



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY, PLANNING DIRECTOR

www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston at (831) 454-5357.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

PROJECT: Maplethorpe Lane PUD APP #: 181586 APN: 037-121-61 (formerly 037-121-60)

PROJECT DESCRIPTION: This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 - 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18 & 037-121-50). The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway/Roadside Exception.

PROJECT LOCATION: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

APPLICANT/OWNER: John Swift

PROJECT PLANNER: Randall Adams, (831) 454-3218

EMAIL: Randall.Adams@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: October 16, 2019 through November 4, 2019

This project will be considered at a public hearing before the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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KATHLEEN MOLLOY, PLANNING DIRECTOR

<http://www.sccoplanning.com>

MITIGATED NEGATIVE DECLARATION

Project: Maplethorpe Lane PUD

APPLICATION #: 181586

APN: 037-121-61 (formerly 037-121-60)

Project Description: This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 – 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18, & 037-121-50) The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway / Roadside Exception.

Project Location: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: John Swift

Applicant: John Swift

Staff Planner: Randall Adams, (831) 454-3218

Email: Randall.Adams@santacruzcounty.us

This project will be considered at a public hearing before the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project

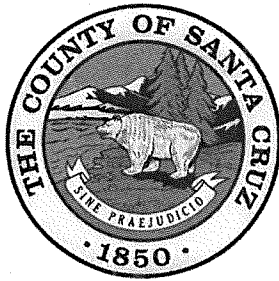
California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: November 4, 2019

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



County of Santa Cruz

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KATHLEEN MOLLOY, PLANNING DIRECTOR

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: September 25, 2019

**Application
Number:** 181586

Project Name: Maplethorpe Lane PUD

Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: John Swift

APN(s): 037-121-61 (formerly 037-121-60)

OWNER: John Swift

SUPERVISORAL DISTRICT: 1st

PROJECT LOCATION: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in Santa Cruz County.

Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. The project site is in the Soquel planning area of the *County of Santa Cruz General Plan and Local Coastal Program* (Figure 1).

SUMMARY PROJECT DESCRIPTION:

This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 - 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18 & 037-121-50).

The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway/Roadside Exception.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use and Planning | |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input checked="" type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input checked="" type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Lot Line Adjustment |

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):

Permit Type/Action

Agency

CONSULTATION WITH NATIVE AMERICAN TRIBES: *Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?*

No California Native American tribes traditionally and culturally affiliated with the area of Santa Cruz County have requested consultation pursuant to Public Resources Code section 21080.3.1.

DETERMINATION:

On the basis of this initial evaluation:

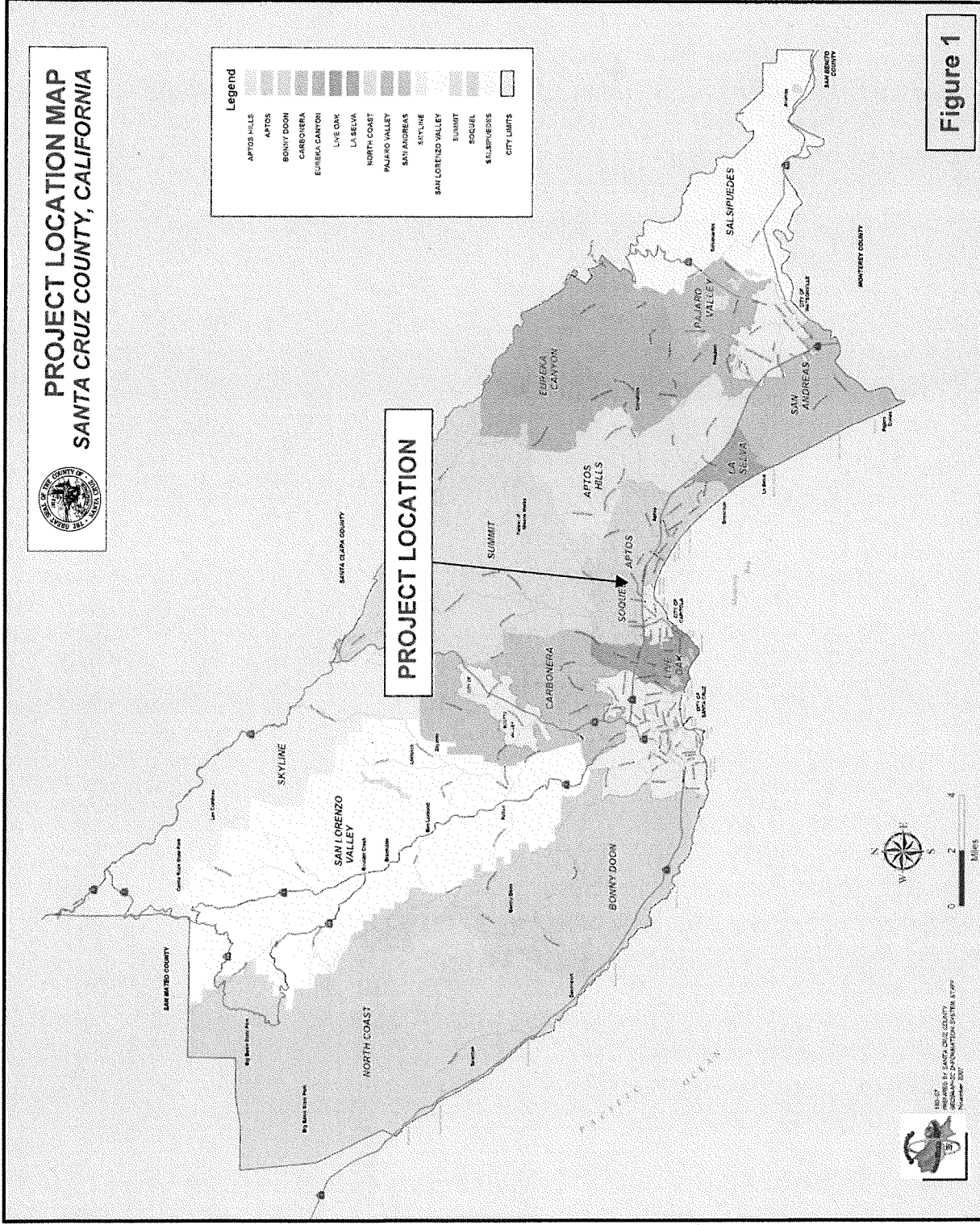
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MATT JOHNSTON, Environmental Coordinator

Date

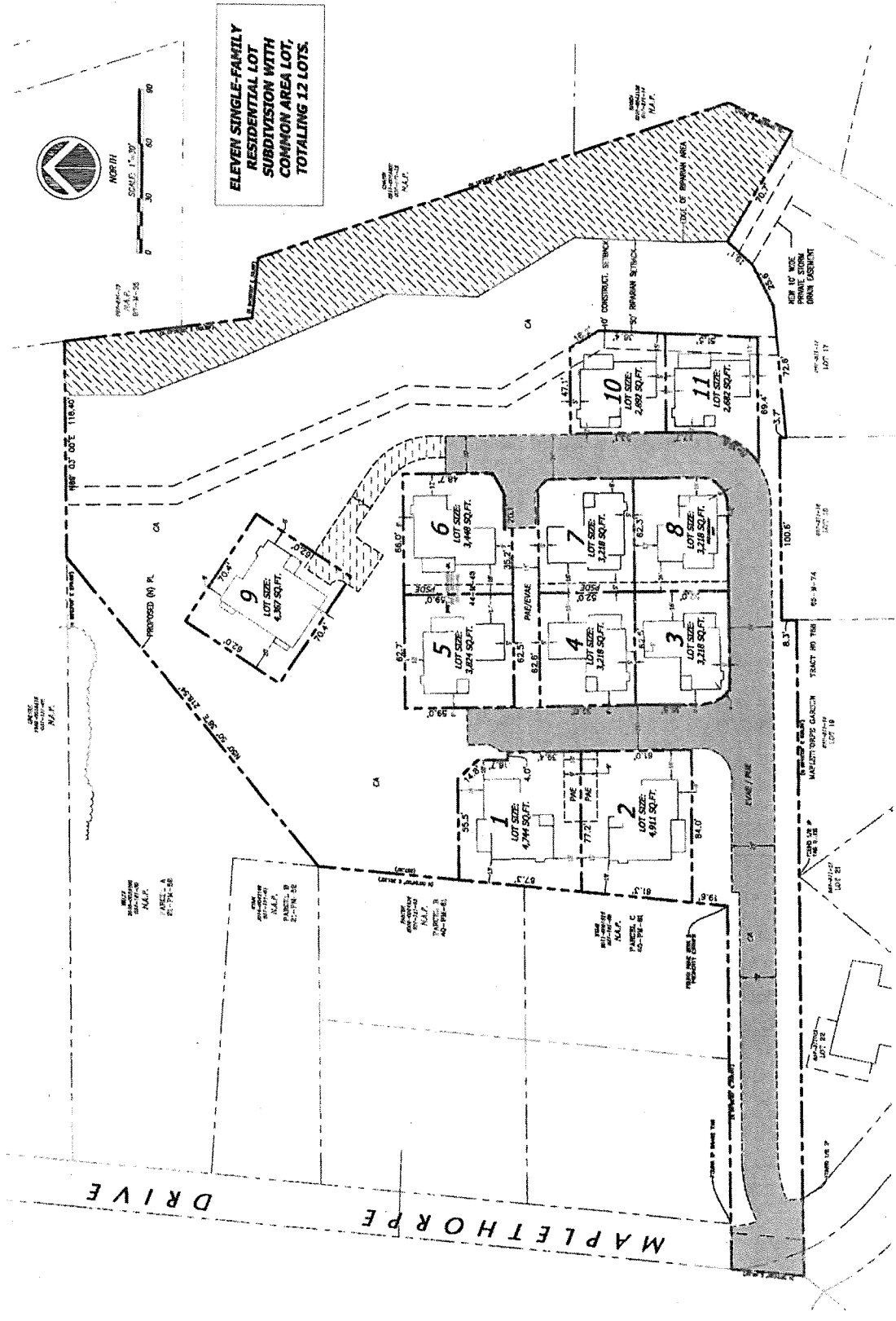


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Project Site Plan - Tentative Map

Figure 2



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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 3.53 acres
 Existing Land Use: Existing greenhouses
 Vegetation: Open grassland, scattered brush, and woodland
 Slope in area affected by project: 0 - 30% 31 - 100% N/A
 Nearby Watercourse: Unnamed tributary to Noble Gulch
 Distance To: Located along the eastern property boundary

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	None Mapped	Fault Zone:	None Mapped
Groundwater Recharge:	None Mapped	Scenic:	Mapped Scenic Resource
Timber or Mineral:	None Mapped	Historic:	Not Listed
Agricultural Resource:	None Mapped	Archaeology:	None Mapped
Biologically Sensitive Habitat:	Yes - Riparian	Noise Constraint:	None Mapped
Fire Hazard:	None Mapped	Electric Power Lines:	Yes
Floodplain:	None Mapped	Solar Access:	Yes
Erosion:	Low Potential	Solar Orientation:	Level
Landslide:	None Mapped	Hazardous Materials:	No
Liquefaction:	Low Potential	Other:	None

SERVICES:

Fire Protection:	Central FPD	Drainage District:	Zone 5 FCD
School District:	Soquel Union ESD Santa Cruz HSD	Project Access:	Maplethorpe Lane
Sewage Disposal:	Santa Cruz County Sanitation District	Water Supply:	Soquel Creek Water

PLANNING POLICIES:

Zone District:	R-1-10	Special Designation:	None
General Plan:	R-UL (area along creek designated O-U)		
Urban Services Line:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	
Coastal Zone:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside	

ENVIRONMENTAL SETTING AND BACKGROUND:

The subject property is approximately 3.53 acres in size and is located on the east side of Maplethorpe Lane in the Soquel area of Santa Cruz County. Existing access to the property is via public streets (Soquel Drive, Colleen Drive, and Maplethorpe Lane). The site is currently developed with greenhouses on a relatively flat pad cut into the sloping site. The property was previously used by Pacific Gas & Electric (PG&E) for utility purposes and was later developed as commercial nursery when the PG&E use ceased. The existing greenhouses total approximately 18,000 square feet in floor area with an additional 2,000 square feet of sheds and shade structures associated with the nursery use.

The topography of the property is relatively level in the area of the pad cut for the former PG&E facility (where the commercial nursery is now located) and is gently sloped up to the north above the slope cut for the pad. The site is vegetated with grasses, trees, and small shrubs with riparian vegetation adjacent to the creek on the east side of the parcel. The property is surrounded (to the north, south, west, and east) with existing single family residential development within the urban services line.

A Lot Line Adjustment (Application Number 171366) was approved in December of 2017 with APN 037-121-59 (to the west) to recombine approximately 4,440 square feet from with the subject property (which was APN 037-121-60 prior to the adjustment). This same land area was previously detached from the subject property and combined with the neighboring parcel to the west through a Lot Line Adjustment approved in 2010 (Application Number 10-0024).

In discussing the project, some neighbors have expressed their interest in purchasing portions of the subject property that will not be developed. The property owner has agreed to include these three Lot Line adjustments so that they will be processed in conjunction with the current application. If approved, these boundary adjustments would be recorded prior to recordation of the final map for the subdivision.

DETAILED PROJECT DESCRIPTION:

This application is a proposal to demolish the existing buildings and to divide the parcel of approximately 3.53 acres into 11 residential parcels, with common areas for access, parking, and landscaping, and to construct 11 single family dwellings (Attachment 2). Dwellings would be two stories in height with a range of size from 1,400 to 2,300 square feet in floor area. Parking would be provided in attached garages and driveway areas, with four parking spaces available at each residential unit, in compliance with County Code requirements. Limited additional street parking is provided in parallel and perpendicular parking pockets (15 parking spaces) along the access driveway.

The project includes a proposal for a Planned Unit Development (PUD) in which the applicant is requesting to vary from minimum lot sizes and site standards for the R-1-10 zone district. The proposed subdivision would comply with the 10,000 square foot minimum required by the zone district in the aggregate as a common interest development, but individual parcel sizes would be smaller than the zone district minimum. Parcels are proposed to be clustered together in the lower portion of the site with individual lot sizes ranging between approximately 2,700 square feet and 4,900 square feet. The remainder of the property is proposed to be retained as common area for roads, utilities, landscaping, and open space. Overall, the proposal would comply with the required minimum of 10,000 square feet of net developable land area per parcel.

The applicant is requesting the following modifications to the R-1-10 zone district standards as part of the PUD:

- Individual parcel sizes less than 10,000 square feet
- Lot Coverage in excess of 40% (on one parcel - at 40.2% for Lot 11)
- Floor Area Ratio in excess of 50% (on eight parcels - up to 69.4% on Lot 11)
- Reduced interior lot setbacks (all exterior setbacks to surrounding properties would be met)

Existing and proposed access to the property is along an access corridor to Maplethorpe Lane/Colleen Way. Parking areas and attached garages would be accessed via a 20 foot wide interior roadway. A four foot wide pedestrian walkway is proposed along one side of the roadway (grade separated in the access corridor and at grade for the remainder of the development). Common open space and landscaping are proposed throughout the remainder of the site. The interior access driveway would require an exception to the County Design Criteria local street standard, due to alternate width, parking, sidewalks, and landscaping.

Grading would be required to prepare the site for development. Grading volumes would be approximately 1,450 cubic yards (cut) and 850 cubic yards (fill), with approximately 600 cubic yards to be exported from the site. 23 trees are proposed for removal to accommodate the proposed development. Trees are proposed to be planted at a 2:1 ratio on the site to replace the existing trees that would be removed.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

Except as provided in Public Resources Code section 21099, would the project:

1. Have a substantial adverse effect on a scenic vista?

Discussion: The eastern edge of the subject property is located within a mapped scenic resource area. However, the property is not visible from any public beach, designated scenic roadway, park, or other significant viewpoint.

The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994) or obstruct any public views of these visual resources. No impact is anticipated.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion: The project site is not located along a designated state scenic highway or County-designated scenic road. The property is located within a mapped scenic resource area but is not visible from any significant public viewpoint (see discussion in A-1, above). Therefore, no impact is anticipated.

3. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Discussion: The project is designed to be consistent with County Code sections that regulate height, landscaping, and design of new structures in the County, including County Code Chapter 13.11 (Site, Architectural and Landscape Design Review).

The proposed project is located within an urbanized area and a Planned Unit Development (PUD) is proposed to vary from required site standards, but setbacks to adjacent properties would meet or exceed zone district minimums. Proposed development would occur approximately 200' from Maplethorpe Lane to the west, away from public views in the neighborhood. Additionally, existing and proposed trees would provide additional screening

of the property from the surrounding neighborhood. Impacts are anticipated to be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject property currently contains several greenhouses which have day and nighttime lighting. The project proposes 11 residential units, which may provide an incremental increase in night lighting when compared to the current use. However, any increase in lighting would be small, and would be similar in character to the lighting associated with the surrounding existing uses within the residential neighborhood as well as the current use on the subject property. Impacts are anticipated to be less than significant.

B. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is located within a residential zone district and is not designated for agricultural use. Additionally, the project site is not under a Williamson Act contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact is anticipated.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project is located within an urbanized area and is not located on or near land designated as timberland, timber production, or as a timber resource. Therefore, the project would not affect timber resources or access to harvest timber resources in the future.

4. Result in the loss of forest land or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3, above. No impact is anticipated.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site and surrounding area within a radius of two mile(s) does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within two mile(s) of the project site. Therefore, no impacts are anticipated.

C. AIR QUALITY

The significance criteria established by the Monterey Bay Air Resources District (MBARD)¹ has been relied upon to make the following determinations. Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion: The project would not conflict with or obstruct any long-range air quality plans of the MBARD. Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the air quality plans, impacts to air quality plan objectives are less than significant.

General estimated basin-wide construction-related emissions are included in the MBARD emission inventory (which, in part, form the basis for the air quality plans cited below) and are not expected to prevent long-term attainment or maintenance of the ozone and particulate matter standards within the North Central Coast Air Basin (NCCAB). Therefore, temporary construction impacts related to air quality plans for these pollutants from the project would be less than significant, and no mitigation would be required, since they are presently estimated and accounted for in the District’s emission inventory, as described below. No stationary sources would be constructed that would be long-term permanent sources of emissions.

The project would result in new long-term operational emissions from vehicle trips (mobile emissions), the use of natural gas (energy source emissions), and consumer products, architectural coatings, and landscape maintenance equipment (area source emissions). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, impacts to regional air quality as a result of long-term operation of the project would be less than significant.

Santa Cruz County is located within the NCCAB. The NCCAB does not meet state standards for ozone (reactive organic gases [ROGs] and nitrogen oxides [NOx]) and fine particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors and PM₁₀.

The primary sources of ROG within the air basin are on- and off-road motor vehicles, petroleum production and marketing, solvent evaporation, and prescribed burning. The primary sources of NOx are on- and off-road motor vehicles, stationary source fuel combustion, and industrial processes. In 2010, daily emissions of ROGs were estimated at 63

¹ Formerly known as the Monterey Bay Unified Air Pollution Control District (MBUAPCD).

tons per day. Of this, area-wide sources represented 49%, mobile sources represented 36%, and stationary sources represented 15%. Daily emissions of NOx were estimated at 54 tons per day with 69% from mobile sources, 22% from stationary sources, and 9% from area-wide sources. In addition, the region is “NOx sensitive,” meaning that ozone formation due to local emissions is more limited by the availability of NOx as opposed to the availability of ROG (MBUAPCD, 2013b).

PM₁₀ is the other major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. The majority of NCCAB exceedances occur at coastal sites, where sea salt is often the main factor causing exceedance. In 2005 daily emissions of PM₁₀ were estimated at 102 tons per day. Of this, entrained road dust represented 35% of all PM₁₀ emission, windblown dust 20%, agricultural tilling operations 15%, waste burning 17%, construction 4%, and mobile sources, industrial processes, and other sources made up 9% (MBUAPCD, 2008).

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of ROG or NOx would exceed MBARD thresholds for these pollutants; and therefore, there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short term, localized decrease in air quality due to generation of PM₁₀. However, standard dust control best management practices (BMPs), such as periodic watering, would be implemented during construction to avoid significant air quality impacts from the generation of PM₁₀.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The primary pollutants of concern for the NCCAB are ozone and PM₁₀, as those are the pollutants for which the district is in nonattainment. Project construction would have a limited and temporary potential to contribute to existing violations of California air quality standards for ozone and PM₁₀ primarily through diesel engine exhaust and fugitive dust. The criteria for assessing cumulative impacts on localized air quality are the same as those for assessing individual project impacts. Projects that do not exceed MBARD’s construction or operational thresholds and are consistent with the AQMP would not have cumulatively considerable impacts on regional air quality (MBARD, 2008). Because the project would not exceed MBARD’s thresholds and is consistent with the AQMP, there would not be cumulative impacts on regional air quality.

3. Expose sensitive receptors to substantial pollutant concentrations?

Discussion The project site is located within the urban services line and is surrounded by existing residential development.

The proposed residential subdivision would not generate substantial pollutant concentrations. Emissions from construction activities represent temporary impacts that are typically short in duration. Impacts to sensitive receptors from temporary construction activities would be less than significant.

The proposed project was the subject of a traffic impact study prepared by Kimley-Horn, dated February 25, 2019 (Attachment 3). That report evaluated the project's effect on intersection Level of Service (LOS), sight distance safety-related issues, and a traffic calming evaluation to address neighbor's concerns about speeding in the neighborhood.

MBARD's CEQA Air Quality Guidelines indicate that the following traffic effects should be assumed to generate a significant carbon monoxide (CO) impact, unless CO dispersion modeling demonstrates otherwise:

- Intersections or road segments that operate at level of service (LOS) D or better would operate at LOS E or F with the project's traffic;
- Intersections or road segments that operate at LOS E or F where the volume-to-capacity (V/C) ratio would increase 0.05 or more with the project's traffic;
- Intersections that operate at LOS E or F where delay would increase by 10 seconds or more with the project's traffic;
- Un-signalized intersections which operate at LOS E or F where the reserve capacity would decrease by 50 or more with the project's traffic; or
- The project would generate substantial heavy-duty truck traffic or generate substantial traffic along urban street canyons or near a major stationary source of CO.

Impacts

The proposed project is an 11 unit residential development in an urban setting within the Soquel planning area. According to the traffic analysis, no intersections or road segments would operate below LOS D with the traffic generated by the project. Operation of the proposed project would not be expected to generate substantial vehicular traffic or substantial heavy-duty truck traffic along nearby roads or near major stationary sources of CO according to the traffic analysis.

As a result, the project would not be expected to expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses that would be associated with objectionable odors. Odor emissions from the proposed project would be limited to odors associated with vehicle and engine exhaust and idling from cars entering, parking, and exiting the facility. The project does not include any known sources of objectionable odors associated with the long-term operations phase.

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). As the project site is in a coastal area that contains coastal breezes off of the Monterey Bay, construction-related odors would disperse and dissipate and would not cause substantial odors. Construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project.

The project would not create objectionable odors affecting a substantial number of people; therefore, the project is not expected to result in significant impacts related to objectionable odors during construction or operation.

D. BIOLOGICAL RESOURCES

Would the project:

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|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Discussion: The project site contains oak woodland habitat and is located adjacent to a riparian area, with the eastern half of the property mapped as potentially containing riparian woodland. A biotic report was prepared for this project by the Biotic Resources Group and Dana Bland & Associates, dated October 12, 2018 (Attachment 4). This report has been reviewed and accepted by Environmental Planning section of the Planning Department (Attachment 5).

The biotic report determined that habitat for the Dusky-footed woodrat and various potential nesting birds may occur on the project site and recommends avoidance and minimization measures for protection of these species and/or their habitat. An overview of these species and potential project related impacts is included below. The avoidance and minimization measures in the biotic report and the requirements specified in the County biotic approval letter have been incorporated into the mitigation measures below to reduce project related impacts to a less than significant level.

Additionally, an Arborist Report was prepared by Kurt Fouts, ISA Certified Arborist, on September 29th, 2018 (Attachment 6). This report assessed the condition of over 80 trees immediately adjacent to the project limits and construction impacts that may affect them. Certain trees may become habitats for certain species of wildlife. However, most of the coast live oaks, which make up a majority of the species population, will be retained. Seven oaks in poor condition are recommended for removal and nine oaks will be highly affected by the project and are proposed for removal, as well as seven redwood trees currently located in planters on the site. In order to preserve existing mature trees on site, as required by County Code, the applicant will attempt to retain healthy redwood tree specimens from the planters and transplant as part of the restoration of the riparian area on the eastern side of the project site. For these reasons it is not anticipated that tree removal will present a significant impact on sensitive or species status species listed within local, state or federal entities. Trees to be removed will be replaced by native trees on a 2:1 ratio basis.

Migratory Bird Treaty Act

Migratory birds are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a "take" of the species under federal law.

Potential Impacts

The project area provides potential nesting habitat for birds of prey and birds listed by the MBTA. No nests or evidence of past nests were observed in the project area during the general biological survey. However, nests could become established in the vegetation to be removed before construction begins.

The Biotic Report identifies habitat for dusky footed woodrat on the project site. Dusky footed woodrat is a California Species of Special Concern. One dusky footed woodrat house was observed in the oak woodland habitat. In addition, several other prominent woody nests were observed during the February 11 field visit, at least one in close proximity to the area, that may be used by dusky-footed woodrats.

No other habitat for Federal or State listed wildlife species was identified on the project site within the biotic report, nor are there any mapped habitats for Federal or State listed wildlife species on the project site.

While no nests were found, the Biotic Report identified the potential for the project to affect bird species protected under the Migratory Bird Treaty Act and birds of prey and identified mitigation measures to ensure that the project's impacts would be less than significant.

Impacts

The Biotic Report, reviewed and accepted by the Environmental Planning Section of the Planning Department, indicates that project impacts on sensitive biological resources may occur, but will be less than significant with application of the following mitigation measures.

Mitigation Measures

The following mitigation measures would reduce significant impacts to a less than significant level.

To minimize impacts to dusky-footed woodrat:

BIO-1:

- At least two weeks prior to commencement of development activities (including tree removal), a qualified biologist shall survey the project disturbance area to confirm wood rat nest locations that may be affected by the proposed development.

- Where dusky-footed woodrat houses are identified, disturbance of the species and their nests shall be avoided by creating a no disturbance buffer around the nests with high visibility fencing.
- If dusky-footed woodrat houses are identified in the project disturbance area, and avoidance is not possible, County Environmental Planning staff shall be notified immediately, and the following conditions shall be adhered to:
 - Prior to nest disturbance, the biologist shall obtain from CDFW a scientific collection permit for the trapping of the dusky-footed wood rats.
 - Nests shall be disturbed/dismantled only during the non-breeding season, between October 1 and December 31.
 - Prior to nest disturbance, wood rats shall be trapped at dusk of the night set for relocation of the nest(s).
 - Any existing nest that may be disturbed by construction activities shall be mostly dismantled and the material spread in the vicinity of identified nest relocation site(s).
 - In order to avoid the potential health effects associated with handling rodents and their milieu, all workers involved in the handling of the wood rats or the nest materials should wear protective gear to prevent inhalation of contaminant particulates, contact with conjunctiva (eyes), and protection against flea bites; a respirator, eye protection and skin protection should all be used.
 - Dismantling shall be done by hand, allowing any animals not trapped to escape either along existing woodrat trails or toward other available habitat.
 - If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for 2-3 weeks before a recheck to verify that young are capable of independent survival before proceeding with nest dismantling.
 - Woody debris shall be collected from the area and relocated nests shall be partially constructed in an area determined by the qualified biologist to be both suitable for the wood rats and far enough away from the construction activities that they will not be impacted.
 - Rats that were collected at dusk shall be released hours before dawn near the newly constructed nests to allow time for rats to find refuge.

To minimize impacts to nesting birds:

BIO-2:

- If removal of vegetation, grading activity, or other use of heavy equipment begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
- Trees intended for removal shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season.
- If removal of vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
- If no active nest of a bird of prey or MBTA bird is found then no further avoidance and minimization measures are necessary.
- If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer of 50 feet for MBTA birds and 250 feet for birds of prey shall be established around the active nest(s). The biologist shall monitor the nest, and advise the applicant when all young have fledged the nest. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.
- If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to Environmental
- Planning staff for review and approval prior to removal of vegetation, grading activity, or other use of heavy equipment.
- If removal of vegetation, grading activity, or other use of heavy equipment stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

2. *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Discussion: See discussion under B-1, above. The biotic report determined that oak and riparian woodland habitat occurs on the project site. An overview of these species and

potential project related impacts is included below. The avoidance and minimization measures in the biotic report and conditions of approval in the County biotic approval letter have been incorporated into the mitigation measures below to reduce project related impacts to less than significant.

An Arborist Report was prepared by Kurt Fouts, ISA Certified Arborist, on September 29th, 2018 (Attachment 6). This report assessed the condition of over 80 trees immediately adjacent to the project limits and construction impacts that may affect them. Seven oaks are identified as being in poor condition and are recommended for removal. Nine additional oaks would be highly affected by the project and are recommended for removal. Trees to be removed would be replaced at a 2:1 ratio.

The Biotic Report identifies five habitat types on the project site: non-native annual grassland, landscaped areas, blackberry scrub, oak woodlands, and riparian woodlands. Approximately 1.5 acres of coast live oak woodland occurs on the property interspersed with a mosaic of non-native grassland. This woodland/grassland mosaic has been managed, through regular mowing, into a park-like setting. Mature riparian woodland habitat, supported by an intermittent unnamed drainage (which is an upper tributary to Noble Gulch), occurs along the eastern property line.

Riparian Woodland

Riparian woodland occurs along the eastern property line. The riparian woodland is supported by an unnamed tributary to Noble Gulch, which ultimately empties into the Soquel Creek. The riparian woodland is dominated primarily by Coast Live Oak, as well as some willows and big leaf maple trees, which are located along the higher edge of the creek bank. Riparian woodland is considered a sensitive natural community by the California Department of Fish and Wildlife (CDFW) and is regulated under the California Fish and Game Code section 1600 regarding lake and streambed alteration agreements. The riparian woodland in the project area falls within the CDFW stream zone, which extends laterally to the outer edge of riparian vegetation. In addition, riparian habitat is granted further protections under the County's Sensitive Habitat Protection and Riparian Corridor and Wetlands Protection ordinances (SCCC 16.30 and 16.32).

The boundary of the riparian woodland was mapped and flagged by the biologist and confirmed in the field by Environmental Planning staff. No structures are proposed within the riparian buffer area, protected under the County Riparian Corridor and Wetlands Protection ordinances. However, some development activities are proposed within this area including the removal of existing greenhouse structures, grading, drainage improvements,

and rehabilitation of native habitat. These activities are considered as habitat restoration measures allowed within the riparian buffer area.

Coast Live Oak Woodland

The property supports oak woodland which is characterized by the presence of coast live oak trees. Dense woodland areas, where there is a closed canopy and relatively undisturbed ground surface, have been identified as prime oak woodland. This woodland type occurs westward of the riparian woodland and along the western property line. The other oak woodland areas on the property are degraded due to modification of the understory, such as seasonal mowing, play structures, and former greenhouse activities. In addition to coast live oak, the woodland supports scattered Monterey pine, willow and California blackberry.

Potential Impacts

In order to address impacts associated with the development of the site, including tree removals, site grading, construction of new structures and installation of paved surfaces, the following mitigations are recommended.

Mitigation Measures

The following mitigation measures would reduce significant impacts to biological resources to a less than significant level.

To minimize impacts to oak woodlands and riparian woodland habitat:

BIO-3:

- There are existing greenhouse structures and paving located within the 50-foot riparian buffer zone. These structures shall be removed and the natural soil substrate re-habilitated prior to installing replacement plantings in accordance with the with the Restoration Planting Plan outlined below.
- The Tree Protection Guidelines and Restrictions in Appendix G of the attached Arborist Report shall be adhered to.
- No work (other than demolition of existing improvements and restoration of riparian habitat) shall occur within areas identified as riparian woodland habitat.
- Prior to construction, high visibility construction fencing or flagging shall be installed around the limits of disturbance to prevent inadvertent grading or other disturbance within the surrounding sensitive habitats. No work-related activity including equipment staging, vehicular access, grading, and vegetation removal shall be allowed outside of the limits of work.

- No excess soil, chemicals, debris, equipment or other materials shall be stored outside the designated limits of work.
- Upon project completion, areas of exposed soil shall be re-vegetated with locally native erosion control species. Non-native grasses or forbs may not be used for erosion control.
- Tree removal shall be limited to those depicted in the Arborist Report. Trees to be retained that are located adjacent to construction shall be protected in accordance with the Tree Protection Guidelines and Restrictions in Appendix G of the Arborist Report.
- Implementation of standard erosion control best management practices and riparian habitat protection measures shall be adhered to prior, during, and after the construction period to minimize impacts to the intermittent drainage.
- The applicant shall install a low split-rail type fence or other permanent barrier between the retained woodlands (and oak woodland mitigation areas) and the residential development.

To compensate for impacts resulting from removal of, or damage to, native trees within oak woodlands:

BIO-4:

- All permanently impacted areas of oak woodland habitat shall be compensated for at a 2:1 replacement ratio by creating oak woodland habitat in designated mitigation areas on site.
- All native oak trees removed or damaged during construction shall be replaced in-kind at a minimum 2:1 replacement ratio within designated oak woodland mitigation areas on site.
- Additional restoration plantings shall occur at sizes and ratios determined by the restoration specialist to establish 2:1 replacement of oak woodland habitat while maximizing plant health and survivability of individual trees and shrubs.
- A final Restoration Planting Plan shall be prepared by a certified arborist, or restoration professional and submitted to Environmental Planning staff for approval prior to implementation. The approved Restoration Planting Plan shall be implemented prior to final building inspection and shall include the following minimum elements:
 - Establishment of designated oak woodland mitigation area(s) on site to achieve a 2:1 habitat replacement ratio.

- Methods for rehabilitating soil substrate in areas identified for oak woodland restoration that were previously covered in asphalt or other development.
- Species, size and locations of all trees intended for removal.
- Species, size and locations of all trees and shrubs being planted.
- Information regarding the methods of irrigation for replacement plantings.
- 5-year management plan for maintenance and monitoring of restored areas to maintain 100% survival of installed container stock in years 1-3, and at least 80% survival in years 4-5. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual reports shall be submitted to the County Planning Department by December 31 of each monitoring year.
- A management strategy to control cover of target invasive weeds (e.g., thistles, Cape ivy, calla lily, and others) to less than 5% each year.
- Prior to final building inspection approval, planting of oak woodland mitigation area(s) shall be inspected and approved by Environmental Planning staff.

3. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Discussion: There are no mapped or designated federally protected wetlands on or adjacent to the project site. Therefore, no impacts would occur from project implementation.

4. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Discussion: The project does not involve any activities that would interfere with the movements or migrations of fish or wildlife or impede use of a known wildlife nursery site. Impacts are anticipated to be less than significant.

5. *Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?*

Discussion: The project is located adjacent to an unnamed tributary to Noble Gulch located on the east side of the property. See discussion under D-1 and D-2, above. The project would remove existing structures encroaching into the riparian area and no new structures would be sited within the riparian buffer area required by the Riparian Corridor and Wetlands Protection ordinance. The proposed activity within the riparian corridor comprises habitat restoration and a Riparian Exception would not be required. The project is therefore consistent with the County of Santa Cruz Sensitive Habitat and Riparian Corridor and Wetlands Protection Ordinances and impacts from project implementation would be less than significant.

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| 6. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

E. CULTURAL RESOURCES

Would the project:

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| 1. <i>Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The existing structures on the property are not designated as a historic resource on any federal, state or local inventory. As a result, no impacts to historical resources would occur from project implementation.

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| 2. <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: No archaeological resources are mapped or have been identified in the project area. Pursuant to SCCC section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and

comply with the notification procedures given in SCCC Chapter 16.40.040. Impacts are expected to be less than significant.

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| 3. <i>Disturb any human remains, including those interred outside of dedicated cemeteries?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: Impacts are expected to be less than significant. However, pursuant to section 16.40.040 of the SCCC, and California Health and Safety Code sections 7050.5-7054, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archaeological report shall be prepared, and representatives of local Native American Indian groups shall be contacted. If it is determined that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. Pursuant to Public Resources Code section 5097, the descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Disturbance shall not resume until the significance of the resource is determined and appropriate mitigations to preserve the resource on the site are established.

F. ENERGY

Would the project:

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| 1. <i>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project, like all development, would be responsible for an incremental increase in the consumption of energy resources during demolition, site grading, and construction due to onsite construction equipment and materials processing. All project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered. In addition, the project would comply with General Plan policy 8.2.2, which requires all new development to be sited and designed to minimize site disturbance and grading. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Discussion: AMBAG's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) recommends policies that achieve statewide goals established by CARB, the California Transportation Plan 2040, and other transportation-related policies and state senate bills. The SCS element of the MTP targets transportation-related greenhouse gas (GHG) emissions in particular, which can also serve to address energy use by coordinating land use and transportation planning decisions to create a more energy efficient transportation system.

The Santa Cruz County Regional Transportation Commission (SCCRTC) prepares a County-specific regional transportation plan (RTP) in conformance with the latest AMBAG MTP/SCS. The 2040 RTP establishes targets to implement statewide policies at the local level, such as reducing vehicle miles traveled and improving speed consistency to reduce fuel consumption.

In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) focused on reducing the emission of greenhouse gases, which is dependent on increasing energy efficiency and the use of renewable energy. The strategy intends to reduce energy consumption and greenhouse gas emissions by implementing a number of measures such as reducing vehicle miles traveled through County and regional long-range planning efforts, increasing energy efficiency in new and existing buildings and facilities, increasing local renewable energy generation, improving the Green Building Program by exceeding minimum state standards, reducing energy use for water supply through water conservation strategies, and providing infrastructure to support

zero and low emission vehicles that reduce gasoline and diesel consumption, such as plug in electric and hybrid plug in vehicles that reduce.

In addition, the Santa Cruz County General Plan has historically placed a priority on “smart growth” by focusing growth in the urban areas through the creation and maintenance of an urban services line. Objective 2.1 directs most residential development to the urban areas, limits growth, supports compact development, and helps reduce sprawl. The Circulation Element of the General Plan further establishes a more efficient transportation system through goals that promote the wise use of energy resources, reducing vehicle miles traveled, and transit and active transportation options.

Energy efficiency is also a major priority throughout the County’s General Plan. Measure C was adopted by the voters of Santa Cruz County in 1990 and explicitly established energy conservation as one of the County’s objectives. The initiative was implemented by Objective 5.17 and includes policies that support energy efficiency, conservation, and encourage the development of renewable energy resources. Also, Goal 6 of the Housing Element promotes energy efficient building code standards for residential structures constructed in the County.

The project will be consistent with the AMBAG 2040 MTP/SCS and the SCCRTC 2040 RTP. The project would also be required to comply with the Santa Cruz County General Plan and any implemented policies and programs established through the CAS. In addition, the project design would be required to comply with CALGreen, the state of California’s green building code, to meet all mandatory energy efficiency standards. Therefore, the project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

G. GEOLOGY AND SOILS

Would the project:

1. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

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| <p>A. <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (A through D): All of Santa Cruz County is subject to some hazard from earthquakes, and there are several faults within the County. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history. The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone or any County-mapped fault zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). The project site is located approximately 4.6 mile(s) away in the northeast direction of the Zayante fault zone and approximately 8.2 mile(s) in the northeast direction of the San Andreas fault zone.

A geotechnical investigation for the project was performed by Dees & Associates Inc. in December of 2017 (Attachment 8). The report concluded that seismic shaking could be handled through proper foundation design, potential for liquefaction is low on the site, and the location of the proposed structures away from the slopes within the riparian area would avoid areas of potential slope instability. Therefore, impacts associated with geologic hazards will be less than significant.

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| 2. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the maximum grade sustained throughout the project would be generally less than 15% and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved stormwater pollution control plan (SCCC Section 7.79.100), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts from soil erosion or loss of topsoil would be considered less than significant.

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| 3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Discussion: The report cited above (see discussion under G-1) concluded that the primary geotechnical concerns for the project include setting improvements back from the top of slopes; removing existing fill material below improvements; providing firm, uniform support for foundations, slabs and pavements; mitigating expansive clay soils; controlling site drainage; and designing structures to resist strong seismic shaking. The recommendations contained in the geotechnical report would be implemented in project construction, as required by the California Building Code. Impacts would be less than significant.

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| 4. <i>Be located on expansive soil, as defined in section 1803.5.3 of the California Building Code (2016), creating substantial direct or indirect risks to life or property?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: According to the geotechnical report for the project (Attachment 8) there are indications of expansive soils in the project area. The report states that there are expansive clays in the southwest area of the site that include the entrance road and in the southwest corner of the property. Concrete slabs on-grade located in areas with expansive soils may move up and down with seasonal moisture variations. The recommendations contained in the geotechnical report for areas of expansive clays include deepened foundations and over-excavation with re-compaction below concrete slabs. The recommendations contained in the geotechnical report would be implemented in project construction, as required by the California Building Code. Impacts would be less than significant.

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| 5. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

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| 6. <i>Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No unique paleontological resources or sites or unique geologic features are known to occur in the vicinity of the project. A query was conducted of the mapping of

identified geologic/paleontological resources maintained by the County of Santa Cruz Planning Department, and there are no records of paleontological or geological resources in the vicinity of the project parcel. No direct or indirect impacts are anticipated.

H. GREENHOUSE GAS EMISSIONS

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion: The project, like all development, would be responsible for an incremental increase in greenhouse gas (GHG) emissions by usage of fossil fuels during the site grading and construction. In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under Assembly Bill (AB) 32 legislation. The strategy intends to reduce GHG emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long-range planning efforts and increasing energy efficiency in new and existing buildings and facilities. In implementing the CAS, Monterey Bay Community Power (MBCP) was formed in 2017 to provide carbon-free electricity. All Pacific Gas & Electric Company (PG&E) customers in unincorporated Santa Cruz County were automatically enrolled in the MBCP in 2018. All project construction equipment would be required to comply with the CARB emissions requirements for construction equipment. Further, all new buildings are required to meet the State’s CalGreen building code. As a result, impacts associated with an increase in GHG emissions are expected to be less than significant.

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion: See the discussion under H-1, above. No significant impacts are anticipated.

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion: The project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However,

during construction, fuel would be used at the project site. In addition, fueling of construction vehicles may occur within the limits of the construction staging area. Best management practices will be used to ensure that no impacts would occur. Impacts are expected to be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under I-1, above. Additionally, a subsurface soil screening investigation was completed by Weber, Hayes and Associates in June 2017 and updated in November 2017 (Attachment 9). The soils screening investigation tested for the presence of hazardous chemicals (including pesticides, arsenic, petroleum hydrocarbons, PCBs and creosote) and did not identify levels of hazardous chemicals over established background thresholds that would be of environmental concern. Project impacts would be considered less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Santa Cruz Montessori School is located approximately 0.2 miles to the southeast of the project site. Although fueling of equipment is likely to occur within the staging area, BMPs to contain spills would be implemented. The project is a residential project and would not handle, emit, or transport substantial quantities of hazardous materials. No impacts are anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under I-2, above. The project site is not included on the December 2018 list of hazardous sites in Santa Cruz County compiled pursuant to Government Code section 65962.5. No impacts are anticipated from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Discussion: The project is not located within two miles of a public airport or public use airport. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation plan would occur from project implementation.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. <i>Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wild-land fires?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: See discussion under T-2, below. The project is not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Additionally, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency and is unlikely to exacerbate wildfire risks. Impacts would be less than significant.

J. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may contain small amounts of chemicals and other household contaminants, such as pathogens, pesticides, trash, and nutrients. See discussion under I-2, regarding the presence of pesticides or industrial contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the project will be addressed through implementation of erosion control BMPs. No water quality standards or waste discharge requirements would

be violated and surface or ground water quality would not otherwise be substantially degraded. Impacts would be less than significant.

The following water quality protection and erosion and sediment control BMPs will be implemented, based on standard County requirements, to minimize construction-related contaminants and mobilization of sediment to the adjacent tributary to Noble Gulch. An erosion control plan incorporating BMPs will be completed, reviewed, and approved by the Planning Department and the Department of Public Works Storm Water Management Section per section 16.22.060 of the SCCC.

The BMPs will include, but are not limited to, the following.

- All earthwork or foundation activities involving rivers, ephemeral drainages, and culverts, will occur in the dry season (generally between April 15 and October 15).
- Equipment used in and around drainages and wetlands will be in good working order and free of dripping or leaking engine fluids. All vehicle maintenance will be performed at least 300 feet from all drainages and wetlands. Any necessary equipment washing will be carried out where the water cannot flow into drainages or wetlands.
- Develop a hazardous material spill prevention control and countermeasure plan before construction begins that will minimize the potential for and the effects of hazardous or toxic substances spills during construction. The plan will include storage and containment procedures to prevent and respond to spills and will identify the parties responsible for monitoring the spill response. During construction, any spills will be cleaned up immediately according to the spill prevention and countermeasure plan. The County will review and approve the contractors' toxic materials spill prevention control and countermeasure plan before allowing construction to begin. Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; heavily chlorinated water.
- Any surplus concrete rubble, asphalt, or other rubble from construction will be taken to a local landfill.
- An erosion and sediment control plan will be prepared and implemented for the project. It will include the following provisions and protocols. The Storm Water Pollution Prevention Plan (SWPPP) for the project will detail the applications and type of measures and the allowable exposure of unprotected soils.
 - Discharge from dewatering operations, if needed, and runoff from disturbed areas will be made to conform to the water quality requirements of the waste discharge permit issued by the RWQCB.

- Temporary erosion control measures, such as sandbagged silt fences, will be applied throughout construction of the project and will be removed after the working area is stabilized or as directed by the engineer. Soil exposure will be minimized through use of temporary BMPs, groundcover, and stabilization measures. Exposed dust-producing surfaces will be sprinkled daily, if necessary, until wet; this measure will be controlled to avoid producing runoff. Paved streets will be swept daily following construction activities.
- The contractor will conduct periodic maintenance of erosion and sediment control measures.
- An appropriate seed mix of native species will be planted on disturbed areas upon completion of construction.
- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways. Material stockpiles will be located in non-traffic areas only. Side slopes will not be steeper than 2:1. All stockpile areas will be surrounded by a filter fabric fence and interceptor dike.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- Use other temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary re-vegetation or other ground cover) to control erosion from disturbed areas as necessary.
- Avoid earth or organic material from being deposited or placed where it may be directly carried into the channel.
- Ensure all areas that are disturbed/compacted during construction are stabilized, vegetated, and de-compacted as necessary, so that runoff rates from landscaped and pervious areas do not exceed those from pre-disturbed/natural conditions.

Implementation of the above BMPs would ensure that water quality impacts to the adjacent tributary to Noble Gulch are less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

project may impede sustainable groundwater management of the basin?

Discussion: The project would obtain water from the Soquel Creek Water District and would not rely on private well water. Although the project would incrementally increase water demand, the Soquel Creek Water District has indicated that adequate supplies are available to serve the project and a will-serve letter has been provided (Attachment 10).

The project is not located in a mapped groundwater recharge area or water supply watershed and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The groundwater basin utilized by the Soquel Creek Water District has been identified as experiencing seawater intrusion due to un-managed pumping. The District has certified an Environmental Impact Report evaluating a proposed purified water project to replenish the groundwater basin and prevent seawater intrusion from moving farther inland. Preliminary design of the project has begun, with a goal of coming on line in 2022. The District has implemented a Water Demand Offset (WDO) Program, initiated in 2003, which allows development within the District boundaries to continue, conserving water and to avoiding further impacts to the groundwater basin. It requires new development to offset their projected water demand by funding new conservation or supply projects within the District and/or retrofitting water wasting fixtures within the District service area. The project proponents have retrofitted toilets and paid a deposit for fees to offset the new water demand from this project. The Soquel Creek Water District also requires all new landscaping to conform to water efficient landscaping standards to further reduce water demand from irrigated landscapes. A conditional water will-serve letter has been issued by Soquel Creek Water District. (Attachment 10) By fulfilling the Water Demand Offset required by the Soquel Creek Water District, impacts to groundwater resources are expected to be less than significant.

See question J-5 for further discussion of sustainable groundwater management.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| A. result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. substantially increase the rate or amount of surface runoff in a manner | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

which would result in flooding on- or offsite;

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| C. create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff; or; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: A drainage plan has been prepared for the proposed project. The County Department of Public Works Stormwater Management Section staff has reviewed and approved the drainage plan for the proposed project. The project is consistent with SCCC section 7.79.070, which states, "No person shall make any unpermitted alterations to drainage patterns or modifications to the storm drain system or any channel that is part of receiving waters of the county. No person shall deposit fill, debris, or other material in the storm drain system, a drainage channel, or on the banks of a drainage channel where it might enter the storm drain system or receiving waters and divert or impede flow." The Project will not substantially alter the existing drainage pattern of the site in a manner that would result in erosion or siltation, or an increase in runoff from the site.

Drainage calculations prepared by C2G (Civil Consultants Group), dated April 4, 2019 (Attachment 11), have been reviewed for potential drainage impacts and accepted by the County Department of Public Works Stormwater Management Section staff. The calculations show that, while project improvements will increase runoff, the additional runoff from the property would be controlled through the construction of detention and retention facilities. These drainage improvements have been designed to ensure that post development runoff rates do not exceed pre-development levels. Through implementation of the project drainage plan, drainage-related impacts are anticipated to be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Flood Hazards:

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated September 29, 2017, no portion of the project site lies within a flood hazard zone. While the project site is bordered by a tributary to Noble Gulch, the flows capable of

being generated by this watercourse are not anticipated to result in significant impacts related to flood hazards.

Tsunami and Seiche Zones:

There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a tele-tsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

A greater risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine land-sliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010). Seiches are recurrent waves oscillating back and forth in an enclosed or semi-enclosed body of water. They are typically caused by strong winds, storm fronts, or earthquakes.

The project site is located approximately 1 mile inland and is not expected to be affected by any potential tsunamis or seiches. In addition, no impact from a mudflow is anticipated. Therefore, the impact would be less than significant.

5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Discussion: All County water agencies are experiencing a lack of sustainable water supply due to groundwater overdraft and diminished availability of stream-flow. Because of this, coordinated water resource management has been of primary concern to the County and to the various water agencies. As required by state law, each of the County’s water agencies serving more than 3,000 connections must update their Urban Water Management Plans (UWMPs) every five years, with the most recent updates completed in 2016.

County staff are working with the water agencies on various integrated regional water management programs to provide for sustainable water supply and protection of the environment. Effective water conservation programs have reduced overall water demand in the past 15 years, despite continuing growth. In August 2014, the Board of Supervisors and other agencies adopted the Santa Cruz Integrated Regional Water Management (IRWM) Plan Update 2014, which identifies various strategies and projects to address the current water resource challenges of the region. Other efforts underway or under consideration are storm-

water management, groundwater recharge enhancement, increased wastewater reuse, and transfer of water among agencies to provide for more efficient and reliable use.

The County is also working closely with water agencies to implement the Sustainable Groundwater Management Act (SGMA) of 2014. By January 2020, Groundwater Sustainability Plans will be developed for two basins in Santa Cruz County that are designated as critically over-drafted, Santa Cruz Mid-County and Corralitos - Pajaro Valley. These plans will require management actions by all users of each basin to reduce pumping, develop supplemental supplies, and take management actions to achieve groundwater sustainability by 2040. A management plan for the Santa Margarita Basin will be completed by 2022, with sustainability to be achieved by 2042.

The project is located in the Santa Cruz Mid County water basin. In 2016, Soquel Creek Water District (SqCWD), Central Water District (CWD), County, and City of Santa Cruz adopted a Joint Powers Agreement to form the Santa Cruz Mid-County Groundwater Agency for management of the Mid-County Basin under SGMA. SqCWD developed its own Community Water Plan and has been actively evaluating supplemental supply and demand reduction options.

Since the sustainable groundwater management plan is still being developed, the project will comply with SCCC Chapters 13.13 (Water Conservation – Water Efficient Landscaping), 7.69 (Water Conservation) and 7.70 (Water Wells), as well as Chapter 7.71 (Water Systems) section 7.71.130 (Water use measurement and reporting), to ensure that it will not conflict with or obstruct implementation of current water quality control plans or sustainable groundwater management plans such as the Santa Cruz IRWMP and UWMP for the Soquel Creek Water District. The project is also consistent with efforts by the Soquel Creek Water District to reduce impacts on water supply from new development. The District has implemented a Water Demand Offset (WDO) Program, initiated in 2003, which allows development within the District boundaries to continue, conserving water and to avoiding further impacts to the groundwater basin. It requires new development to offset their projected water demand by funding new conservation or supply projects within the District and/or retrofitting water wasting fixtures within the District service area. The project proponents have retrofitted toilets and paid a deposit for fees to offset the new water demand from this project. The Soquel Creek Water District also requires all new landscaping to conform to water efficient landscaping standards to further reduce water demand from irrigated landscapes. A conditional water will-serve letter has been issued by Soquel Creek Water District . (Attachment 8)

K. LAND USE AND PLANNING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not include any element that would physically divide an established community. No impact would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not cause a significant environmental impact due to a conflict with any land use plan, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are anticipated.

L. MINERAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned R-1-10, which is not considered to be an Extractive Use Zone (M-3) nor does it have a land use designation with a Quarry Designation Overlay (Q). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

M. NOISE

Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion: Although construction activities would likely occur during daytime hours, noise may be audible to nearby residents. However, periods of noise exposure would be temporary. Noise from construction activity may vary substantially on a day-to-day basis.

The development of new residential and commercial uses typically increases the traffic volumes in the vicinity of new development. Because traffic noise is a primary contributor to the local noise environment, any increase in traffic resulting from the development of new residential and commercial uses would be expected to proportionally increase local noise levels.

The proposed project would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing uses. Adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less than significant. The project would not result in a permanent increase in the ambient noise level. The main source of ambient noise in the project area is traffic noise along Soquel Drive and local streets. No substantial increase in traffic trips is anticipated as a result of the project.

The following General Plan policies are applicable to noise generation: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; and Policy 6.9.7, Construction Noise. The proposed project would create an incremental increase in the existing noise environment. However, this increase would be small, and would be similar in character to noise generated by the surrounding existing uses. Adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less than significant.

2. *Generation of excessive ground-borne vibration or ground-borne noise levels?*

Discussion: The use of construction and grading equipment would potentially generate periodic vibration in the project area.

This impact would be temporary and periodic and is not expected to cause damage; therefore, impacts are not expected to be significant.

3. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working*

in the project area to excessive noise levels?

Discussion: The project is not in the vicinity of a private airstrip or within two miles of a public airport. Therefore, the project would not expose people residing or working in the project area. No impact is anticipated.

N. POPULATION AND HOUSING

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is designed at the density of development allowed by the General Plan and zoning designation for the parcel. Additionally, the project is located within the Urban Services Line (USL) and does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas outside of the USL or into areas previously not served by utilities. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would create 11 new housing units in place of existing greenhouses and would not displace any existing housing as a result. The proposed project would not displace any people for the same reason. The project would create additional housing units in an area designated for residential development. No impact would occur.

O. PUBLIC SERVICES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</i> | | | | |
| a. <i>Fire protection?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion (a through e):

Fire

The subject property is located in the Central Fire Protection District (CFPD) protection area. The subject property would be served by Soquel Station 3, located approximately 1.3 miles away to the southwest, and by CFPD Capitola Station, located approximately 1.9 miles to the southwest. No new facilities would need to be constructed as a result of this project.

Police

The subject property is located in the County of Santa Cruz Sheriff protection area. The subject property would be served by the Santa Cruz County Sheriff Department with offices located in Aptos (approximately 2.3 miles away to the southeast) and Live Oak. No new facilities would need to be constructed or existing services expanded as a result of this project.

School

The subject property is located in the Soquel Union School District. The subject property is in the vicinity of multiple schools and educational institutions within a 2 mile radius. No new facilities would need to be constructed or existing services expanded as a result of this project.

Parks

The subject property is located in the vicinity of several parks and schools which can be used as parks. The subject property would be served by the Richard Vessey Park, located approximately 0.25 miles away to the southwest and the Farm and Park Community Center, located approximately 0.6 miles to the southwest.

While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

P. RECREATION

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. A small incremental increase in usage is anticipated, because new housing units are proposed. However, the increase in the use of existing neighborhood parks and/or recreational facilities will be small and is not anticipated to cause substantial physical deterioration to any existing recreational facilities. Impacts would be considered less than significant.

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project does not propose the expansion or require the construction of additional recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

Q. TRANSPORTATION

Would the project:

1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The project would create a small incremental increase in traffic on nearby roads and intersections. A traffic study was prepared for the project by Kimley-Horn, dated February 25, 2019 (Attachment 3). That study contained an analysis intersection Level of Service and an evaluation of intersection sight distance. In addition, a traffic calming evaluation was performed based on concerns expressed by neighbors about vehicle speeds in the neighborhood.

The project site currently supports a permitted commercial greenhouse operation. While this existing operation is not currently operating at maximum capacity, the traffic report projects the trips that could be expected under a commercial wholesale nursery operating at industry standards. The 104 vehicle trips associated with the proposed 11 unit residential project would be less than the 780 projected trips which would be attributable to a wholesale commercial nursery of similar size operating at normal capacity.

A Level of Service analysis was performed for the intersection of Maplethorpe Lane and Soquel Drive. This intersection was evaluated under existing and existing plus project conditions using Highway Capacity Manual (HCM) 2000 methodologies. Weekday AM and PM peak hour traffic operations were analyzed. Project trips were distributed based on the existing traffic flows. This intersection currently operates at LOS D and this Level of Service would be maintained under the existing plus project conditions. This level of service is acceptable based on the Santa Cruz County General Plan Policy 3.12.1.

The project includes a request for a Roadway/Roadside Exception for road improvements that vary from the County of Santa Cruz Department of Public Works Design Criteria. The goal of this project is to cluster development within the already disturbed portions of the site by developing smaller lots including reduced road widths to encourage slower travel speeds. The internal roads are proposed to be 20 feet wide with a 4 foot wide sidewalk. The Central Fire Dept has reviewed and approved the roadway design.

The traffic calming evaluation confirmed that neither traffic volumes nor speed are a problem in the area. Regardless, the applicant is proposing either the placement of ceramic "buttons" at the intersection of Colleen and Mulberry to keep cars from crossing into oncoming lanes or the installation of speed bumps, depending on neighborhood preference.

For the reasons stated above, impacts would be less than significant.

2. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1) (Vehicle Miles Traveled)?*

Discussion: In response to the passage of Senate Bill 743 in 2013 and other climate change strategies, the Governor’s Office of Planning and Research (OPR) amended the CEQA Guidelines to replace LOS with vehicle miles traveled (VMT) as the measurement for traffic impacts. The “Technical Advisory on Evaluating Transportation Impacts in CEQA,” prepared by OPR (2018) provides recommended thresholds and methodologies for assessing impacts of new developments on VMT. Tying significance thresholds to the State’s GHG reduction goals, the guidance recommends a threshold reduction of 15% under current average VMT levels for residential projects (per capita) and office projects (per employee), and a tour-based reduction from current trips for retail projects. Based on the latest estimates compiled from the Highway Performance Monitoring System, the average daily VMT in Santa Cruz County is 18.3 miles per capita (Department of Finance [DOF] 2018; Caltrans 2018). The guidelines also recommend a screening threshold for residential and office projects—trip generation under 110 trips per day is generally considered a less-than-significant impact.

The project consists of the construction of 11 residential units within the Urban Services Line, located 1/4 mile from Soquel Drive, a major arterial roadway with frequent bus service. Metro

provides service in this area and a Metro stop is located 1/4 mile from the project, at the intersection of Mulberry Drive and Soquel Drive. Because of its proximity to regularly provided transit service, the VMT associated with this project is expected to be less than significant.

Additionally, the traffic study prepared by Kimley-Horn, dated February 25, 2019 (Attachment 3) documents that the project would generate 104 vehicle trips per day. The threshold of significance for this impact area has been established as 110 vehicle trips per day. As such, the impact of the project related to VMT is considered to be less than significant.

3. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Discussion: The project would take access primarily from Colleen Way, which meets County road standards. Alternate access is available via Maplethorpe Lane to Soquel Drive. The internal project roads are proposed to be 20 feet wide with a 4 foot wide adjacent sidewalk, requiring a Roadway/Roadside Exception to the County of Santa Cruz Design Criteria. The local fire agency has reviewed and approved the internal road design.

Existing available sight distance concerns at the intersection of Soquel Drive & Maplethorpe Lane for southbound vehicles were analyzed according to American Association of State Highway and Transportation Officials (AASHTO) methodology. Due to existing sight constraints from the building on the northeast corner of the intersection, sight distance is not adequate from the standard 14.5-foot setback from the traveled way, but sight distance is adequate when vehicles pull forward closer to the traveled way, which is how this intersection operates currently. In order to improve sight distance, it is recommended to trim the existing landscaping to the east to a maximum height of 2-3 feet. This vegetation is located on private property and the removal or trimming of the vegetation is not included in the project proposal.

The applicant is proposing either raised ceramic "buttons" at the intersection of Colleen Way and Mulberry Drive or a speed bump to address concerns by neighbors about speeding in this area. The proposed project would have minimal effect on this perceived problem and installation of either of these improvements would result in a public benefit.

For the reasons stated above, the project will have less than a significant impact.

4. *Result in inadequate emergency access?*

Discussion: The road design has been approved by the local fire agency. Adequate turnarounds for emergency vehicles have been proposed. A 12 foot wide emergency vehicle

access, connecting the two main drives, would provide an additional access/egress option for emergency vehicles and residents. Additional fire hydrants would be added within the subdivision and all houses would include fire sprinklers. The project would not restrict emergency access for police, fire, or other emergency vehicles. Impacts would be less than significant.

R. TRIBAL CULTURAL RESOURCES

1. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| A. <i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. <i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project proposes to construct 11 residential units within a developed residential area. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. However, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:

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| <p>1. <i>Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Water

The project would connect to an existing municipal water supply. The Soquel Creek Water District has determined that adequate supplies are available to serve the project (Attachment 8). Impacts would be less than significant.

Wastewater

Municipal wastewater treatment facilities are available and have capacity to serve the project. The Santa Cruz County Sanitation District has provided a will-serve letter (Attachment 11).

A single private collector line leading onto the property, would serve all units of the proposed development. No new wastewater facilities other than new sewer lines are required to serve the project. Impacts resulting from project implementation are considered to be less than significant.

Storm-water

Drainage calculations prepared by C2G (Civil Consultants Group), dated April 4, 2019, have been reviewed for potential drainage impacts and accepted by the County Department of Public Works Stormwater Management Section staff. The calculations show that, while project improvements will increase runoff, the runoff rate from the property would be controlled through the construction of detention and retention facilities. These drainage improvements have been designed to ensure that post-development runoff rates do not exceed pre-development levels. Through implementation of the project drainage plan, drainage related impacts are anticipated to be less than significant.

Electric Power

Pacific Gas and Electric Company (PG&E) provides power to existing and new developments in the Santa Cruz County area. As of 2018, residents and businesses in the County were automatically enrolled in MBCP’s community choice energy program, which provides locally controlled, carbon-free electricity delivered on PG&E’s existing lines.

The proposed site is already served by electric power via PG&E, but additional improvements would be necessary to serve each residential unit on the project site. However, no substantial environmental impacts will result from the additional improvements; impacts will be less than significant.

Natural Gas

PG&E serves the urbanized portions of Santa Cruz County with natural gas. The proposed site is currently served by natural gas, but additional improvements would be necessary to serve each residential unit on the site. However, no environmental impacts will result from the additional improvements; impacts will be less than significant.

Telecommunications

Telecommunications, including telephone, wireless telephone, internet, and cable, are provided by a variety of organizations. AT&T is the major telephone provider, and its subsidiary, Direct-TV provides television and internet services. Cable television services in Santa Cruz County are provided by Charter Communications in Watsonville and Comcast in other areas of the county. Wireless services are also provided by AT&T, as well as other service providers, such as Verizon. No improvements related to telecommunications are required, other than connections to the proposed residences, and impacts would be less than significant.

2. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Discussion: All the main aquifers in this County, the primary sources of the County's potable water, are in some degree of overdraft. Overdraft is manifested in several ways including 1) declining groundwater levels, 2) degradation of water quality, 3) diminished stream base flow, and/or 4) seawater intrusion. Surface water supplies, which are the primary source of supply for the northern third of the County, are inadequate during drought periods and will be further diminished as a result of the need to increase stream base-flows to restore habitat for endangered salmon populations. In addition to overdraft, the use of water resources is further constrained by various water quality issues.

The Soquel Creek Water District has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the project, subject to the payment of fees and charges in effect at the time of service (Attachment 8). The development would also be subject to the water conservation requirements in Chapter 7.69 (Water Conservation) and 13.13 (Water Conservation—Water Efficient Landscaping) of the County Code and the policies of section 7.18c (Water Conservation) of the General Plan. Therefore, existing water supplies would be sufficient to serve the project and reasonably foreseeable future

development during normal, dry, and multiple dry years. Impacts would be less than significant.

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| 3. <i>Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project would add a small increment to existing wastewater flows. The Santa Cruz County Sanitation District has indicated that adequate capacity in the sewer collection system is available to serve the project and has issued a sewer service availability letter for the project, subject to the payment of fees and charges in effect at the time of service (Attachment 11). The project would have a less than significant impact on the capacity of the existing wastewater transmission and treatment system.

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| 4. <i>Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: Construction debris would be generated during demolition and construction, much of which would be recycled. The waste generated would not exceed local or state standards or require additional landfills or recycling centers. The addition of solid waste generated by the occupants of the proposed 11 residential units would not affect the capacity of collection or disposal infrastructure. Therefore, impacts would be less than significant.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The construction and occupation of the 11 residential units would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

T. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

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| 1. <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is located within the Central Fire Protection District and is not within a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area and will not conflict with emergency response or evacuation plans. Therefore, no impact would occur.

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| 2. <i>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project is not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Additionally, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency and is unlikely to exacerbate wildfire risks. Impacts would be less than significant.

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| 3. <i>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project is not located in a State Responsibility Areas, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Improvements associated with the project are unlikely to exacerbate wildfire risks. The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Expose people or structures to significant risks, including down-slope or downstream flooding or landslides, as a</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

result of runoff, post-fire slope instability, or drainage changes?

Discussion: The project is not located within a State Responsibility Areas, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Down-slope and downstream impacts associated with wildfires are unlikely to result from the project. The project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

U. MANDATORY FINDINGS OF SIGNIFICANCE

1. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal community or eliminate important examples of the major periods of California history or prehistory?*

Discussion: The potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through T) of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biological resources (dusky footed woodrat, nesting birds, riparian woodlands, and oak woodlands). However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes surveys and avoidance measures for the dusky footed woodrat and nesting birds, tree protection measures and replacement planting (BIO-1 through 4). As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

2. *Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when*

viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Discussion: In addition to project specific impacts, this evaluation considered the project’s potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be no potentially significant cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

3. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
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|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III (A through T). As a result of this evaluation, no potentially adverse effects to human beings associated with this project were identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

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