CITY OF SANTA CRUZ

Mitigated Negative Declaration

The Administrator of Environmental Quality of the City of Santa Cruz has prepared this Negative Declaration for the following described project:

Project: Coastal Haven **Application No.:** CP17-0044

Project Location: 335 Golf Club Drive (APN 001-172-04) in the City of Santa Cruz

Project Description: The proposed project consists of a division of a 6.74-acre lot into three lots, rehabilitation and renovation of a single-family residence listed in Volume II of the Santa Cruz Historic Building Survey, construction of 10 two-story residential units for adults with developmental disabilities, and an operation of an organic farm to provide training and employment for people with developmental disabilities. A total of 488 square feet would be added to the existing single-family residence on the proposed Lot 1. On the proposed Lot 2, 10 two-story dwelling units would be constructed, totaling 19,614 square feet. The dwelling units would include two 5-bedroom units, seven 4-bedroom units, and one efficiency unit above a garage. The units would provide a lifelong, affordable rental housing community for people with developmental disabilities. The proposed Lot 3 would contain the existing agricultural field and is not proposed for structural development. The agricultural operation would provide training and employment for people with developmental disabilities, as well as partnerships with existing organizations, environmental education, and ecologically sound stewardship of the property.

Applicant: Coastal Haven Families

Applicant Address: 335 Golf Club Drive, Santa Cruz, CA 95060

The City of Santa Cruz Department of Planning and Community Development has reviewed the proposed project and has determined that the project, based on the Initial Study attached hereto, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the California Environmental Quality Act of 1970. This environmental review process and Mitigated Negative Declaration is done in accordance with the State CEQA Guidelines and the local City of Santa Cruz CEQA Guidelines and Procedures.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

Impact	Mitigation
The proposed project would result in removal of approximately 5,600 square feet (0.13 acres) of riparian vegetation, and the proposed remodeling of the existing residence would result in encroachment into the riparian development setback established by the City.	Applicant proposed Riparian Restoration Plan and Monitoring Program (Ecological Concerns Incorporated, December 2017) MITIGATION MEASURE BIO-1: Prohibit lighting that is directed toward Pogonip Creek and require lighting on the south side of the project to be hooded and directed downward and away from the creek and riparian area (Creeks Plan Development Standards 7 and 9).
The proposed project would result in removal of approximately 5,600 square feet (0.13 acres) of riparian	MITIGATION MEASURE BIO-2. Schedule tree and vegetation removal to occur between September 1 and January 31 of any given year to avoid the bird nesting

vegetation, and the proposed remodeling of the existing residence would result in encroachment into the riparian development setback established by the City.	season. If that schedule is not practical, a qualified biologist shall be hired to conduct a pre-construction nesting bird surveys no more than two weeks (14 days) prior to vegetation removal. If any active bird nests are observed, the biologist will designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. This buffer zone may be adjusted if the biologist determines that other factors may help shield the active nest, such as vegetative screening between the nest and the vegetation removal site that reduces the nesting bird's ability to see the activity. No vegetation removal will take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own. (Creek Plan Standard 12]
The project site is located within an area of known archaeological sensitivity or archaeological resources, and construction may disturb unknown resources.	MITIGATION MEASURE CUL-1: The project applicant shall retain a qualified professional archaeologist to conduct full-time archaeological monitoring of all ground-disturbing activities within 100 feet of the south property line of the project site, within 100 feet of the three buildings on the project site, and within 100 feet of the lawn area west of the circular driveway. MITIGATION MEASURE CUL-2: If archaeological resources or human remains are exposed or discovered during either site clearing or during subsurface construction, operations shall stop within 150 feet of the find, and a qualified professional archaeologist shall be contacted for further review and recommendations. If a find is determined to be significant, the Planning Director shall be immediately notified, and appropriate measures shall be formulated and implemented in accordance with Section 24.12.430 of the City's Municipal Code – "Protection of Archaeological Resources." The County Coroner and shall be notified in accordance with provisions of Public Resources Code 5097.98-99 in the event human remains are found and the Native American Heritage Commission shall be notified in accordance with the provisions of Public Resources Code section 5097 if the remains are determined to be of Native American origin.

Lee Butler
Administrator of Environmental Quality
City of Santa Cruz, California

5/17/18
Date

City of Santa Cruz
ENVIRONMENTAL CHECKLIST FORM / INITIAL STUDY

I. Background

1. **Application No:** CP17-0044

2. **Project Title:** Coastal Haven

3. **Lead Agency Name and Address:**
   City of Santa Cruz
   809 Center Street, Room 107
   Santa Cruz, CA 95060

4. **Contact Person and Phone Number:** Ryan Bane, 831-420-5141

5. **Project Location:** 335 Golf Club Drive (APN 001-172-04) in the City of Santa Cruz; see Figure 1[1]

6. **Project Applicant's/Sponsor's Name and Address:**
   Coastal Haven Families
   335 Golf Club Drive
   Santa Cruz, CA 95060

7. **General Plan Designation:** Very Low Density Residential – 0.1-1.0 du/acre, Natural Area

8. **Zoning:** R-1-7 – Single-Family Residential

9. **Description of the Project:** The proposed project consists of a Minor Land Division to split a 6.74-acre lot into three lots, Design Permit to construct 10 residential units for developmentally disabled persons, Historic Alteration Permit to rehabilitate a single-family residence listed in Volume II of the Santa Cruz Historic Building Survey, Water Course Development Permit due to partial project location within the management area of Pogonip Creek (Reach 2), and an Administrative Use Permit to allow a historic variation (multi-family residential development in the R-1-7 zone district) in exchange for rehabilitation of the historic building. A Heritage Tree Permit to remove five heritage trees also would be required.

   The proposed division of the project site into three lots is described as follows. Lot 1 (0.71 acres) would contain the existing single-family residence, existing detached garage, and existing outbuildings. Lot 2 (1.66 acres) would be developed with 10 two-story residential units for the developmentally disabled. Lot 3 (4.37 acres) would contain the existing organic farm. The tentative map is shown on Figure 2.

[1] All figures are included at the end of the document for ease of reference.

The proposed project includes 20,102 square feet of structural development, as shown on Figure 3. This includes two additions to the existing residence on Lot 1 totaling 488 square feet, and 10 two-story residential dwelling units on Lot 2 totaling 19,614 square feet. The proposed dwelling units consist of two 5-bedroom units, seven 4-bedroom units, and one efficiency unit above a garage. Table 1 provides details on the proposed structural development. The proposed dwelling units would be a maximum of 24 feet in height. The site plan shows an approximately 4,500-square-foot "future community building" adjacent to the project driveway entrance along Golf Club Drive and a "future ADU" (accessory dwelling unit), however, these facilities are not part of the current proposal and would be subject to City permit requirements if proposed in the future.[2]

Table 1. Proposed Structural Development

Project Component	Size (square feet)	Number of Units	Subtotal (square feet)
Existing House Addition	488	N/A	488
Dwelling Unit A (5 bedrooms)	3,129	2	6,258
Dwelling Unit B-1 (4 bedrooms)	1,684	4	6,736
Dwelling Unit B-2 (4 bedrooms)	1,866	3	5,598
Garage/Studio	1,022	1	1,022
TOTAL PROPOSED FLOOR AREA			**20,102**

The proposed units would provide a lifelong, affordable rental housing community for people with developmental disabilities. According to information provided by the applicant, the dwelling units would be designed as a "pocket neighborhood" which would de-emphasize automobiles, and would be designed to maximize energy efficiency, affordability, and community-building features including pedestrian walkways linking the units, front porches that encourage interaction with neighbors, and community areas. The units would be designed to complement the existing historic farmhouse through exterior colors and minimal ornamentation.

Lot 3 would contain the existing agricultural field and is not proposed for structural development. Agricultural production would entail a low-till, diversified vegetable, fruit, and flower farm offering organic produce year-round through a combination of row crops and greenhouse production. The agricultural operation would provide training and employment for people with developmental disabilities, as well as partnerships with existing organizations, environmental education, and ecologically sound stewardship of the property.

Access to the project site would be provided via a new paved 18-foot wide driveway from Golf Club Drive, just west of the existing gravel driveway, which would be removed. Two new uncovered parking areas would be located along the new driveway, each with 13 standard and 2 accessible parking spaces, for a total of 26 standard and 4 accessible parking spaces. In addition, the detached garage on Lot 1 would provide two covered parking spaces.

[2] The applicant submitted a separate application to the City for the "future ADU" in May 2018.

The new dwelling units would be connected to the City's water and sanitary sewer systems. Roof and driveway runoff would be treated on site with rain gardens and bioretention swales.

The project would require the removal of 24 trees, 5 of which are heritage trees per the City's Heritage Tree Ordinance (defined as a tree with a trunk 14 inches in diameter or more measured 4.5 feet from the ground, not including trees planted for agricultural crops). For each heritage tree removed, new 15-gallon and 24-inch box trees would be planted. The project would also require the removal of approximately 5,600 square feet of riparian woodland vegetation. As part of the project, a riparian restoration and enhancement plan would be implemented on the project site to compensate for this removal at a 3:1 ratio (i.e., 16,800 square feet of riparian woodland habitat on the site would be restored/enhanced), which is further described in Section VI.4.

10. Other public agencies whose approval is required:

- California Department of Fish and Wildlife (CDFW): Potential Streambed Alteration Agreement
- Central Coast Regional Water Quality Control Board: Review Notice of Intent and Stormwater Pollution Prevention Plan filed by applicant

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? No

II. Environmental Setting and Surrounding Land Uses

The 6.74-acre project site is located in the northern portion of the central area of the City of Santa Cruz, along the south side of Golf Club Drive in the Golf Club neighborhood of the City as defined in the City's General Plan (SOURCE V1.a[3]). Access to the project site is provided from Golf Club Drive. The project site contains an agricultural field, a single-family residence with a detached garage, and outbuildings. The existing single-family residence is a farmhouse-style, one- and two-story wood-frame structure that was constructed in 1878 and later enlarged and altered on several occasions. The southern edge of the project site encompasses a portion of Pogonip Creek, a perennial waterway. The site is bordered by very low density residential uses to the north, east, and west, and natural areas to the west (i.e., Pogonip open space) and south (i.e., Pogonip Creek). Industrial land uses are located further south across Pogonip Creek within the Harvey West industrial area, and the Pogonip open space natural area also extends north of the project site beyond the very low density residential uses to the north. The 640-acre Pogonip open space is part of the greenbelt owned and managed by the City.

[3] See Section V of this document for a list of reference source documents.

III. Environmental Checklist

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

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

A. Instructions to Environmental Checklist

1. A brief explanation is required (see Section VI, Explanation of Environmental Checklist Responses) for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see Section V, References and Data Source List, attached). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.

5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:
   a) *Earlier Analysis used.* Identify earlier analyses and state where they are available for review.
   b) *Impacts adequately addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) *Mitigation measures.* For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluation each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

B. Use of Earlier Analyses

In analyzing the proposed project, the City may consider whether existing environmental documents already provide an adequate analysis of potential environmental impacts. An earlier analysis may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) provisions, if it can be determined that one or more effects have been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063(c)(3)(D)).

The preparation of this Initial Study has drawn from analyses contained in the *City of Santa Cruz General Plan 2030 EIR* (April 2012), which includes the Draft EIR volume (September 2011) and the Final EIR volume (April 2012). The Santa Cruz City Council certified the EIR and adopted the *General Plan 2030* on June 26, 2012. The General Plan EIR is a "program" EIR prepared pursuant to State CEQA Guidelines section 15168, which reviewed environmental impacts associated with future development and buildout within the City's planning area that would be accommodated by the General Plan. A program EIR can be used for subsequent projects implemented within the scope of the program/plan and where the project is consistent with the general plan and zoning of the city or county in which the project is located. Typically, site-specific impacts or new impacts that weren't addressed in the program EIR would be evaluated in an Initial Study, leading to preparation of a Negative Declaration, Mitigated Negative Declaration or EIR. Site-specific mitigation measures included in the General Plan EIR also would be a part of future development projects, and

supplemented, as may be necessary with site-specific mitigation measures identified in the subsequent environmental review process.

The General Plan EIR reviewed all of the topics included on the Appendix G environmental checklist in the State CEQA Guidelines. Specific future development of the project site was not noted or evaluated in the *General Plan 2030* EIR, and there were no site-specific impacts identified for the project site. However, as part of the overall estimated buildout, the EIR considered construction of new housing units and non-residential uses in the City with an estimated buildout of 3,350 new residential units throughout the City by the year 2030 with an associated population increase of 8,040 residents (SOURCE V.1b, DEIR page 3-13). The proposed dwelling units would be within the residential buildout evaluated in the General Plan EIR. Since 2009, the General Plan EIR "baseline" year, approximately 855[4] housing units have been constructed, are under construction or have submitted building permit applications. This is well below the total residential buildout estimate that was evaluated in the General Plan EIR. Residential development since 2009 could reach approximately 1,400 residential units when approved units and pending use permit applications are added, which would still be below the total residential buildout of 3,350 units that was evaluated in the General Plan EIR. Thus, the proposed dwelling units would be within the buildout anticipated and evaluated in the General Plan 2030 EIR and would be within the time period covered by the EIR.

In accordance with CEQA and the State CEQA Guidelines, this Initial Study is being "tiered" from the *General Plan 2030* EIR. "Tiering" refers to using analyses of general matters contained in an EIR for a plan with later environmental analyses for development projects, concentrating solely on the issues specific to the later project. This approach is in accordance with State CEQA Guidelines section 15152, which encourages lead agencies to use an EIR prepared for a general plan or other program or ordinance, when the later project is pursuant to or consistent with the program or plan. The Initial Study tiers from the *General Plan 2030* EIR for the following topics:

- Greenhouse Gas Emissions,
- Population and Housing,
- Public Services,
- Recreation, and
- Utilities, except for water supply.

The *General Plan 2030* EIR is on file at the City's Planning and Community Development Department, 809 Center Street, Room 107, Santa Cruz, California from 8:00 AM to 12:00 PM and 1 to 5 PM, Monday through Thursday and Friday mornings from 8:00 AM to 12:00 PM. The documents are also available for review on the City of Santa Cruz Planning Department's website at: http://www.cityofsantacruz.com/index.aspx?page=348.

[4] City of Santa Cruz Draft 2015-2023 Housing Element.

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
2. 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:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) 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))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				✓
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		✓		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
d) Disturb any human remains, including those interred outside of formal cemeteries?		✓		
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (V.Ic)				✓
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?				✓
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) 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?			✓	
f) Otherwise substantially degrade water quality?			✓	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				✓
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓
12. NOISE: Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?				✓
b) Result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				✓
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
14. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: Fire protection?			✓	
Police protection?			✓	
Schools?				✓
Parks?			✓	
Other public facilities?			✓	
15. RECREATION. Would the project:				
a) 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?			✓	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				✓

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRIBAL CULTURAL RESOURCES.				
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: a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
b) 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			✓	
18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓
19. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Discussion of Environmental Checklist

See **Section VI, Explanation of Environmental Checklist Responses**, for discussion.

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

RB

Ryan Bane, Senior Planner

5/17/18

Date

V. References and Data Source List

1. City of Santa Cruz General Plan and EIR.
   a. Adopted June 26, 2012. General Plan 2030. Available online at: http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/services/advance-planning/general-plan.
   b. April 2012. "City of Santa Cruz General Plan 2030 Final EIR." [SCH#2009032007] Certified June 26, 2012. Includes Draft EIR document, dated September 2011. Available online at: http://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/services/advance-planning/general-plan.
   c. Adopted March 22, 2016. "City of Santa Cruz Draft 2015-2023 Housing Element."

2. City of Santa Cruz Adopted Plans.
   a. Adopted August 2016. *2015 Urban Water Management Plan*. Prepared by City of Santa Cruz Water Department.
   b. Adopted by City Council on February 28, 2006 and certified by the California Coastal Commission on May 9, 2008. *City-wide Creeks and Wetlands Management Plan*.

3. City of Santa Cruz Historic Building Survey. May 1989. Volume II. Available online at: http://www.cityofsantacruz.com/home/showdocument?id=9167.

4. Monterey Bay Air Resources District. *2012-2015 Air Quality Management Plan.* Adopted March 15, 2017. Available online at: http://www.co.monterey.ca.us/home/showdocument?id=62318.

5. Monterey Bay Unified Air Pollution Control District. February 2008. *CEQA Air Quality Guidelines.* Available online at: http://mbuapcd.org/pdf/CEQA_full%20(1).pdf.

6. Biotic Resources Group. March 7, 2016. *Coastal Haven Families LLC Property (APN 001-172-04) Golf Club Drive, City of Santa Cruz: Biotic Report.* Prepared by Kathleen Lyons and Dana Bland.

7. Ecological Concerns Incorporated. December 2017. *Coastal Havens: Habitat Restoration Plan and Mitigation Monitoring Program.*

8. Fall Creek Engineering. May 2018. Report of a Storm Water Control Plan for Coastal Havens Families Proposed Housing for Adults with Disabilities 335 Golf Club Drive, Santa Cruz, California APN: 001-172-04.

9. Hoffman, Robert B. Consulting Arborist.
   a. March 6, 2017. *A Preconstruction Tree Population Review @335 Golf Club Drive, Santa Cruz, Ca, 95060*.
   b. March 11, 2018. *Riparian Zone Tree Comments For The City of Santa Cruz Planning Department.*
   c. Revised May 9, 2018. *The final Arborist comments for Coastal Haven Families LLC.*

10. Kirk, Anthony. May 2016. *Historic Resource Design Review: 335 Golf Club Drive, Santa Cruz, California.*

11. Paramoure, Patricia. August 2015. *Preliminary Archaeological Reconnaissance of Parcel (APN 001-172-04), 335 Golf Club Drive, Santa Cruz, Santa Cruz County, California.*

12. Rock Solid Engineering, Inc. May 2016. *Geotechnical Investigation-Design Phase.*

VI. Explanation of Environmental Checklist Responses

1. Aesthetics

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Have a substantial adverse effect on a scenic vista;*
- *Substantially damage scenic resources, including visually prominent trees, rock outcrops, or historic buildings along a state scenic highway;*
- *Substantially degrade the existing visual character or quality of the site and surroundings, i.e., be incompatible with the scale or visual character of the surrounding area; or*
- *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.*

(a) Scenic Views. The project site is located in the northern portion of the central area of the City characterized by a mix of commercial, industrial, and community facilities. The agricultural area of the project site is visible from Golf Club Drive adjacent to the site, though the existing residence is largely screened from view by trees. Vegetation obstructs views from the project site. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, a panoramic view that looks toward portions of the project site is identified from Pogonip northwest of the project site (SOURCE V.1b-DEIR Figure 4.3 1), although the project site is not visible due to intervening topography and vegetation.

Impact Analysis. The proposed dwelling units would be a maximum of 24 feet in height and would be located on a portion of the project site that is screened by trees and riparian vegetation located on Pogonip to the north and west and along Pogonip Creek to the south. Existing topography and vegetation blocks views of the project site from trails in Pogonip. The dwelling units would not be readily visible from Golf Club Drive, as they would be situated at the rear of the project site, behind trees and the adjacent property. Therefore, the project would have ***no impact*** on scenic views.

(b) Scenic Resources. There are no designated state scenic highways or roads within the City. The project site is not located near a state scenic highway. Therefore, ***no impact*** to scenic resources within a state scenic highway would occur. Additionally, there are no trees on the project site or other physical features that would be considered scenic resources.

(c) Visual Character. The project site is located in the northern portion of the central area of the City characterized by a mix of commercial, industrial, and community facilities. Traveling west on Golf Club Drive toward the project site, the road narrows after crossing beneath the railroad tracks and transitions to a rural residential character with trees sporadically lining the roadway and large, open lots and grassy fields, culminating at the Pogonip open space natural area. The

site is visible from a short segment along Golf Club Drive. Given its setting near natural areas (i.e., Pogonip and Pogonip Creek) with dense vegetation, the site is not visible from vicinity streets. The project site has a rural ranch character, with its large agricultural field occupying the majority of the site on the northern portion fronting Golf Club Drive, and the existing historic farmhouse somewhat concealed at the rear of the site away from the roadway.

Impact Analysis. The proposed project would add 10 new dwelling units to the project site and renovate and rehabilitate the existing historic farmhouse. The portion of the site where the new dwelling units would be built (i.e., the proposed Lot 2) has limited visibility from surrounding areas due to dense vegetation in the adjacent Pogonip open space area and riparian corridor of Pogonip Creek. The site of the new units also is located at the rear of the project site away from Golf Club Drive, behind another adjacent property and to the west of the existing farmhouse. The new dwelling units would be designed to complement the existing farmhouse, which would be a feature in the new development. While the project would result in new structural development on a portion of the site that is currently undeveloped, the new structures would be consistent with the existing visual character of the farmhouse and would be of the same size and mass as other similar residential structures throughout the City. The project would retain the agricultural use on the proposed Lot 3, occupying approximately 65 percent of the project site, which is also the most visible portion of the project site from Golf Club Drive. However, it is noted, that in the City's General Plan 2030 does allow for intensification of land use in the Golf Club Drive area with preparation and adoption of an area plan for the 20-acre area that includes the project site. Therefore, the project would not substantially degrade the existing visual character on the site and surrounding area and would have a ***less-than-significant*** impact.

(d) Light and Glare. The project would not result in introduction of a major new source of light or glare, although there would be exterior building and driveway lighting that would be typical of residential areas. This would not be expected to create significant visual impacts on the surrounding area as lighting would not be directed to off-site adjacent properties. Therefore, the project would have a ***less-than-significant*** impact related to creation of a new source of substantial light or glare.

2. Agriculture and Forestry Resources

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Convert prime farmland, unique farmland or farmland of state importance to non-agricultural uses;*
- *Conflict with existing zoning for agricultural use or a Williamson Act contract;*
- *Conflict with existing zoning for, or cause rezoning of, forest land;*
- *Result in the loss of forest land or conversion of forest land to non-forest use; or*
- *Involve other changes to 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.*

The project site does not contain farmland or grazing land as mapped on the Santa Cruz Important Farmland Map by the California Department of Conservation Farmland Mapping and Monitoring Program (SOURCE V.1b-DEIR Figure 4.15-1). The project site is designated as "Other Land." Surrounding lands are designated as "Other Land" and "Urban and Built-Up Land." The site is not designated for agricultural uses in the City's General Plan, nor are adjacent lands designated for agricultural uses. The project site contains land that is in agricultural production, which would be retained with the proposed project. However, it is noted, that in the City's General Plan 2030 does allow for an intensification of land use in the Golf Club Drive area with preparation and adoption of an area plan for the 20-acre area that includes the project site. The project site is not zoned Timberland Production. Therefore, the project would not result in the conversion of agricultural or forest lands to other uses and ***no impact*** would occur.

3. Air Quality

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Conflict with or obstruct implementation of the applicable air quality plan;*
- *Violate any air quality standards or contribute substantially to an existing or projected air quality violation, i.e. result in generation of emissions of or in excess of 137 pounds per day for VOC or No_x, 550 pounds per day of carbon monoxide, 150 pounds per day of sulfur oxides (SO_x), and/or 82 pounds per day of PM_{10} (due to construction with minimal earthmoving on 8.1 or more acres per day or grading/excavation site on 2.2 or more acres per day for PM_{10}) pursuant to impact criteria for significance developed by the MBUAPCD (MBUAPCD, "CEQA Air Quality Guidelines," February 2008);*
- *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);*
- *Expose sensitive receptors to substantial pollution concentrations; or*
- *Create objectionable odors affecting a substantial number of people.*

(a) Conflict with Air Quality Management Plan. In 1991, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) adopted the Air Quality Management Plan (AQMP) for the Monterey Bay Region in response to the California Clean Air Act of 1988, which established specific planning requirements to meet the ozone standards. The California Clean Air Act requires that AQMPs be updated every three years. The MBUAPCD has updated the AQMP seven times. The most recent update, the *2012-2015 Air Quality Management Plan* (2016 AQMP), was adopted in 2017. The 2016 AQMP relies on a multilevel partnership of federal, state, regional, and local governmental agencies. The 2016 AQMP documents the MBUAPCD's progress toward attaining the state 8-hour ozone standard, which is more stringent than the state 1-hour ozone standard. The 2016 AQMP builds on information developed in past AQMPs and updates the 2012 AQMP. The primary elements from the 2012 AQMP that were updated in the 2016 revision include the air quality trends analysis, emission inventory, and mobile source programs (SOURCE V.4).

Effective September 1, 2011, the MBUAPCD Board approved a new procedure for determining whether a residential project conflicts with the District's adopted AQMP. The procedure uses

the Association of Monterey Bay Area Governments' (AMBAG's) adopted housing unit forecast instead of population, and the MBUAPCD has developed a spreadsheet to assist jurisdictions with developing calculations, which was used to determine whether the proposed project conflicts with the AQMP as described below.

The City had 23,748 existing dwelling units as of January 1, 2018, and approximately 594 residential units are under construction or have been approved since March 2018. With the addition of these units, the City's housing units would total 24,342 dwelling units within the City. With existing units and the proposed project's increase of 10 residential units, there would be a total of 24,352 dwelling units within the City, which is below the AMBAG forecast of 26,890 dwelling units for the year 2020. Therefore, the proposed project would be consistent with the AQMP, and would not conflict with or obstruct implementation of the AQMP.

(b) Project Emissions. The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards that are the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety to protect public health and welfare. Criteria pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), inhalable particulates (PM_{10}), fine particulates ($PM_{2.5}$), and lead. High O_3 levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x), which react under certain meteorological conditions to form O_3. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. An area is designated as "in attainment" when it is in compliance with the federal and/or state standards, as further discussed below.

The project site is located within the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD) and includes Santa Cruz, Monterey, and San Benito Counties. The NCCAB is designated attainment for the federal PM_{10} and SO_2 standards, and is designated attainment/unclassified for the other federal standards. The NCCAB is designated attainment for the state $PM_{2.5}$, NO_2, SO_2, and lead standards, and is designated unclassified for CO in Santa Cruz County. The NCCAB has nonattainment designations for state O_3 and PM_{10} standards.

The MBARD 2012-2015 AQMP, adopted March 15, 2017, identifies a continued trend of declining O_3 emissions in the NCCAB primarily related to lower vehicle miles traveled (VMT), showing that the region is continuing to make progress toward meeting the state O_3 standard during the three-year period reviewed (SOURCE V.4).

Impact Analysis. The proposed project would indirectly generate air pollutant emissions through new vehicle trips upon occupancy as well as during construction. The proposed project would not result in stationary emissions. The proposed residential use is at a level that is substantially below the Monterey Bay Unified Air Pollution Control District's (MBUAPCD's) screening level for the number of multi-family residential units (1,195) that could result in potentially significant O_3 impacts (SOURCE V.5). Therefore, project emissions would not be considered substantial or result in an air quality violation, and the impact would be ***less than significant***.

Project construction would result in generation of fugitive dust and PM_{10} emissions. According to the MBUAPCD's CEQA Air Quality Guidelines, 8.1 acres could be graded per day with minimal earthmoving or 2.2 acres per day with grading and excavation without exceeding the MBUAPCD's PM_{10} threshold of 82 pounds per day (SOURCE V.5). According to the project plans, the proposed Lot #2, which would contain the multi-family units and associated infrastructure improvements, is 1.66 acres. Therefore, the area of potential grading would be less than the MBUAPCD's threshold and impacts related to fugitive dust generation and PM_{10} emissions would be ***less than significant***.

(c) Cumulative Pollutant Increases. According to the MBUAPCD CEQA Guidelines, projects that are consistent with the AQMP would not result in in cumulative impacts, as the AQMP already accounts for regional emissions. The MBUAPCD prepares air quality plans, which address attainment of the state and federal air quality standards, and which incorporate growth forecasts developed by AMBAG. The AQMP takes into account cumulative development within the City, and thus, cumulative emissions have been accounted for in the AQMP. As indicated above in criterion 3(a), the project would not conflict with the AQMP. Therefore, the project's contribution to cumulative air pollutant emissions would be ***less than significant***.

(d) Sensitive Receptors. For CEQA purposes, a sensitive receptor is defined as any residence, including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade 12 (K-12) schools; daycare centers; and healthcare facilities such as hospitals or retirement and nursing homes (SOURCE V.5). The project site is located at the edge of a developed area of the City of Santa Cruz and is located adjacent to very low density residential uses to the north, east, and west, and natural areas to the west and south. The Pogonip open space area is also located near the project site to the north. As indicated above, the project would not result in stationary emissions. Thus, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

Diesel particulate matter (DPM) was identified as a toxic air contaminant (TAC) by the State of California in 1998. Subsequently, the CARB developed a comprehensive strategy to control DPM emissions. The *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*—a document approved by the CARB in September 2000—set goals to reduce DPM emissions in California by 75 percent by 2010 and 85 percent by 2020. This objective would be achieved by a combination of approaches, including emission regulations for new diesel engines and low-sulfur fuel program. An important part of the DPM risk reduction plan is a series of measures for various categories of in-use on- and off-road diesel engines, which are generally based on the following types of controls:

- Retrofitting engines with emission-control systems, such as DPM filters or oxidation catalysts;
- Replacement of existing engines with new technology diesel engines or natural gas engines; and
- Restrictions placed on the operation of existing equipment.

Once the DPM risk reduction plan was adopted, the CARB started developing emission regulations for a number of categories of in-use diesel vehicles and equipment. In July 2007, the CARB adopted regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits.

Impact Analysis. Grading and project construction could involve the use of diesel trucks and equipment that would emit diesel exhaust, including DPM, which is classified as a TAC. Residents adjacent to the project site could be exposed to construction-related DPM emissions, but activities that would use diesel equipment (i.e., primarily during grading) would be temporary and short in duration. Thus, impacts related to potential exposure of adjacent residents to TACs would be considered ***less than significant***.

Construction-related diesel emissions would be of limited duration (i.e., primarily during grading) and temporary. Assessment of TAC-related (including DPM) cancer risks is typically based on a 70-year exposure period. Project excavation and construction activities that would use diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days out of a 70-year (365 days per year, 24 hours per day) period. Because exposure to diesel exhaust would be well below the 70-year exposure period and, given the limited and short-term nature of activities that would use diesel equipment, construction-related DPM emissions would not be considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (Section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Thus, the project would not expose sensitive receptors to substantial pollutant concentrations, and potential exposure of sensitive receptors to DPM and associated risks would be considered ***less than significant***.

(d) Odors. The planned residential use (multi-family dwelling units) would not create objectionable odors and ***no impact*** would occur.

4. Biological Resources

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Have a substantial adverse effect, either directly or through habitat modifications on; or substantially reduce the number or restrict the range of 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;*
- *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;*
- *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;*

- *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;*
- *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;*
- *Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan; OR*
- *Substantially reduce the habitat of a fish or wildlife species; Cause a fish or wildlife population to drop below self-sustaining levels; or Threaten to eliminate a plant or animal community.*

A biological assessment for the project was prepared by Biotic Resources Group (SOURCE V.6), and the results are provided in the following subsections. Four plant communities were identified on the project site to include: cottonwood-willow riparian woodland, coast live oak woodland, ruderal/agricultural, and residential landscaping. The property supports a section of Pogonip Creek, a perennial tributary to the San Lorenzo River.

(a) Special Status Species. The biotic resources assessment focused on special status plant species that are officially listed by the state and/or Federal government and CNPS List 1A/1B. No special status plant species have been recorded for this property as per the CNDDB. Only two special status plant species have been documented in the greater project vicinity. The robust spineflower (*Chorizanthe robusta)* is known from the Pogonip Open Space (approximately 0.5 mile northwest of the subject property) where it occupies grassland with sandy substrate. Although the biotic review was conducted outside the blooming period of this species (typically blooms May-June), the potential presence of this species is considered low due to the lack of suitable substrate, previous residential land uses on the property (e.g., landscaping), and the dense growth of annual, non-native plant species in the fallow agricultural field. The Santa Cruz tarplant (*Holocarpha macradenia)* is known from the US Armory within DeLaveaga Park (approximately 1 mile northeast of the subject property) where it occupies coastal prairie grassland. Although the biotic review was conducted outside the blooming period of this species (typically blooms June-August), the potential presence of this species is considered low due to the previous residential land uses on the property (e.g., landscaping) and the dense growth of annual, non-native plant species. The site does not support suitable habitat for special status plant species and none were observed, or are predicted, to occur on the property (SOURCE V.6).

Special status wildlife species include those listed, proposed or candidate species by the Federal or the State resource agencies, as well as those identified as State species of special concern. In addition, all raptor nests are protected by Fish and Game Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act. The site does not support suitable habitat for special status wildlife species and none were observed, or are predicted, to occur on the property (SOURCE V.6).

(b-c) Riparian and Sensitive Habitat Areas**.** Sensitive habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. Riparian habitat, as well as areas supporting special

status species, are recognized as "sensitive habitat" in the City's *General Plan 2030* (SOURCE V.1b-DEIR Figure 4.8-3). The onsite riparian habitat the riparian woodland is considered a sensitive habitat by the City of Santa Cruz and activities within and adjacent to Pogonip Creek area regulated by the *City-wide Creeks and Wetlands Management Plan* (Creeks Plan).

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare. The cottonwood-willow riparian woodland is ranked sensitive (i.e., S1-S3) by CDFW.

The Creeks Plan was adopted by the City Council to provide a comprehensive approach to managing all creeks and wetlands within the City. The Plan recommends specific setback requirements based on biological, hydrological, and land use characteristics for various watercourse types within the City. The recommended setbacks within a designated management area include a riparian corridor setback and a development setback area; an additional area extends from the outward edge of the development area to the outer edge of the management area. The Management Plan outlines a process for permitting development adjacent to watercourses. Projects that require a Watercourse Development Permit would be subject to the provisions in Chapter 24.08, Part 21 of the City's Municipal Code (Zoning Regulations) that pertain to issuance of these permits. The Plan and zoning regulations include specified development standards and management guidelines (SOURCE V.2b).

Pogonip Creek extends along the southern portion of the project site. It is identified as Reach 2 and is designated as a "Category B" watercourse in the Creeks Plan. Category B water courses includes watercourses and/or watercourse reaches that are located in urban areas and that function primarily as a drainage system. This category includes water courses with limited riparian habitat that is generally confined by adjacent land uses with limited area to expand. Issus of water quality and flow conveyance are the focus for this category (SOURCE V.2b). The goals of this category include improving habitat by removal of invasive, non-native plant species and improving water quality and flow with implementation of proper erosion control and best management practices, and planting of appropriate species (ibid.). For Pogonip Creek Reach 2, including portions of the reaches on the project site, the Creeks Plan specifies a 40-foot riparian setback and a 60-foot development setback within an 85-foot management area, all measured from the creek centerline.

Pogonip Creek is a tributary to the San Lorenzo River, entering via an underground culvert in the Harvey West industrial area. Pogonip Creek drains a small watershed in Pogonip open space and has a consistent year-round base flow due to the presence of springs emanating from the karst formation on the UCSC campus (SOURCE V.2b). The creek enters the project site from the adjacent Pogonip Open Space and travels eastward along the southern portion of the property. The creek continues eastward through adjacent properties, enters a culvert east of the railroad tracks and ultimately empties into the San Lorenzo River near the Tannery Arts Center. The creek is located along the southern edge of the property and the woodland extends outward

from the creek center line. The width of the riparian woodland varies on the property and in several locations the woodland extends outward from the City-designated 40-foot wide riparian corridor. While it appears that most of the trees are rooted within the City's riparian corridor, the canopy of several trees extends into and beyond the City's designated management setback area.

Impact Analysis. The proposed project would result in removal of approximately 5,600 square feet (0.13 acres) of riparian vegetation, and the proposed remodeling of the existing residence would result in encroachment into the riparian development setback established by the City. Therefore, the project would result in a ***significant impact*** to sensitive riparian habitat.

The majority of the development would occur within non-native annual grassland and in areas supporting landscape trees and shrubs. Residential construction activities would result in the removal of an undetermined number of residential landscape trees and residential landscaping, the majority of which are non-native trees, fruit trees, and berry groundcovers. The removal of this vegetation is not considered a significant impact to local or regional botanical resources (SOURCE V.6).

On proposed Lot 1, residential construction would occur within the dripline of riparian woodland that extends outward from the City-designated riparian woodland and development setback area, resulting in the removal of approximately 5,600 square feet of riparian vegetation. A review of the trees in the riparian corridor identified 182 trees 6 inches or greater in diameter (SOURCE V.9b). Project construction would result in removal of 10 trees and understory vegetation, and tree removal represents approximately 5.4 percent of the existing riparian tree cover (ibid.).

The biological report calls for preparation and implementation of a riparian restoration and enhancement plan to compensate for the removal of the riparian woodland on Lot 1. Habitat enhancement and restoration should be at a minimum 3:1 ratio (enhancement/restoration: impact); therefore a minimum of 16,800 square feet (0.39 acre) should be enhanced/restored. The project includes a habitat restoration plan and monitoring program (SOURCE V.7). The plan identifies a 16,800 square foot area that includes: 5,750 square feet of planting areas; 13,852 square feet of invasive plant removal; and additional planting in areas where invasive plants have been removed. The plan specifies the methods and treatments for planting and invasive plant control, as well as maintenance and monitoring for a five-year period. The plan is consistent with the recommendations in the biological report and also is consistent with guidelines in the Creeks Plan that call for riparian enhancement along Category B water courses.

The proposed project maintains the designated City setbacks for the Pogonip Creek Reach 2 watercourse, because structures and grading would occur outside the designated riparian and development setbacks. However, additions to the existing residence on Lot 2 would occur within the development setback area since the existing structure is partially located within the setback, but would not extend beyond the existing encroachment.

Project construction also could result in indirect impacts to the existing riparian corridor along Pogonip Creek. Structural lighting that directed toward the riparian area could affect wildlife, which would be mitigated with compliance with the Creeks Plan development standards. Water quality in Pogonip Creek could be affected due to potential erosion and drainage. Grading would occur to prepare the site for construction. An estimated 2,410 cubic yards of material would be cut and 1,165 cubic yards would be filled, for a net of 1,245 cubic yards of material exported from the site. The project plans include erosion control measures; see discussion in Section 9(a-f).

Stormwater runoff from the new residential area would be collected and conveyed to stormwater bioretention swales, including one that would be located immediately south of the new residential units within the creek development setback area. Two catch basins are located adjacent to the creek for overflow release into the creek via rock energy dissipaters.

Implementation of the project riparian restoration plan and erosion control plan and the following mitigation measure would reduce the impact to a less-than-significant level. It is also noted that the removal of riparian vegetation and bioretention swale overflow into Pogonip Creek may require permitting with CDFW if CDFW determines the woodland is within their permitting jurisdiction.

MITIGATION MEASURE BIO-1: Prohibit lighting that is directed toward Pogonip Creek and require lighting on the south side of the project to be hooded and directed downward and away from the creek and riparian area (Creeks Plan Development Standards 7 and 9).

(d) Wildlife Movement/Nesting.

Wildlife Movement. Wildlife corridors are segments of land that provide a link between these different habitats while also providing cover. Wildlife dispersal corridors, also called dispersal movement corridors, wildlife corridors or landscape linkages, are features whose primary wildlife function is to connect at least two significant or core habitat areas and which facilitate movement of animals and plants between two or more otherwise disjunct habitats (SOURCE V.1b-DEIR). Three main corridors have been identified within the City that could provide connectivity between core habitats within or adjacent to the city: western corridor (Moore Creek), central corridor (San Lorenzo River and major tributaries), and eastern corridor (Arana Gulch) (ibid.).

The project site is located adjacent to Pogonip Creek and maintains the required setbacks established in the Creeks Plan. Thus, the proposed development would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

Nesting Birds. The trees and shrubs on the property provide potential nesting habitat for migratory birds which are protected by the Migratory Bird Treaty Act, and CDFW Code. No special status birds are expected to nest on this site.

Impact Analysis. Removal of trees and riparian vegetation and construction activities could disturb nesting birds if present during construction. Removal of vegetation has the potential to destroy bird nests, eggs or chicks if any are present during the removal. Disturbance to nesting birds is considered a *significant impact*.

Implementation of the following mitigation measure would reduce the impact to a less-than-significant level.

MITIGATION MEASURE BIO-2. Schedule tree and vegetation removal to occur between September 1 and January 31 of any given year to avoid the bird nesting season. If that schedule is not practical, a qualified biologist shall be hired to conduct a pre-construction nesting bird surveys no more than two weeks (14 days) prior to vegetation removal. If any active bird nests are observed, the biologist will designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. This buffer zone may be adjusted if the biologist determines that other factors may help shield the active nest, such as vegetative screening between the nest and the vegetation removal site that reduces the nesting bird's ability to see the activity. No vegetation removal will take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own. (Creek Plan Standard 12]

e) Conflicts with Local Ordinances – Tree Removal. The proposed development envelope contains 50 trees. An arborist report was conducted to review these trees, which determined that 5 of the 24 trees proposed for removal are considered heritage trees under City regulations.

Chapter 9.56 of the City Municipal Code defines heritage trees, establishes permit requirements for the removal of a heritage tree, and sets forth mitigation requirements as adopted by resolution by the City Council. Resolution NS-23, 710 adopted by the City Council in April 1998 establishes the criteria for permitting removal of a heritage tree and indicates that one or more of the following findings must be made by the Director of Parks and Recreation:

1) The heritage tree or heritage shrub has, or is likely to have, an adverse effect upon the structural integrity of a building, utility, or public or private right of way;
2) The physical condition or health of the tree or shrub, such as disease or infestation, warrants alteration or removal; or
3) A construction project design cannot be altered to accommodate existing heritage trees or heritage shrubs.

Resolution NS-21, 436 sets forth the tree replacement/mitigation requirements for approved removal of a heritage tree to include replanting three 15-gallon or one 24-inch size specimen or the current retail value which shall be determined by the Director of Parks and Recreation. Removal would be permitted if found in accordance with the above criteria and requirements. Approval of a tree removal permit automatically requires replacement trees as set forth above.

Impact Analysis. A total of 24 trees would be removed, five of which are considered heritage trees under City regulations. Approval of a heritage tree removal permit

automatically requires replacement trees as set forth above. Removal of a heritage tree that is consistent with the criteria, provisions and requirements set forth in City regulations would not result in a conflict with a local ordinance. Therefore, removal of heritage tress consistent with City regulations and requirements is *not considered a significant impact*.

City regulations require tree replacement for removal of a heritage tree to consist of replanting three 15-gallon or one 24-inch size specimen for each heritage tree approved for removal. Per City criteria listed above, removal of five heritage trees would require replanting of fifteen 15-gallon trees or five 24-inch trees. The proposed project would be required to comply with the City's heritage tree regulations. The proposed tree replacement plan indicates that 22 15-gallon trees and 17 24-inch trees would be replanted, which would meet the heritage tree replacement requirement. Thus, the project would not result in a significant impact related to potential conflicts with local tree protection regulations.

(f) Habitat Conservation Plans. There are no adopted Habitat Conservation or Natural Community Conservation Plans in the project vicinity.

5. Cultural Resources

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines*;*
- *Cause a substantial adverse change in the significance of an archaeological resource;*
- *Disturb any human remains, including those interred outside of formal cemeteries; or*
- *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.*

(a) Historical Resources. The project site is not within a designated historic district (SOURCE V.1b-DEIR Figure 4.9-4). The existing residence on the project site was listed in the Santa Cruz Historic Building Survey in 1989 as a good example of vernacular architecture (SOURCE V.3). The house is a one- and two-story wood-frame single-family residence that was constructed in 1878 and later enlarged and altered on several occasions. Two previous additions to the historic house increased its size from 1,120 square feet to 1,582 square feet; the additions have not acquired historic significance over the years. Other alterations to the house include more than a dozen windows of various sizes, materials, and types, dating to the 1960s or later, as well as replacement of all of the exterior doors (SOURCE V.10).

The proposed project includes the following additions and alterations to the house:

- A two-story addition at the east end of the original block (336 square feet);
- A one-story addition at the east end of the one-story addition at the rear of the original house (147 square feet); and
- Alterations to the interior, including an expanded living room and dining room.

The Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67), originally published in 1977 and revised several times since then, include 10 standards that present a recommended approach to rehabilitation while preserving those portions or features that convey a resource's historical, cultural, or architectural style and values. Pursuant to Title 14 of the California Code of Regulations (Section 15064.5(b)(C)(3)), "…a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The proposed modifications to the house underwent a historic resource design review in May 2016 (SOURCE V.10) to determine whether the proposed project would be in compliance with the Secretary of the Interior's Standards for Rehabilitation. The historic resource design review concluded that the proposed project would be consistent with the Secretary of the Interior's Standards for Rehabilitation (SOURCE V.10). Therefore, while the project would result in alterations to a locally designated historic building, the project's impact on historical resources would be ***less than significant***.

(b, d) Archaeological Resources. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is located within an area that is highly sensitive for archaeological resources (SOURCE V.1b-DEIR Figure 4.9-1), but is not located within an area that is sensitive for historic archaeological resources (SOURCE V.1b-DEIR Figure 4.9-3). An archaeological investigation of the site was conducted in 2015, which included a records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) at Sonoma State University. The records search and field reconnaissance indicated possible archaeological resources, both pre-contact and historic, on the project site. While no recorded cultural resources are located on the project site, adjacent parcels across Pogonip Creek to the south of the project site contain a recorded pre-contact archaeological site.

Section 24.12.430 of the City's Municipal Code sets forth the procedure to follow in the event that prehistoric or cultural features are accidentally discovered during construction. Under provisions of this Code section, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, the Planning Director shall be immediately notified, and appropriate mitigation measures shall be formulated and implemented. Additionally, the County Coroner and shall be notified in accordance with provisions of Public Resources Code 5097.98-99 in the event human remains are found and the Native American Heritage Commission shall be notified in

accordance with the provisions of Public Resources Code section 5097 if the remains are determined to be Native American.

Impact Analysis. The project site is located within an area of known archaeological sensitivity or archaeological resources, and construction may disturb unknown resources. Due to the archaeological sensitivity of the area and the existence of a historic artifact scatter that may be evidence of a buried deposit, potential disturbance to resources during construction is a ***potentially significant impact***.

No recorded or significant pre-contact, historic, or architectural resources have been identified within or adjacent to the project area as part of the research conducted for this report. Additionally, no surface or subsurface evidence of pre-contact, significant historic sites, or architectural features was observed during the field reconnaissance of the parcel. However, there is a potential for the discovery of significant cultural resources on the property during soil disturbing construction, which is considered potentially significant due to the sensitivity of the area.

Implementation of the following mitigation measures would reduce the potential impact to a less-than-significant level.

MITIGATION MEASURE CUL-1: The project applicant shall retain a qualified professional archaeologist to conduct full-time archaeological monitoring of all ground-disturbing activities within 100 feet of the south property line of the project site, within 100 feet of the three buildings on the project site, and within 100 feet of the lawn area west of the circular driveway.

MITIGATION MEASURE CUL-2: If archaeological resources or human remains are exposed or discovered during either site clearing or during subsurface construction, operations shall stop within 150 feet of the find, and a qualified professional archaeologist shall be contacted for further review and recommendations. If a find is determined to be significant, the Planning Director shall be immediately notified, and appropriate measures shall be formulated and implemented in accordance with Section 24.12.430 of the City's Municipal Code – "Protection of Archaeological Resources." The County Coroner and shall be notified in accordance with provisions of Public Resources Code 5097.98-99 in the event human remains are found and the Native American Heritage Commission shall be notified in accordance with the provisions of Public Resources Code section 5097 if the remains are determined to be of Native American origin.

(c) Paleontological Resources. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is located within an area mapped as the Holocene alluvium geologic unit (SOURCE V.1b-DEIR Figure 4.9-5), which is not known to contain fossils. While Holocene alluvium is generally considered too young to contain paleontological resources, this geologic unit is moderately sensitive for paleontological resources because it is underlain by sedimentary geologic units that have a high paleontological sensitivity (SOURCE V.1b-DEIR Section 4.9).

While the project site does not contain known paleontological resources, construction activities could potentially destroy unknown paleontological resources. General Plan Action HA1.2.3 requires the City to notify applicants within paleontologically sensitive areas of the potential for encountering such resources during construction and condition approvals that work will be halted and resources examined in the event of encountering paleontological resources during construction. If the find is significant, the City would require treatment of the find in accordance with the recommendations of the evaluating paleontologist. Treatment may include, but is not limited to, specimen recovery and curation or thorough documentation. With implementation of *General Plan 2030* policies and actions, the impact would be considered ***less than significant***.

RECOMMENDED CONDITION OF APPROVAL: In the event that paleontological resources are encountered during construction, work shall be halted in the vicinity of the find until it can be evaluated by a professional paleontologist. If a find is determined to be significant, treatment of the find in accordance with the recommendations of the evaluating paleontologist shall be required. Treatment may include, but is not limited to, specimen recovery and curation or thorough documentation.

6. Geology and Soils

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Expose people or structures to potential substantial adverse effects resulting from the rupture of a known earthquake fault, seismic ground shaking, landslides, or seismic-related ground-failure, including liquefaction, and that cannot be mitigated through the use of standard engineering design techniques;*
- *Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an on-site or off-site landslide or slope failure;*
- *Result in substantial soil erosion or the loss of topsoil and subsequent sedimentation into local drainage facilities and water bodies;*
- *Be located on an expansive soil, as defined by the Uniform Building Code (1997) or subject or other soil constraints that might result in deformation of foundations or damage to structures, creating substantial risks to life or property; or*
- *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available.*

(a.i) Fault Rupture. The project site is located in a seismically active region of California and the region is considered to be subject to very intense shaking during a seismic event. The City of Santa Cruz is situated between two major active faults: the San Andreas, approximately 11.2 miles to the northeast and the San Gregorio, approximately 9.9 miles to the southwest. There are no active fault zones or risk of fault rupture within the City (SOURCE V.1b-DEIR Section 4.10). The geotechnical investigation prepared for the project also indicates that there are no mapped faults crossing the project site (SOURCE V.12). The closest active fault is the San Andreas fault, located approximately 9.9 miles northeast of the project site. Thus, the likelihood of surface rupture occurring from active faulting at the site is low (SOURCE V.12).

(a.ii-iv, c) Seismic and Geologic Hazards. The project site generally slopes gently to the southwest (SOURCE V.12) and is underlain by young alluvial deposits from the San Lorenzo River (SOURCE V.1b-DEIR volume). According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is located in an area somewhat susceptible to liquefaction (SOURCE V.1b-DEIR Figure 4.10-4The project site is not located within a mapped landslide area (SOURCE V.1b-Figure 4.10-3).

Liquefaction, lateral spreading, and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. A geotechnical investigation was conducted of the project site that included soils borings and testing. Relatively loose soils below the groundwater level were observed and a quantitative liquefaction analysis was conducted (ibid.). The liquefaction analysis found that soils underlying the groundwater level were silty clayey sands with greater than 10 percent clay fraction and therefore not susceptible to liquefaction (SOURCE V.12). Since the project site only slopes gently, the potential for landsliding to occur is considered low (SOURCE V.12).

Impact Analysis. The proposed structures would be subject to seismic shaking from an earthquake on regional faults, but with implementation the geotechnical investigation recommendations, exposure to seismic hazards would be considered a ***less-than-significant impact***.

The City is in relative proximity to historically active faults; as such, there is potential for development to be subject to strong seismic ground shaking. The intensity of earthquake ground motions would depend on the characteristics of the generating fault, distance to the fault and rupture zone, earthquake magnitude, earthquake duration, and site-specific geologic conditions. Because the project site is in a seismically active region, implementation of the project would expose people and structures to strong seismic ground shaking if an earthquake were to occur in the area. While the potential for seismic ground shaking cannot be eliminated, the project would be required to comply with the 2016 California Building Standards Code (California Code of Regulations, Title 24), which includes requirements for geotechnical investigations that establish seismic design parameters. Compliance with recommendations in the project geotechnical report and with the California Building Standards Code would reduce risks associated with strong seismic ground shaking at the project site. Therefore, the project would have a ***less-than-significant impact*** with regard to strong seismic ground shaking. Although mitigation measures are not required as a significant impact has not been identified, the following measure is recommended as a condition of project approval.

RECOMMENDED CONDITION OF APPROVAL: Require implementation of recommendations set forth in the May 2016 geotechnical investigation by Rock Solid Engineering regarding site preparation, foundation design, drainage, and all other recommendations.

(b, d) Soils and Erosion. The geotechnical investigation prepared for the project included six exploratory borings and laboratory testing that were conducted within the development area. Silty sand to sandy silt was observed from the surface to depths ranging from 0.5 to 2.5 feet

below existing grade, which was underlain by clayey sand and sandy silts with gravelly layers. Bedrock consisting of dark grey schist was encountered at depths ranging from 30 feet to greater than 50 feet below grade (SOURCE V.12). Groundwater was encountered at depths ranging from 7.5 feet to 22 feet below grade. The expansion potential of near-surface soils is considered very low (ibid.).

According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, soils on the project site consist primarily of Soquel loam, 2 to 9 percent slopes; a small portion in the southeastern corner of the site is Soquel loam, 0 to 2 percent slopes; and a small portion in the western end of the site is Tierra-Watsonville complex, 30 to 50 percent slopes (SOURCE V.1b-DEIR Figure 4.10-6). The Soquel loam soils do not have a high erosion potential, while the Tierra-Watsonville complex does have a high to very high erosion hazard potential (SOURCE V.1b-DEIR Section 4.10).

Impact Analysis. The proposed project could be developed with implementation of recommendations in the project geotechnical report. Implementation of proposed erosion control measures would prevent substantial erosion or loss of topsoil. Therefore, the project would result in a ***less-than-significant impact*** related to soils and erosion.

The geotechnical investigation concluded that the site is suitable for the proposed development, provided the detailed recommendations presented in the geotechnical investigation are followed during design and construction. Grading would occur to prepare the site for proposed development. An estimated 2,410 cubic yards of material would be cut and 1,165 cubic yards would be filled, for a net of 1,245 cubic yards of material exported from the site. The project engineering plans include erosion control measures and also indicate that construction best management practices (BMPs) would be implemented in accordance with the City's Stormwater Management Program. The proposed erosion control plan shows installation of sediment control fiber rolls at the edges of all construction areas, and protection of exposed areas with seed and mulch. Implementation of the proposed project erosion control plan would ensure that the project's erosion impacts would be ***less than significant***.

(e) Septic Systems. The project would be connected to City sanitary sewers and would not use septic systems; therefore, ***no impact*** would occur.

7. Greenhouse Gas Emissions

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or*
- *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.*

(a) Greenhouse Gas Emissions. Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. Climate change models predict changes in temperature, precipitation patterns, water availability, and rising sea levels, and these altered conditions can have impacts on natural and human systems in California that can affect California's public health, habitats, ocean and coastal resources, water supplies, agriculture, forestry, and energy use (SOURCE V.1b-DEIR Section 4.12).

The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. The primary contributors to GHG emissions in California are transportation (about 37 percent), electric power production (24 percent), industry (20 percent), agriculture and forestry (6 percent), and other sources, including commercial and residential uses (13 percent). Approximately 81 percent of California's emissions are carbon dioxide produced from fossil fuel combustion (SOURCE V.1b-DEIR Section 4.12).

The State of California passed the Global Warming Solutions Act of 2006 (AB 32), which seeks to reduce GHG emissions generated by California. The Governor's Executive Order S-3-05 and AB 32 (Health & Safety Code, § 38501 et seq.) both seek to achieve 1990 emissions levels by the year 2020. Executive Order S-3-05 further requires that California's GHG emissions be 80 percent below 1990 levels by the year 2050. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride.

The California Air Resources Board (CARB) is the lead agency for implementing AB 32. In accordance with provisions of AB 32, CARB conducts an annual statewide GHG Emission Inventory that provides estimates of the amount of GHGs emitted to the atmosphere by human activities within California. In accordance with requirements of AB 32, CARB adopted an Initial Scoping Plan in 2008 and is required to update the scoping plan at least every five years. The First Update to the Scoping Plan, approved in 2014, established a 2030 emissions target of 40 percent below 1990 levels. The current (2017) Scoping Plan identifies a balanced mix of strategies to meet the State's 2030 GHG limit.

The City's *General Plan 2030* includes goals, policies, and actions on climate change, including reducing communitywide GHG emissions 30 percent by 2020, reducing 80 percent by 2050 (compared to 1990 levels), and for all new buildings to be emissions neutral by 2030. In October 2012, the City also adopted a "Climate Action Plan" that outlines the actions the City will take over the next 10 years to reduce GHG emissions by 30 percent.

Impact Analysis. The proposed project would result in the construction of 10 new dwelling units. As indicated in Section III.B above, the City's General Plan EIR considered

construction of approximately 3,350 new residential units throughout the City to the year 2030 (SOURCE V.1b-DEIR Section 4.12). The General Plan EIR estimated GHG emissions that could result from potential development and buildout accommodated by the General Plan that included 3,350 residential dwelling units with an associated population increase of 8,040 residents and approximately 3,140,000 additional square feet of new commercial, office, and industrial uses by the year 2030 with an estimated 8,665 new jobs. The EIR analysis determined that the emissions levels associated with buildout would not be considered substantial compared to long-term forecasts and state and regional targets, and would actually be less than forecast statewide per capita emission rates with required reductions. Implementation of the proposed *General Plan 2030* policies and actions, as well as planned implementation statewide actions, would further reduce emissions. Therefore, the impact was considered less than significant. (The analysis is included on pages 4.12-24 to 4.12-31 of the Draft EIR volume and pages 3-26 to 3-27 of the Final EIR volume.)

The additional 10 dwelling units that would be constructed as part of the project would be within the overall amount of future residential use evaluated at a program level in the General Plan EIR. This Initial Study tiers off and incorporates by reference the General Plan EIR (as discussed in Section III.B above) for the GHG emissions analysis, which concluded impacts would be less than significant. Therefore, the project would have a ***less-than-significant*** impact on GHG emissions.

(b) Conflicts with Applicable Plans. The project would not conflict with state plans adopted for the purpose of reducing GHG emissions. The General Plan EIR found no impacts related to conflicts with applicable plans related to GHG emissions and reduction strategies.

In October 2012, the Santa Cruz City Council adopted a Climate Action Plan (CAP) that addresses citywide greenhouse emissions and reduction strategies. The CAP outlines the actions the City and its partners may take pertaining to reduction of GHG emissions to meet the goals and implement the policies and actions identified in the *General Plan 2030*. The CAP provides City emissions inventories, identifies an emissions reduction target for the year 2020, and includes measures to reduce energy use, reduce vehicle trips, implement water conservation programs, reduce emissions from waste collection, increase solar systems, and develop public partnerships to aid sustainable practices. Measures are outlined for the following sectors: municipal, residential, commercial, and community programs. Each chapter, as well as Appendix A, provides a table of actions necessary to meet each reduction measure, quantifies the potential GHG emission reduction, and prioritizes implementation based on funding, ease, and current infrastructure. With a couple of exceptions, all measures establish the year 2020 as the target date to achieve the specified reductions. The CAP includes an Implementation chapter that identifies tracking and reporting of the success of the measures, including City staff responsibilities.

The project would be subject to approval of building permits that meet the California Building Code and City Green Building Code requirements and City requirements for water conservation fixtures and features, including drought-resistant landscaping. These measures are consistent with those recommended for residential uses in the CAP related to building and energy

efficiency, water conservation, and encouraging use of solar systems. Thus, the project would not conflict with provisions of the CAP.

8. Hazards and Hazardous Materials

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;*
- *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;*
- *Emit hazardous emissions or handle hazardous materials or waste within ¼ miles of an existing or proposed school;*
- *Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment;*
- *Impair the implementation of or physically interfere with an adopted emergency response or evacuation plan; or*
- *Expose people or structures to a significant risk of loss, injury or death involving wildland fires.*

The proposed residential dwelling units and organic farm on the site would not involve the routine transport, use, or disposal of hazardous materials or wastes and would not result in the creation of a public health hazard. The site is not included on the list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The project site is not located within two miles of a public airport or private airstrip. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is not located within a fire hazard area (SOURCE V.1b-DEIR Figure 4.6-1).

(b) Release of Hazardous Materials. Due to the age of the existing residence on the project site, which was constructed in 1878, it may contain lead-based paint and asbestos-containing building materials, that could result in release of these materials during construction of the addition of any portion of the existing structure is altered, posing a potential risk to construction workers, although this would not be considered a significant risk to the public or environment.

> RECOMMENDED CONDITION OF APPROVAL: The applicant shall contract qualified experts to identify and remove lead-based paint and asbestos-containing building materials prior to disturbance of materials potentially containing lead and asbestos. These shall be removed from the site and properly disposed of per the qualified experts' recommendations for proper handling and disposal.

(c) Hazardous Materials near Schools. The project site is located 0.14 miles northeast of Georgiana Bruce Kirby Preparatory School. During construction, paint, building material finishing products, and automotive oil would be used. However, the use of these materials would be temporary and they typically do not generate hazardous emissions or pose a long-

term threat to human health or the environment. Operation of the project would not involve emissions or handling of hazardous materials. Therefore, ***no impact*** would occur.

(g) Emergency Response. Existing and proposed access to the project site is from Golf Club Drive. The project would not include any changes to existing public roadways that provide emergency access to the site. Therefore, the project would have ***no impact*** related to interference with adopted emergency response or evacuation plans.

9. Hydrology and Water Quality

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Violate any water quality standards or waste discharge requirements;*
- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge;*
- *Substantially alter the existing drainage pattern of the site or area or alteration of a stream in a manner that would result in substantial offsite erosion or siltation or flooding;*
- *Substantially increase the rate or amount of surface runoff which would exceed capacity of existing or planned storm drain facilities, cause downstream or offsite drainage problems, or increase the risk or severity of flooding in downstream areas;*
- *Substantially degrade surface water quality;*
- *Result in construction of habitable structures within a 100-year floodplain as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, which would expose people or structures to a significant risk of loss, injury or death due to flooding;*
- *Locate structures within a 100-year flood hazard area that would impede or redirect flood flows;*
- *Expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam; or*
- *Expose people or structures to a significant risk of loss, injury or death as a result in inundation by seiche, tsunami, or mudflow.*

The project site is not located within a Federal Emergency Management Agency (FEMA) special flood hazard area; it is located in FEMA Flood Zone X, an area of minimal flood hazard which is higher than the elevation of the 500-year flood (SOURCE V.1b-DEIR Figure 4.7-1). The project site is not in a tsunami inundation zone (SOURCE V.1b-DEIR Figure 4.7-2).

(a, f) Water Quality. The principal surface water drainage in the City is the San Lorenzo River, which. Pogonip Creek, a tributary to the San Lorenzo River, is located along the southern boundary of the project site. The project site is relatively flat with approximately 3,330 square feet of existing impervious area.

Urban runoff and other “non-point source” discharges are regulated by the 1972 Federal Clean Water Act (CWA), through the National Pollutant Discharge Elimination System (NPDES) permit program that has been implemented in two phases through the California Regional Water Quality Control Boards (RWQCB). Phase I regulations, effective since 1990, require NPDES permits for stormwater discharges for certain specific industrial facilities and construction

activities, and for municipalities with a population size greater than 100,000. Phase II regulations expand the NPDES program to include all municipalities with urbanized areas and municipalities with a population size greater than 10,000 and a population density greater than 1,000 persons per square mile. Phase II regulations also expand the NPDES program to include construction sites of one to five acres.

Construction activity on projects that disturb one or more acres of soil must obtain coverage under the State's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list best management practices (BMPs) that the discharger will use to protect stormwater runoff and the placement of those BMPs. A Notice of Intent (NOI) and SWPPP must be prepared prior to commencement of construction. Proposed grading and development on the project site would disturb more than 1 acre and, thus, the project would be subject to preparing a SWPPP. The City's regulatory requirements and BMPs, as detailed in the "Stormwater Best Management Practices Manual" published by the City's Public Works Department, must be implemented

The City of Santa Cruz (City) has developed a Storm Water Management Program (SWMP) in order to fulfill the requirements of the Phase II NPDES General Permit for Discharges of Storm Water from Small Municipal Separate Storm Sewer Systems (MS4) (General Permit) and to reduce the amount of pollutants discharged in urban runoff. In compliance with the Phase II regulations, the City's comprehensive SWMP is designed to reduce the discharge of pollutants to the Maximum Extent Practicable (MEP) and to protect water quality (SOURCE V.1b-DEIR volume).

In 1998, the City of Santa Cruz adopted an ordinance for "Storm Water and Urban Runoff Pollution Control" (Chapter 16.19 of the city's Municipal Code) as part of its Storm Water Management Program in accordance with the RWQCB's requirements. The ordinance identifies prohibited discharges and required Best Management Practices (BMPs) for construction and new development.

The project is subject to the Central Coast Post-Construction Requirements (PCRs) that were enacted by the CCRWQCB in July 2013. The PCRs are for projects that create and/or replace ≥2,500 square feet of impervious surfaces. Based on the amount of new impervious surface area created by the project (18,317 square feet), the project would be required to comply with Tiers 1 through 3 (Site Design, Water Quality Treatment, and Runoff Retention).

> *Impact Analysis.* Project construction could result in water quality degradation in Pogonip Creek due to grading and potential resulting erosion, as well as construction and post-construction stormwater runoff. However, with implementation of the proposed drainage and erosion control measures and adherence to the City's stormwater treatment requirements, the project's impacts to water quality would be ***less than significant***.

The project would replace 2,664 square feet of impervious area and would create 15,653 square feet of new impervious area, for a net impervious area of 18,317 square feet over existing conditions. The post-project impervious surface area would be 21,651 square feet. New impervious surfaces could increase the delivery of urban pollutants to Pogonip Creek. However, the project would be required to adhere to City stormwater requirements. The drainage plan and stormwater control plan for the proposed project include a total of 56,500 square feet of drainage management areas on site, consisting of rain gardens and bioretention swales to capture and treat runoff from new impervious surfaces created by the project before conveyance to bioretention swales for treatment.

Project runoff from developed portions of the site, as well as potential erosion and/or water quality impacts during construction, would be minimized due to the project's proposed drainage plan and erosion control measures. The drainage plan indicates that the driveways and parking areas would be constructed using a pervious surface, and drainage from structures would be collected and conveyed to four drainage management areas for treatment and percolation. As such, stormwater runoff as a result of the proposed development would not result in adverse impacts to water quality.

According to the project plans, the proposed grading and development of project facilities could affect approximately two acres. The project grading plan indicates that site grading would result in excavation of approximately 2,410 cubic yards of material of which approximately 1,165 cubic yards would be used on site as fill, which the remaining 1,245 cubic yards exported off site. The proposed development envelope and construction sites are adjacent to Pogonip Creek. The project engineering plans include erosion control measures and also indicate that all measures must comply with the requirements established by the City of Santa Cruz and NPDES General Permit Order 2009-0009-DWQ for stormwater discharges associated with construction activities, including preparation and implementation of a SWPPP.

Planned erosion prevention and sediment control measures would be in place throughout the duration of project construction. Erosion would be controlled at all times, though specific measures shown on the project's erosion control plans are to implemented at any time rain is forecasted. These would include installation of wet-weather erosion prevention and sediment control measures prior to October 1 in preparation for the rainy season, which shall remain in place from October 1 to April 15 or longer depending on rain events. For grading projects started but not completed by October 1, these measures shall be maintained in good repair through April 15 and until the project is completed.

All disturbed areas would be mulched and seeded in anticipation of rain and at the completion of the project. Exposed soil on slopes less than 20 percent would be seeded and covered with 2 inches of straw. Erosion control blankets staked in place would be used on all slopes in excess of 20 percent. At the end of each workday and in anticipation of rain, all stockpile areas would be covered with an impervious material and anchored with sandbags.

A stabilized entrance would be installed along the entrance to all roads to remove sediment from construction equipment before it exits the site. Temporary concrete washout facilities would be located a minimum of 50 feet from storm drain inlets, open drainage facilities, and watercourses. The concrete washout facilities would be below grade and would contain all liquid and concrete waste generated by washout operations. The proposed erosion control plan also shows installation of fiber rolls (or straw wattles) along the contour of the slope to slow runoff velocity and trap sediment. Fiber rolls would be installed wherever the disturbed slope is adjacent to a stream or drainage course. Stakes would be installed every 4 feet through the roll and the end would be turned up to prevent runoff from going around the roll.

If the project is under construction during significant rain events, additional BMPs would be installed and implemented as necessary or required to ensure that sediment does not reach Pogonip Creek and that water quality is not impacted. These additional BMPs may include silt fences, additional fiber rolls, and staking fiber rolls at a more frequent interval.

Given the above measures, erosion impacts would be minimized. While no significant impacts have been identified that warrant mitigation, the following measure is recommended as Project Conditions of Approval.

RECOMMENDED CONDITION OF APPROVAL: Revise erosion control plan to include provisions to: install barrier fencing on the outer Pogonip Creek development setback to prevent inadvertent discharge or storage of construction materials into Pogonip Creek; prohibit storage of construction materials or equipment adjacent to the riparian corridor; and conduct work prior to the rainy season if possible.

(b) Groundwater. The project site is located within the West Santa Cruz Terrace groundwater basin (SOURCE V.1b-DEIR Section 4.5). Groundwater depth at the project site was found to range between 7 feet and 22 feet below existing grade (SOURCE V.12). A portion of the site along Pogonip Creek on the southern boundary of the project site provides groundwater recharge which would not be obstructed by project development. The project site is not located within a water supply aquifer. The project would not include groundwater wells and would continue to receive municipal water from the City of Santa Cruz. Therefore, the project would have ***no impact*** on groundwater.

(c-e) Drainage. The project site is characterized by gentle slopes between 3 percent and 7 percent that drain to the southwest towards Pogonip Creek. According to the project geotechnical report, the upper soil stratum consists of brown silty sand to sandy silt observed to depths ranging from 0.5 to 2.5 feet below existing grade. The soils have moderately high (0.20 to 0.57 inches per hour) hydraulic conductivity (SOURCE V.8). Under current conditions, stormwater that falls on the undeveloped areas of the site infiltrates, and during saturated conditions sheet flows to Pogonip Creek and the existing farm field. Stormwater runoff generated from the undeveloped land on the northwest side of the property boundary and consists of sheet flow onto the project site (ibid.).

Impact Analysis. The proposed project would result in an increase in runoff due to construction of new structures and increase of impervious surfaces, but would not result in alteration of existing drainage patterns or exceed capacity of storm drainage systems, and thus, would result in a ***less-than-significant impact***.

The project would increase the net impervious area on the site by 18,317 square feet. Stormwater runoff from the new residential area would be collected and conveyed to stormwater bioretention swales, including one that would be located immediately south of the new residential units within the creek development setback area. Two catch basins are located adjacent to the creek for overflow release into the creek via rock energy dissipaters. The project includes a drainage plan and stormwater control plan which would add a total of 56,500 square feet of drainage management areas on site, consisting of rain gardens and bioretention swales to collect and treat runoff.

10. Land Use and Planning

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Physically divide an established community;*
- *Conflict with any applicable City land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect; or*
- *Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan.*

The project site is located in an existing very-low-density residential neighborhood in the City. Construction of 10 new dwelling units and rehabilitation of the existing home on the site would not physically divide an established community. There are no known Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site.

(b) Consistency with Local Policies/Plans. The project site is designated Very Low Density Residential and is zoned R 1 7 (Single-Family Residential). The General Plan land use designation allows one dwelling unit per acre and the zone district requires a minimum lot size of 7,000 square feet. In exchange for rehabilitation of the existing historic farmhouse on the site, the project would require an Administrative Use Permit to allow a historic variation for multi-family residential development in the R 1 7 district. While the project's density would be inconsistent with the existing land use designation and zoning, the Administrative Use Permit would allow the level of development proposed. Additionally, the General Plan ultimately allows for higher density with preparation of an area plan for the 20-acre area in which the project site is located. Policy LU 1.1.5 limits land divisions within the Golf Club Drive to three lots and a remainder per existing parcel prior to adoption of an area plan. Parcels shall be clustered and the area of the parcels shall be in the higher range (R-1-7) of the Low Density Residential designation (1.1-10 du/acre). Upon adoption of an area plan, the General Plan designation would be Medium Density Residential with 10-20 du/acre for developable area. The project would be consistent with the *General Plan 2030* policies adopted for the purpose of mitigating an environmental impact, including those related to protection of archaeological and

paleontological resources (HA1.2, HA1.4, and HA1.5) and restoration and rehabilitation of historic buildings (HA1.8 and HA1.11).

The Creeks Plan recommends a 40-foot-wide riparian corridor and a development setback of 60 feet (SOURCE V.2b). The project has been designed to provide the required riparian and development setbacks. The Plan also includes required Watercourse Development Standards and recommended Management Guidelines for development on lands adjacent to watercourses. The 16 required standards include provisions for:

- Use of specific types of permeable paving materials, where feasible, including construction of pedestrian surfaces with loose aggregate or well-spaced paving stone or wooden decks;
- Drainage from impervious surfaces into a City-approved drainage system including filtration of pollutants wherever possible and implementation of BMPs to prevent erosion;
- Planting of only native riparian and wetland species within riparian corridors and prohibition of planting any non-native invasive species;
- Prohibition of lighting in riparian corridors, limits to exterior lighting in the development setback area, and design of lighting to be hooded and directed downward, away from the watercourse;
- Prohibition of moving or removal of riparian vegetation;
- Pre-construction nesting bird surveys adjacent to identified habitat areas;
- Implementation of BMPs during construction;
- Prohibition of planting of combustible vegetation in high fire hazard areas;
- Fire-resistant design and landscaping for new development; and
- Application of native or other appropriate erosion-control hydroseed mix on exposed soils and slopes and use of biotechnical bank stabilization structures.

As shown on the project plans, the project would use permeable pavement for the driveway and parking lots and permeable pavers for pedestrian surfaces. The project includes bioretention swales and rain gardens to capture and treat runoff from impervious surfaces. While the project would include the removal of approximately 5,600 square feet of riparian woodland vegetation, the vegetation is not located within the City's riparian setback area and the project would include a riparian restoration and enhancement plan that would be implemented on the project site to compensate for this removal by planting native riparian vegetation at a 3:1 ratio. Mitigation Measure BIO-1 described above includes provisions for lighting consistent with the Watercourse Development Standards. Mitigation Measure BIO-2 would ensure nesting birds would be protected. The project's erosion control plans include measures for seeding, covering, and slope stabilization on exposed soils, as further described in section VI.9. The project is not located in a high fire hazard area. Therefore, the proposed project would be consistent with the City's Watercourse Development Standards.

11. Mineral Resources

There are no mines or areas of known mineral resources within the City (SOURCE V.1b-DEIR Section 4.15). Therefore, the project would have ***no impact*** on mineral resources.

12. Noise

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Expose persons to or generate noise levels in excess of standards established in the City's "Land Use Noise Compatibility" table in the General Plan;*
- *Expose persons to or generate excessive groundborne vibration or groundborne noise levels;*
- *Result in a substantial permanent increase in ambient noise levels above existing levels if it will expose outdoor activity areas of noise-sensitive land uses to a 5 dB increase in noise where existing noise levels are below 60 dBA L_{dn} or a 3 dB increase in noise where existing noise levels are between 60 and 65 dBA L_{dn}; or*
- *Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing levels.*

The project site is not located near a public airport or private airstrip. Future residential development would not result in the creation of new noise sources or exposure of people to noise levels in excess of City standards. The project site is located in a quiet, very-low-density residential area, and residents would not be exposed to noise levels in excess of land use noise compatibility standards included in the City's General Plan. The nature of the proposed use, adding multi-family units to the site, would not result in the creation of new substantial noise sources.

(d) Temporary Construction Noise. There would be a temporary increase in existing noise levels during grading and construction of the project. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive receptors, as well as existing ambient noise levels. Noise generated during construction would vary throughout the construction period and on any given day, depending on the construction phase and the type and amount of equipment used at the construction site. The highest noise levels would be generated during grading of the site, with lower noise levels occurring during building construction and finishing. The areas immediately adjacent to the project site are generally open space, except for an existing residence to the north. Overall, construction noise levels would be temporary, short-term, and fluctuate throughout the course of project construction. Because construction noise impacts would be temporary, the impact of construction noise would be ***less than significant***.

13. Population and Housing

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure;*

- *Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere; or*
- *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.*

Construction of 10 new dwelling units to provide housing for adults with developmental disabilities would not result in significant population growth in the City and would be consistent with population growth projections developed for the City and the amount of development described in the General Plan EIR (SOURCE V.1b-DEIR Section 4.2). The project site contains one existing residence, which would be retained and rehabilitated, and would not involve the demolition of housing units or displacement of people. Therefore, the project would have a ***less-than-significant*** impact on population growth.

14. Public Services

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Result in substantial adverse physical impacts associated with provision of new or physically altered facilities, the construction of which could cause significant impacts, in order to maintain acceptable service for fire protection, police protection, schools and parks.*

Fire, Police, Parks, and Other Public Services. The proposed project would be served by existing public services. The project would have no measurable effect on existing public services in that the incremental increase in demand would not require expansion of any services to serve the project. Construction of new fire or police facilities to serve the project would not be warranted. New development would be required to install automatic fire sprinklers and alarms in accordance with City requirements and comply with other Fire Department recommendations regarding access.

As indicated in Section III.B above, the City's General Plan EIR considered construction of approximately 3,350 residential units throughout the City to the year 2030 (SOURCE V.1b-DEIR Section 4.6). Thus, the project size of 10 new dwelling units would be within the overall amount of residential development evaluated at a program level in the General Plan EIR, and this Initial Study tiers off and incorporates by reference the General Plan EIR for public services as discussed in Section III.B above. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for fire and police protection services and parks and recreation. (The analyses are included on pages 4.6-33 to 4.6-40 of the Draft EIR volume and pages 3-19 to 3-22 of the Final EIR volume.) Since the size of the proposed project would fall within the total amount of potential development analyzed in the General Plan EIR, no further analysis is required regarding public services and the project's impact would be ***less than significant***.

Schools. The new dwelling units constructed as part of the project would be intended as housing for young adults with developmental disabilities and would not be expected to generate school-aged children. Therefore, ***no impact*** to schools would occur.

15. Recreation

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Increase the use of existing parks or recreational facilities such that substantial physical deterioration would occur or be accelerated; or*
- *Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.*

As indicated in Section III.B above, The City's General Plan EIR considered construction of approximately 3,350 residential units throughout the City to the year 2030 (SOURCE V.1b-DEIR Section 4.6). Thus, the addition of 10 dwelling units for developmentally disabled adults would be within the overall amount of residential development evaluated at a program level in the General Plan EIR, and this Initial Study tiers off and incorporates by reference the General Plan EIR for public services, as discussed in Section III.B above. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for parks and recreation. (The analyses are included on pages 4.6-37 to 4.6-40 of the Draft EIR volume and pages 3-19 to 3-22 of the Final EIR volume.) Given that the proposed project would be within the overall amount of residential development evaluated in the General Plan EIR, the project's impact on parks and recreational facilities would be ***less than significant***.

16. Transportation/Traffic

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;*
- *Change the level of service of a State Highway roadway segment from acceptable operation (LOS A, B, or C) to deficient operation (LOS D, E, or F);*
- *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;*
- *Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment);*
- *Result in inadequate emergency access; or*
- *Conflict with adopted policies, plans, programs that support supporting alternative transportation (for example, bus turnouts, bicycle racks).*

There are no adopted congestion management programs for the project area, and the project would not interfere with emergency access or conflict with adopted policies, plans or programs that support alternative transportation. The project is not located near an airport.

(a-b) Traffic. The project site is located near the Golf Club Drive entrance to Pogonip, which is closed to public vehicles. The new dwelling units would be designed as a "pocket neighborhood" which would de-emphasize automobiles. The dwelling units would provide housing for adults with developmental disabilities and residents of the new dwelling units would be working on site at the farm and would not be expected to generate a substantial number of vehicle trips. Additionally, the project would be required to pay the City's traffic impact fee at the time of building permit issuance. The project would not affect the performance of transit, bicycle, or pedestrian facilities. Therefore, the project would have a ***less-than-significant*** impact on traffic and circulation.

The project would generate additional vehicle trips during the construction period; however, these vehicle trips would be temporary in nature and would not permanently impact traffic volumes. Construction activities would require additional vehicles for hauling materials, equipment, etc., to and from the project site, but these potential transportation-related impacts would be limited to the associated construction activities. Grading would occur to prepare the site for proposed development. An estimated 2,410 cubic yards of material would be cut and 1,165 cubic yards would be filled, for a net of 1,245 cubic yards of material exported from the site. An estimated 78 truck trips would be generated to export 1,245 cubic yards of fill material.[5] These trips would be intermittent throughout the day and during the grading phase of construction.

17. Tribal Cultural Resources

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *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 listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or 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.*

Assembly Bill (AB) 52 requires that California lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. AB 52 also specifies that a project with an effect that may cause a substantial adverse change in the significant of a tribal cultural resource (TCR) is a project that may have a significant effect on the environment. Defined in Section 21074(a) of the Public Resources Code, a TCR is a site feature, place, cultural landscape, sacred place, or object, which is of cultural value to a California Native American tribe and is either listed in or

[5] Per the California Emissions Estimator Model (CalEEMod), the default truck hauling capacity is 16 cubic years of material per load. 1,245 cubic yards ÷ 16 cubic yards = 77.8 truck trips.

eligible for listing in the California Register of Historical Resources or a local historic register, or the lead agency, at its discretion, chooses to treat the resource as a TCR.

No Native American tribe has contacted the City of Santa Cruz and requested consultation. As described in Section VI.0 above, the project site is located in an area that is highly sensitive for archaeological resources (SOURCE V.1b-DEIR Figure 4.9-1). An archaeological investigation of the site was conducted in 2015 which included a CHRIS records search and field reconnaissance. While no recorded cultural resources are located on the project site, adjacent parcels across Pogonip Creek to the south of the project site contain a recorded pre-contact archaeological site. It is possible that the project site contains pre-contact archaeological resources associated with this site as well as historic archaeological resources. While no known TCRs are located on the project site, it is possible that ground-disturbing activities would have the potential to encounter unknown subsurface TCRs, which would be a potentially significant impact. In the event that a TCR is discovered during construction, implementation of Mitigation Measures CUL-1 and CUL-2 described above in Section VI.0 would reduce the potential impact to a less-than-significant level.

18. Utilities and Service Systems

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Exceed wastewater treatment requirements of the Regional Water Quality Control Board;*
- *Result in a water demand that exceeds water supplies available from existing entitlements and resources, and new or expanded supplies or entitlements may be needed;*
- *Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;*
- *Require or result in construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;*
- *Result in wastewater flows exceed treatment plant capacity; or*
- *Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste demands.*

The project would be served by existing utilities and would have no measurable effect on existing sewer, storm drainage, or solid waste utilities in that the incremental increased demand would not require expansion of any of those services or construction of new facilities to serve the project. Furthermore, as indicated in Section IV.B above, the City's General Plan 2030 EIR considered development of approximately 3,350 new residential units throughout the City to the year 2030 (SOURCE V.1b, DEIR volume), and the proposed project would be within the total and remaining unbuilt residential development evaluated in the General Plan EIR. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for wastewater treatment (b, e), solid waste disposal (f), and energy use. Since the size of the proposed project would fall within the total amount of potential development analyzed in the General Plan EIR, as well as remaining undeveloped residential units, and this Initial Study tiers off and incorporates by reference the General Plan EIR for public utility and service systems as discussed in Section IIIB above, except for water

supply which is discussed below. (The analyses are included on pages 4.6-41 to 4.6-48 of the Draft EIR volume.)

(b, d) Water Supply. The project site is located within the service area of the City of Santa Cruz Water Department. The City of Santa Cruz Water Department serves approximately 24,500 connections in an approximate 20 square mile area that includes lands within existing City limits, adjoining unincorporated areas of Santa Cruz County, a small part of the City of Capitola and coastal agricultural lands outside City limits.

Water Supplies. The City's water system is comprised of four main sources of supply: San Lorenzo River diversions (including the Tait wells); North Coast spring and creeks; Loch Lomond Reservoir; and the Beltz wells. Over the past decade, the North Coast sources represented 26 percent of the total water supply, the San Lorenzo River represented 55 percent, Newell Creek (Loch Lomond Reservoir) represented 14 percent, and Beltz wells contributed the remaining 5 percent (SOURCE V.2a).

Water Demand. Water demand in the City's water service area has fluctuated over the past 10 years. The 2015 UWMP indicates that water consumption in the service area ranged between nearly 3,800 MGY in 2006 to approximately 2,500 MGY in 2015 (SOURCE V.2a). The 2015 water demand was during the second year of a severe drought with water use restrictions and rationing in place.

The adopted 2015 UWMP forecasts a 20-year water demand forecast at approximately 3,200 MGY. This is slightly reduced from the estimated 3,500 MGY forecast in the 2010 UWMP due to continuing conservation efforts (SOURCE V.2a). Until recently, the general trend in system demand was one in which water use rose roughly in parallel with account and population growth over time, except during two major drought periods in the late 1970s and the early 1990s. Around 2000, this pattern changed and system demand began a long period of decline, accelerated by pricing changes, drought, economic downturn, and other factors (ibid.). The UWMP predicts a decrease in water use of approximately 100 MGY over the next 20 years despite regional population growth forecasts.

When any new water service is connected to the City system, it is charged a System Development Charge (SDC) that is to be used to do whatever needs to be done to the system to accommodate new demand. A portion of that SDC is dedicated to funding and administering water conservation projects that help to offset the increased demand.

Water Supply Reliability. There are several constraints and challenges that affect the long-term reliability of the City's water supplies. The primary constraint relates to potential water shortfalls during multi-year droughts. In addition, the City also faces other challenges that potentially could affect water supplies, including: potential flow releases associated with a Habitat Conservation Plan (HCP) currently under development, the outcome of water rights petitions, groundwater availability and climate change issues. The City's primary water supply reliability issue relates to potential shortfalls during dry and critically dry years.

The City of Santa Cruz has actively considered and pursued water supply and demand management projects over the past 20 years to supply options and to enhance the reliability of the system. Based on recommendations from the Water Supply Advisory Committee (WSAC), the Council included the following recommendations for water augmentation strategies in the 2015 UWMP:

- Additional water conservation with a goal of achieving an additional 200 to 250 million gallons of demand reduction by the year 2035.
- Passive recharge of regional aquifers by working to develop agreements for delivering surface water as an in lieu supply to the Soquel Creek Water District and/or Scotts Valley Water District so they can "rest their wells", help aquifers recover and store water that can become available to the City of Santa Cruz Water Department in drought years.
- Active recharge of regional aquifers by using existing and some potential new infrastructure in the regionally shared Purisima aquifer in the Soquel-Aptos basin and/or in the Santa Margarita/Lompico/Butano aquifers in the Scotts Valley area to store water that can be available for use by Santa Cruz in drought years.
- A potable water supply using advanced treated recycled water as its source, as a supplemental or replacement supply in the event the groundwater storage strategies described above prove insufficient to meet the Plan's goals of cost effectiveness, timeliness and yield. In the event advanced treated recycled water does not meet the needs, desalination would become the last element (SOURCE V.2a).

Upon acceptance of the WSAC report by City Council, development began on the supply augmentation strategy work plan that further defines the components of the implementation plan and timeline included in the WSAC Final Report. The work plan is comprised of the following parts:

- Water Conservation or Demand Management (Strategy 1)
- In lieu water transfers with neighboring agencies (Strategy 1 Element 1)
- Aquifer Storage and Recover (Strategy 1 Element 2)
- Advanced Treated Recycled Water or Seawater Desalination (Strategy 2 Element 3)

Impact Analysis. The proposed project would result in increased potable water demand, which would not be substantial and could be served by existing City water supplies. Therefore the impact is ***less than significant***.

The proposed project is estimated to result in a water demand of at least approximately 0.190 MGY based on water demand rates identified in the 2015 UWMP. There would also be some water demand for landscaping. Current water supplies are adequate during normal years to serve the project. The 2015 UWMP and General Plan EIR predict that water supplies will be adequate in normal years to serve estimated growth within the City of Santa Cruz water service area, although the documents acknowledge that the outcome of the pending HCP may affect supplies in the future. Under present conditions, there are adequate supplies to serve the proposed residence during normal conditions, and the project impact of increased water demand on water supplies under normal conditions is a less-than-significant project impact.

The 2015 UWMP documents a trend of declining water demand since the year 2000, and total water demand is projected to decline over the 20-year UWMP period due to continued implementation of conservation programs and other measures. However, projections for the year 2035 estimate a shortfall of approximately 40 MGY during normal periods, 528 MGY during single dry year periods, and 1,639 MGY during multiple dry year periods (SOURCE V2.a). Current water supplies are adequate during average and normal years to serve the project. During periods of dry years and drought, water customers would be subject to water curtailment as enacted by the City. A multiple dry year scenario would require more substantial curtailment of all water customers. However, the proposed project's minimal demand (less than one hundredth of one percent of the total water service area demand) would not have significant effects on the levels of water supply or curtailment that would be required throughout the service area. Therefore, the impact of increased water demand on water supplies due to the proposed project is considered less than significant as there are sufficient supplies from existing sources to serve the project.

Furthermore, the City continues to administer its water conservation program, has completed a Conservation Master Plan, and is implementing a water augmentation plan. The City has defined water supply augmentation strategies that are being studied in order to provide increased production between 2020 and 2035 to address potential drought shortages. The plan includes the pursuit of the following portfolio of options: continued and enhanced conservation programs; passive recharge of regional aquifers; active recharge of regional aquifers; and a potable supply using advanced treated recycled wastewater or desalinated water if recycled water did not meet City needs. These prospective sources are still under evaluation. A water transfer pilot program is underway for the passive recharge strategy.

19. Mandatory Findings of Significance

In accordance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, City of Santa Cruz plans and policies, and agency and professional standards, a project impact would be considered significant if the project would:

- *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory;*
- *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 the past projects, the effects of other current projects, and the effects of probable future projects.); or*
- *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.*

(a) Quality of the Environment. The proposed project would have no significant effect on cultural resources or result in elimination of important examples of major period of California history or prehistory with implementation of mitigation measures. The project would have a less-than-significant effect on biological resources with implementation of mitigation measures. The project would not degrade the quality of the environmental or otherwise substantially adversely affect fish and wildlife habitats or threaten to eliminate a plant or animal community.

(b) Cumulative Impacts. Cumulative impacts related to development accommodated by the City's General Plan over the next 12+ years were found to be less than significant in the General Plan EIR, except for potential significant cumulative impacts related to traffic, water supply, population, and noise. The proposed project would not contribute to the identified significant cumulative noise impact as the identified street segments where increased noise levels are projected are outside of the project area (Westside industrial area). The cumulative population impact included growth within the City and at the University of California Santa Cruz campus if the North Campus area were annexed to the City. While the proposed project would contribute to cumulative population growth, the population resulting from the one single-family residence and accessory dwelling unit would not be cumulatively considerable given the projected cumulative growth.

The proposed project would contribute to significant cumulative impacts related to traffic and water supply as identified in the General Plan EIR. As indicated in Section III.B above, the City's General Plan EIR considered development of 3,350 residential units throughout the City to the year 2030 (SOURCE V.1b-DEIR volume). The City's General Plan includes a range of policies and actions to reduce vehicular trips, and the City has also updated its Traffic Impact Fee Program, which identifies improvements to citywide intersections. The project would be subject to payment of traffic impact fees that would mitigate the project's contribution to a significant cumulative traffic impacts, and thus, the project's incremental contribution would not be cumulatively considerable.

As disclosed in the General Plan EIR, the City's future water supply availability continues to be uncertain, and overall water demand continues to decrease. The 2015 UWMP predicts water supply shortfalls by the year 2035 of 40 approximately MGY in normal rainfall years, 528 MGY during a single dry year, and 1,639 MGY in multiple dry year periods even though demand is forecast to decrease. Without augmented water supplies, cumulative future water demand during dry periods is considered a potentially significant cumulative impact on water supplies.

As discussed in Section 18 (b, d), the City continues to administer its water conservation program, has completed a Conservation Master Plan, and is implementing a Water Augmentation Plan. The City has defined water supply augmentation strategies that are being studied in order to provide reliable production during drought shortages between 2020 and 2035 to address potential drought shortages. The plan includes the pursuit of the following portfolio of options: continued and enhanced conservation programs; passive recharge of regional aquifers; active recharge of regional aquifers; and a potable supply using advanced treated recycled wastewater or desalinated water (if recycled water did not meet City needs). A water transfer pilot program is underway for the passive recharge strategy. Supply volumes

for the other augmentation elements have not yet been defined, and specific projects have not been selected or constructed, as these prospective sources are still under evaluation. Thus, the long-term provision of augmented water supplies is under development, but uncertain.

The proposed project would result in a net increase in water demand of approximately 0.190 MGY, which is not considered substantial in relation to the estimated future demand in the City's water service area of approximately 3,200 MGY. New facilities and improvements implemented pursuant to the Wharf Master Plan would be subject to City requirements for installation of water conserving fixtures in accordance with City Municipal Code and building requirements. Additionally, under drought conditions, project residents, like other City customers, would be required to curtail water use by varying amounts, depending on the severity of the drought. The potential increase due to project water demand would not substantially exacerbate water supply reliability during a drought or due to cumulative growth because the amount of additional demand when spread across all service area customers would not result in any noticeable increase in the curtailment in customer use that would otherwise be implemented during drought conditions. The project water demand represents less than one-hundredth of one percent of the annual water demand. Therefore, the project's incremental contribution to a significant cumulative water supply impact would not be cumulatively considerable. The project would be subject to City requirements for installation of water conserving fixtures and landscaping in accordance with City Municipal Code and building requirements.

The General Plan EIR did identify a potential significant impact related to increased student enrollments in grades K-12, which could exceed existing school facility capacities depending on the timing and rate of growth as the increase would not happen all at once. The EIR concluded that with required payment of school impact fees to fund necessary facility expansion and/or additions, in conjunction with the District's potential reuse of the former Natural Bridges Elementary School if needed, the impact would be mitigated to a less-than-significant level. The EIR also found that potential addition or expansion of school classroom facilities is not expected to result in significant physical impacts due to the location of existing facilities within developed footprints. Given the nature of the proposed residential uses, the project is not expected to contribute to cumulative school impacts.

(c) Substantial Adverse Effects on Human Beings. No environmental effects have been identified that would have direct or indirect adverse effects on human beings.

FIGURE 1. Vicinity Location

FIGURE 2. Tentative Map

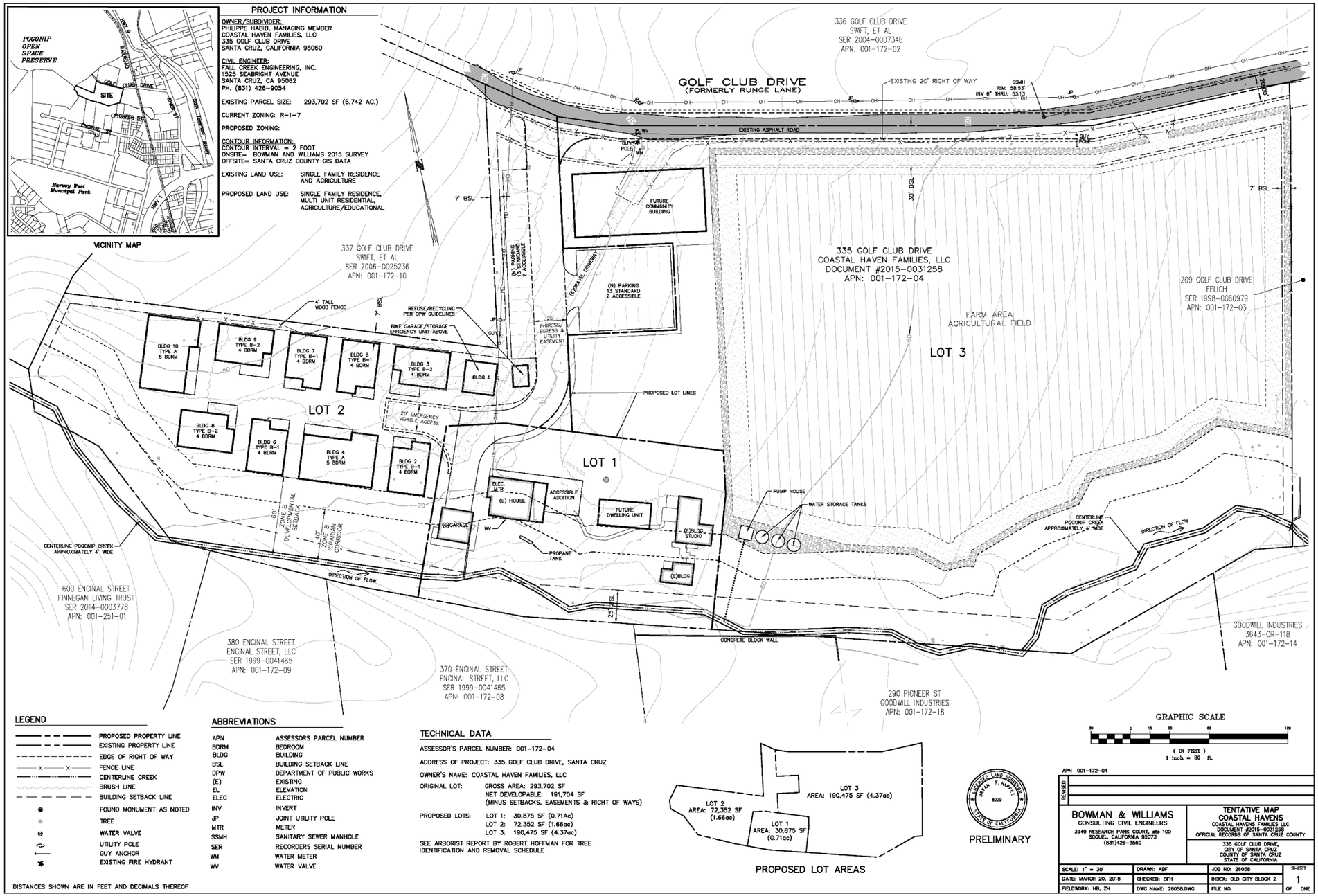

FIGURE 3. Site Plan