program to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations, subject to approval by the MBUAPCD, City of Watsonville, and the Santa Cruz County Environmental Health Department, as applicable. Any hazardous materials that are removed from the structures shall be disposed of at an approved landfill facility in accordance with federal, state and local laws and regulations.</p> <p><b>MM 3.7-3b:</b> Project applicants within the planning area shall have the interior of all on-site structures within Assessor Parcel Numbers: 019-226-043, 019-226-044, 048-211-25, and 048-231-18 visually inspected by a qualified environmental specialist to determine the presence of hazardous materials prior to obtaining a demolition permit from the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department. Should any hazardous materials be encountered within any of the structures, the material shall be tested and properly disposed of in accordance with federal, state, and local regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Subsequent testing shall indicate the appropriate level of remediation necessary and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Demolition and Construction



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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
		issuance of a grading permit.			
<b>City Phase 2</b>	<p><b>Impact 3.7-4:</b> There is the potential presence of hazardous materials located within the boundaries of the planning area based on the site inspection which determined that there are above-ground storage tanks (ASTs) and a debris pile on APN 048-231-18, as well as evidence of a burn pit on Assessor's Parcel Number 048-251-09 within Phase 2 (City site) of the proposed project. This is considered a potentially significant impact.</p>	<p><b>MM 3.7-4a.</b> The City of Watsonville Community Development Department shall ensure that project applicants remove the miscellaneous debris (i.e., stockpiled metal piping and 55-gallon drums, etc.) on APN 048-231-18 and APN 048-251-09 within Phase 2 (City site) of the planning area prior to construction activities at the project site. Once removed, a visual inspection of the areas beneath the miscellaneous debris shall be performed. If any stained soils are observed beneath the debris piles, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p> <p><b>MM 3.7-4b:</b> The City of Watsonville Community Development Department shall ensure that project applicants remove and properly dispose of the aboveground storage tanks on APN 048-231-18 within Phase 2 (City site) of the proposed project at an approved landfill facility prior to construction activities within the planning area. Once the ASTs are removed, a visual inspection of the areas beneath and around the removed ASTs shall be performed. If any stained soils are observed beneath the ASTs, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p> <p><b>MM 3.7-4c:</b> The City of Watsonville Community Development Department shall ensure that project applicants sample and excavate stained soils located within agricultural equipment storage areas on and within on-site storage structures (located on bare soil) on APN 048-231-18 within Phase 2 (City site) of the proposed project to determine the extent of contamination prior to construction activities. If during soil removal, evidence</p>	Project Applicant	City of Watsonville	Demolition and Construction

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		of petroleum products appears to continue below the ground surface, sampling would be performed to characterize the extent of contamination and identify appropriate remedial measures in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.			
<b>City Phase 2</b>	<b>Impact 3.7-5:</b> Overhead powerlines with transformers traversing the planning area in a north/south direction are located within the planning area. This is considered a potentially significant impact.	<b>MM 3.7-5:</b> Prior to relocation of the transformers located within the planning area, the project applicants shall work with PG&E to identify the proper handling procedures regarding PCBs and relocate the power lines and transformers prior to development within the planning area in coordination with the City of Watsonville Community Development Department and the County of Santa Cruz Planning Department. The costs for relocation of the overhead power line shall be shared by project applicants within all phases of the proposed project.	Project Applicant	City of Watsonville	Demolition and Construction
<b>County Phase 1</b>	<b>Impact 3.7-6:</b> Implementation of the proposed project may expose people or property to hazardous materials associated with the abandonment of septic systems within the planning area. This would be considered a potentially significant impact.	<b>MM 3.7-6:</b> Subject to review by the County of Santa Cruz Environmental Health Department, the project applicant shall map the specific location of all septic tanks located on APN 048-211-25 on a survey within Phase 1 (County site). Once located, the septic tanks shall be removed and properly disposed of at an approved landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed tanks shall be performed. Any stained soils observed underneath the septic tanks shall be sampled. Results of the sampling (if necessary) shall indicate the level or remediation efforts that may be required. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared subject to review and approval by the County of Santa Cruz Environmental Health Department in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	Project Applicant	County of Santa Cruz	Project Design and Pre-construction

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Phase	Environmental Impacts	Mitigation Measures	Party Responsible for Implementing	Party Responsible for Verifying Compliance	Timing of Compliance
All Phases	<b>Impact 3.7-7:</b> Implementation of the proposed project may expose people or property to hazardous materials associated with groundwater contamination due to abandonment of agricultural water wells within the planning area. This is considered a potentially significant impact.	<b>MM 3.7-7:</b> The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall ensure that project applicants properly close and abandon all groundwater wells within both phases of the proposed project pursuant to applicable federal, state, and local regulations prior to grading activities. Soils located within the vicinity of the water wells shall be inspected. If any stained soils are observed surrounding the water wells shall be sampled and in the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Pre-construction
All Phases	<b>Impact 3.7-8:</b> An off-site property located at 1488 Freedom Boulevard approximately 0.16 miles from the planning area released petroleum hydrocarbons into the soil and groundwater. Should the contamination migrate towards the planning area it may contaminate the groundwater. This is considered a potentially significant impact.	<b>MM 3.7-8a:</b> The project applicants shall hire a qualified hazardous materials consultant with Phase I and/or Phase II experience to review files for the off-site property located at 1488 Freedom Boulevard prior to construction activities during all phases of the proposed project. Should files indicate that the property located at 1488 Freedom Boulevard may have impacted the planning area, Phase II testing shall occur to confirm or deny the presence of contaminated groundwater prior to construction activities. If unanticipated contaminated groundwater is found during construction activities, the project applicants shall ensure that proper safety/handling procedures are followed involving contaminated groundwater within the planning area during all phases of the proposed project subject to review and approval by the City of Watsonville and County of Santa Cruz.  <b>MM 3.7-8b:</b> If unknown wastes of suspect materials are discovered during construction activities associated with each phase of the proposed project, the project applicants shall immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department; secure the area as directed by	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design, Pre-construction, and Construction

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		<p>the Project Engineer; and notify the Hazardous Waste/Materials Coordinator. In the event that testing indicates the presence of hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p>			
<b>All Phases</b>	<p><b>Impact 3.7-9:</b> The planning area has historically been used for agricultural purposes for several decades and may contain pesticide residues on the soil. Pesticide residues within the planning area may pose a significant long-term chronic health threat to human health and the environment for proposed residential uses within the planning area. This is considered a potentially significant impact.</p>	<p><b>MM 3.7-9:</b> Prior to issuance of a grading permit for future development within the planning area on APNs 019-226-43, 019-226-44, 019-236-01, 048-231-01, 048-221-09, 048-231-17, 048-231-18, and 048-251-09 during Phase 1 and Phase 2 of the proposed project, the project applicants shall retain a qualified hazardous materials professional to conduct a Phase II Soil Investigation in order to adequately test the surface soil and subsurface soil for pesticide residues in accordance with the Department of Toxic Substances and Control (DTSC) and CalEPA Guidance Manual Interim Guidance for Sampling Agricultural Fields for School Sites, Second Revision (DTSC and CalEPA 2004) to provide a uniform approach for evaluating former agricultural properties where pesticides have been applied. The soil sampling and testing program shall be subject to review and approval by the City of Watsonville and County of Santa Cruz. Soil sampling and testing shall include, but not be limited to the following in accordance with the DTSC and CalEPA guidance documents: sampling the freshwater marsh in the western portion of the planning area adjacent to the former agricultural areas of the planning area; sampling each area of a parcel which historically produced different agricultural crops; sampling of one surface soil sample from zero to six inches and one sub-surface sample from two to three feet with the minimum number of samples based on the size of the parcel; and analytical testing for these samples for pesticide residues, including but not limited to include DDT and its derivatives DDD and DDE, toxaphene, dieldrin, and aldrin.</p> <p>In the event that subsequent testing indicates the presence</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Prior to issuance of a Building Permit

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		of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations. All subsequent testing and remediation activities are subject to review and approval by the County of Santa Cruz Environmental Health Department and the City of Watsonville prior to issuance of a grading permit.			
<b>All Phases</b>	<b>Impact 3.7-10:</b> The planning area is located in the airport approach zone for the Watsonville Municipal Airport. In addition, Assessors Parcel Number 019-226-43 and 019-226-44 and portions of Assessors Parcel Number 048-211-25 and 019-236-01 are located within the Zone 6 (Traffic Pattern Zone) Safety Compatibility Zones for the Watsonville Municipal Airport. This is considered a potentially significant impact.	<b>MM 3.7-10:</b> Project applicants within all phases of the planning area shall file an overflight easement with the City of Watsonville to run with the title of the property as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The disclosure shall inform future property owners that their property is located in an airport approach zone and that the City of Watsonville has the right to regulate or prohibit light emissions, either direct or indirect which may interfere with pilot vision; regulate or prohibit release into the air any substances that would impair the visibility or otherwise interfere with the operation of aircraft including steam, dust, and smoke; and regulate or prohibit electrical emissions which would interfere with aircraft communication systems or navigational equipment. The easement shall run with the land until such time the Watsonville Municipal Airport is no longer in use.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Time of Property Transfer or Sale
<b>3.8 Hydrology and Water Quality</b>					
All Phases	<b>Impact 3.8-1:</b> Development of the proposed project would alter existing drainage patterns, increase impervious surfaces and increase surface water runoff, thus contributing to localized drainage, flooding and erosion problems within and/or in the vicinity of the planning area. This is considered a potentially significant impact.	<b>MM 3.8-1a:</b> Future development within Phase 1 of the planning area shall identify, with Tentative Map submittals, a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm consistent with the conceptual stormwater plan in the proposed Specific Plan and PUD and the County of Santa Cruz performance standards or equivalent methods. The final drainage control plans shall include: detailed hydrologic modeling, existing facilities, soil and topographic data; erosion	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

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		<p>control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. As part of the final drainage plan, the culvert connecting the freshwater marsh to the temporary detention basin shall be designed to reduce the potential for flooding of existing and future development by passing the 100-year peak spill rate and controlling the surcharge elevation in the freshwater marsh/seasonal wetland. All drainage improvements shall be subject to review and approval by the County of Santa Cruz Public Works Director and shall be consistent with the conceptual drainage plans in the proposed Specific Plan and PUD. Prior to final inspection, the project applicant(s) shall provide the County of Santa Cruz with certification from a registered Civil Engineer or licensed contractor that the stormwater detention facilities have been constructed in accordance with approved plans.</p> <p><b>MM 3.8-1b:</b> Future development within Phase 2 of the planning area shall identify, with Tentative Map submittals, a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 25-year storm consistent with the conceptual stormwater plan in the proposed Specific Plan and PUD and the City of Watsonville Stormwater Management Plan performance standards, or equivalent measures. The final drainage control plans shall include: detailed hydrologic modeling that takes into account the soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and</p>			

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		<p>construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. All drainage improvements shall be subject to review and approval by the City of Watsonville Public Works Director. Prior to final inspection, the project applicant (s) shall provide the City of Watsonville with certification from a registered Civil Engineer or licensed contractor that the stormwater detention facilities have been constructed in accordance with approved plans.</p>			
<b>All Phases</b>	<p><b>Impact 3.8-2:</b> Soil disturbance associated with site preparation, grading and construction activities resulting from the proposed project may cause soil erosion and sedimentation, and/or the release of other pollutants into adjacent waterways, including Corralitos Creek. This is considered a potentially significant impact.</p>	<p><b>MM 3.8-2:</b> In order to comply with the National Pollution Discharge Elimination System (NPDES), requirements for construction of site storm water discharges, project applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) if construction exceeds one acre or more within the planning area. The SWPPP shall specify how the discharger will protect water quality during construction activities subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department. These measures shall include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• design and construction of cut and fill slopes in a manner that will minimize erosion;</li> <li>• protection of exposed slope areas;</li> <li>• control of surface water flows over exposed soils;</li> <li>• use of wetting or sealing agents or sedimentation ponds;</li> <li>• limiting soil excavation in high winds;</li> <li>• construction of beams and runoff diversion ditches; and</li> <li>• use of sediment traps, such as weed-free straw bales and/or straw wattles.</li> </ul> <p>In addition, project applicants shall implement the following measures during construction activities within the planning area:</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction

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		<ul style="list-style-type: none"> <li>• Stabilize and revegetate all areas of disturbed soil with appropriate native species. Monitor revegetation success and take remedial measures as necessary;</li> <li>• When hay or straw is used in erosion control, ensure that it is weed free;</li> <li>• If possible, conduct work during low- or no-flow periods. Consult weather forecasts from the National Weather Service at least 72 hours prior to performing work that may result in sediment runoff; and</li> <li>• Inspect and clean all equipment of soil containing noxious or invasive weeds or fungus before arriving on site. If any imported fill material is necessary to bring to the site, present evidence certifying the material is void of any noxious or invasive species or pollutants.</li> </ul>			
<b>All Phases</b>	<b>Impact 3.8-3:</b> The proposed project would generate urban non-point contaminants, which may be carried in stormwater runoff from paved surfaces to downstream water bodies. This is considered a potentially significant impact.	Implementation of mitigation measures <b>MM 3.8-1a</b> and <b>MM 3.8-1b</b> would require that future development prepare a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm event for Phase 1 (County site) and the 25-year storm event for buildout of the planning area consistent with the conceptual stormwater plan in the proposed Specific Plan.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
<b>All Phases</b>	<b>Impact 3.8-4:</b> Implementation of the proposed project would increase impervious surfaces and increase surface water runoff, which may contribute to localized flooding in the vicinity of the planning area. This is considered a potentially significant impact.	As required by mitigation measures <b>MM 3.8-1a</b> and <b>MM 3.8-1b</b> , the proposed project is anticipated to contain stormwater runoff within the planning area, would not increase stormwater runoff over existing conditions and therefore would not result in flooding within the planning area or in the vicinity of the planning area.	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design and Construction
<b>3.9 Land Use and Planning</b>					
<b>County Phase 1 and City Phase 2</b>	<b>Impact 3.9-3:</b> Development of the proposed project could create land use compatibility conflicts with surrounding uses, which is considered a potentially significant impact. However, with implementation of	Mitigation measures <b>MM 3.2-1</b> and <b>MM 3.2-2</b> in <b>Section 3.2, Agricultural Resources</b> require incorporation of a 200-foot buffer on the eastern portion of the planning area adjacent to existing agricultural uses within Phase 2	Project Applicant	City of Watsonville and/or County of Santa Cruz	Project Design



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	mitigation measures, this impact would be reduced to a less than significant level.	(City site) and an interim agricultural buffer within Phase 1 (County site). In addition the mitigation measures ensure that future residents are notified of potential agricultural/urban conflicts.			
<b>3.10 Noise</b>					
<b>All Phases</b>	<b>Impact 3.10-1:</b> The proposed project could result in construction-related noise that would exceed applicable noise standards at nearby noise sensitive land uses. This is considered a potentially significant impact.	<p><b>MM 3.10-1:</b> To minimize impacts associated with short-term construction noise, the County of Santa Cruz Planning Department shall ensure that project applicants incorporate the following noise control measures into construction contracts for future development within County Phases 1 and 2 of the proposed project in accordance with Policy 6.9.7 <i>County of Santa Cruz General Plan</i>:</p> <ul style="list-style-type: none"> <li>• Limit construction that involves motorized equipment to Monday through Friday from 7:30 am to 4:30 pm to avoid the times of day and the days of the week when noise effects would cause the greatest annoyance to residents and to those using the area for recreation;</li> <li>• Allow exceptions to the specified construction hours only for construction emergencies and when approved by the County of Santa Cruz Planning Department; and</li> <li>• Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.</li> </ul> <p><b>MM 3.10-1b:</b> To reduce the effects of construction noise, the City of Watsonville Community Development Department shall ensure that the project applicants include the following on all construction contracts for future development within City Phases 1 and 2 of the</p>	Project Applicant	City of Watsonville and/or County of Santa Cruz	Construction

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		<p>proposed project:</p> <ul style="list-style-type: none"> <li>• Restrict construction activities within 1,500 feet of noise-sensitive receptors between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on legal holidays. Equipment maintenance and servicing shall be confined to the same restrictions;</li> <li>• Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;</li> <li>• During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors;</li> <li>• Operate earthmoving equipment on the construction site, as far away as practical from noise sensitive receptors;</li> <li>• Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and</li> <li>• Post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receive a complaint during construction activities, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party.</li> </ul>			

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<b>3.12 Public Services, Utilities, and Recreation</b>					
All Phases	<b>Impact 3.12-1:</b> The proposed project would generate approximately 1,679 people, which would subsequently increase the demand for fire protection services within the planning area. Future development within the planning area would be required to pay applicable fire impact fees at the time of issuance of the building permits. If the City and County impact fees do not adequately fund fire protection services to the planning area this would be considered a potentially significant impact.	<b>MM 3.12-1:</b> To fund a potential gap in funding for municipal services, the City of Watsonville and the County of Santa Cruz shall work cooperatively to define and implement the appropriate funding mechanism(s) (e.g. a payment-in-lieu of taxes [PILOT] agreement, establishment of a community facilities district [CFD], a Mello Roos, etc.) to ensure that the proposed project pays its fair share to support municipal services.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to issuance of Building Permit
All Phases	<b>Impact 3.12-2:</b> The proposed project would generate approximately 1,679 people, which would increase demand for law enforcement services. Future development within the planning area would be required to pay applicable police impact fees at the time of issuance of the building permits. If City and County impact fees do not adequately fund law enforcement service to the planning area, this would be considered a potentially significant impact.	Implementation of mitigation measure <b>MM 3.12-1</b> would ensure that funding of additional law enforcement services would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its “fair share” of funding in order to provide three additional sworn officers and one civilian staff member at the City of Watsonville Police Department in order to serve the planning area under project buildout.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
All Phases	<b>Impact 3.12-4:</b> The proposed project would increase a demand for parks in the area that is currently considered underserved. However, the proposed project would provide an additional 3.5 acre park adjacent to Crestview Park, and payment of applicable fees for parks and recreational uses. If the City and County impact fees do not adequately fund park and recreational uses, this would be considered a potentially significant impact.	Implementation of mitigation measure <b>MM 3.12-1</b> would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its “fair share” of funding in order to meet acceptable thresholds, including the projects “fair share” of funding parks and recreation facilities with buildout of the proposed project.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
All Phases	<b>Impact 3.12-5:</b> The proposed project would generate approximately 1,679 people, which would increase demand for library services. The proposed project would result in an increase in expenditures as a result of increased service level demands. If City impact fees do not adequately fund library service, this would be considered a potentially significant impact.	Implementation of mitigation measure <b>MM 3.12-1</b> would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its “fair share” of funding for library facilities with buildout of the proposed project.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit

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<b>All Phases</b>	<b>Impact 3.12-8:</b> Implementation of the proposed project would result in construction of on-site water infrastructure in order to serve the proposed project. If City and County impact fees do not adequately fund water infrastructure improvements, this is considered a potentially significant impact.	Future development within the planning area would be required to pay applicable development impact fees at the time of issuance of the building permits. The County and the City will enter into an agreement to fund infrastructure costs for the proposed project not covered by City or County impact fees and taxes. Funding of additional services would be handled through levies on future development in order to meet acceptable thresholds as required by mitigation measure <b>MM 3.12-1</b> .	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
<b>All Phases</b>	<b>Impact 3.12-9:</b> The proposed project would require expansion of stormwater facilities on-site, the construction of which could cause significant environmental effects. Future development within the planning area would be required to pay applicable impact fees at the time of issuance of the building permits. If City and County impact fees do not adequately fund stormwater infrastructure, this would be considered a potentially significant impact.	Implementation of mitigation measure <b>MM 3.12-1</b> would ensure that funding of additional services would be handled through levies paid by future development in order to meet acceptable thresholds, including the projects “fair share” of funding for stormwater infrastructure with buildout of the proposed project.	City of Watsonville and County of Santa Cruz	City of Watsonville and County of Santa Cruz	Prior to Issuance of a Building Permit
<b>3.13 Transportation and Circulation</b>					
<b>All Phases</b>	<b>Impact 3.13-5:</b> The proposed project would result in an increase in traffic at the East Lake Avenue (Highway 152)/Holohan Road intersection that would increase the volume to capacity ratio by more than one percent at an intersection that is currently operating at an unacceptable level of service (LOS E or F). In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.	<b>MM 3.13-5:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards improving the eastbound approach on Holohan Road at the East Lake Avenue (Highway 152)/Holohan Road intersection to include a dedicated eastbound left-turn lane, a shared eastbound left-turn lane, a shared eastbound left-turn/through lane and a dedicated right-turn lane. The estimated cost of this improvement is \$1.5 million dollars. To fund this improvement, project applicants shall pay the Pajaro Valley Planning Area traffic impact fee to the County of Santa Cruz towards construction of this planned improvement in the County’s Capital Improvement Program (CIP).	Project Applicant	County of Santa Cruz	Prior to Occupancy of Project.
<b>All Phases</b>	<b>Impact 3.13-6:</b> The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Harkins Slough Road intersection that would increase the volume to capacity ratio by more than one	<b>MM 3.13-6:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a traffic signal at the Highway 1 NB Ramps/Harkin Slough Road	Project Applicant	City of Watsonville	Prior to Occupancy of Project

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	<p>percent, at an intersection that is currently operating at an unacceptable level of service (LOS E or F). In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.</p>	<p>and the Highway 1 SB Ramps/Harkin Slough Road intersections. This signal shall be coordinated/interconnected with the intersection of Harkins Slough Road/Green Valley Road due to the close spacing of these intersections and the potential overflow of queues and the new signal at the southbound ramp terminal. The estimated cost of this improvement is approximately \$520,000 dollars. The proposed project shall pay a fair share contribution of 2.36 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to occupancy of the proposed project. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. The City of Watsonville shall coordinate with Caltrans on improvements to this intersection.</p>			
<b>All Phases</b>	<p><b>Impact 3.13-7:</b> The proposed project would increase the volume/capacity ratio by more than one percent during both the AM and PM peak hours at the Airport Boulevard/Freedom Boulevard intersection, which is currently operating at unacceptable levels of service (LOS E of F). In accordance with the County of Santa Cruz significance criteria, this would be considered a potentially significant impact.</p>	<p><b>MM 3.13-7:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a second through and right-turn lane on the Airport Boulevard approach from Highway 1 and a second left-turn lane on Freedom Boulevard at the Airport Boulevard/Freedom Boulevard intersection. The receiving leg on Airport Boulevard shall be widened in order to accommodate the additional through-lanes. The estimated cost of these improvements is approximately \$1,047,000 dollars. The project would pay a fair share contribution of 7.57 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. To fund this improvement, project applicants shall pay</p>	Project Applicant	City of Watsonville	Prior to Occupancy of Project

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		applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to occupancy of the proposed project.			
<b>All Phases</b>	<b>Impact 3.13-8:</b> The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Larkin Valley Road intersection that would increase the volume to capacity ratio by more than one percent, which is currently operating at an unacceptable level of service. In accordance with the County of Santa Cruz significance criteria, this is considered a potentially significant impact.	<b>MM 3.13-8:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of two roundabouts (one at the northbound hook ramp terminal and one at the Airport Boulevard/Larkin Valley intersection) at the Highway 1 NB Ramps/Larkin Valley Road Intersection. Since the ramp terminal and the intersection of Airport Boulevard/Larkin Valley Road are closely spaced, improvements shall take both intersection operations into consideration when constructing the proposed improvements. The estimated cost of these improvements is \$1,260,000 dollars. The project would pay a fair share contribution of 8.70 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. The City of Watsonville shall coordinate with Caltrans and prepare a Project Study Report for improvements to this intersection.	Project Applicant	City of Watsonville	Prior to Occupancy of Project
<b>All Phases</b>	<b>Impact 3.13-11:</b> The left-turn pocket from Freedom Boulevard onto Crestview Avenue would increase substantially with implementation of the proposed project and create an operational deficiency. Therefore, this is considered potentially significant impact.	<b>MM 3.13-11:</b> The first project applicant within the planning area shall design, fund and implement the southbound left-turn pocket from Freedom Boulevard to Crestview Drive by at least 50-feet. This improvement shall be installed prior to buildout of Phase 1 of the proposed project. The first applicant within the planning area shall fund and implement this improvement and shall be credited against the projects fair share contribution of traffic impact fees by implementing this improvement.	Project Applicant	City of Watsonville	Project Design and Construction

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<b>All Phases</b>	<b>Impact 3.13-12:</b> The proposed project would result in an increase in traffic that would be experienced by the neighbors on Brewington Avenue north of Crestview Drive; Gardener Avenue, east of Freedom Boulevard; and Atkinson Lane, east of Freedom Boulevard. The addition of the project traffic could result in increased hazards on these neighborhood streets, which is considered a potentially significant impact.	<b>MM 3.13-12:</b> Prior to occupancy of the proposed project, project applicants shall develop and implement a traffic calming plan on: 1) Brewington Avenue north of Crestview Drive; 2) Gardner Avenue, east of Freedom Boulevard, and 3) Atkinson lane, east of Freedom Boulevard along the streets that are affected by the proposed project. The first applicant within the planning area shall fund and implement this improvement and shall be credited against the projects fair share contribution of traffic impact fees to the City of Watsonville for implementation of this improvement.	Project Applicant	City of Watsonville	Prior to Occupancy of Project