



# County of Santa Cruz

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## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

[www.sccoplanning.com](http://www.sccoplanning.com)

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

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

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

### **PROJECT: JOHNSON GRADING**

**APP #: 141037**

**APN(S): 108-161-32, 34, 37, 38, 40, 46, 47**

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**PROJECT DESCRIPTION:** The proposed project is a proposal to construct a 2,270 foot long driveway and single family dwelling. The associated scope of work includes approximately 2,100 cubic yards of excavation and 1,500 cubic yards of fill and the removal and replacement of an existing ephemeral stream crossing. The project requires Preliminary Grading Approval.

**PROJECT LOCATION:** Project is located on a private drive on the east side of Freedom Boulevard 200 feet past Pleasant Valley Court in the Corralitos area.

**EXISTING ZONE DISTRICT: R-A (Residential Agriculture)**

**APPLICANT: Dee Murray**

**OWNER: Ralph and Yeelan Johnson**

**PROJECT PLANNER: Carolyn Burke, (831) 454-5121**

**EMAIL: [Carolyn.Burke@santacruzcounty.us](mailto:Carolyn.Burke@santacruzcounty.us)**

**ACTION: Negative Declaration with Mitigations**

**REVIEW PERIOD: August 21, 2014 through September 19, 2014**

**This project will be considered administratively by the Project Planner at the conclusion of the review period.**



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## MITIGATED NEGATIVE DECLARATION

**Project: Johnson Grading**

**APN(S): 108-161-32, 34, 37, 38, 40, 46, 47**

**Project Description:** Proposal to construct a 2,270 foot long driveway and single family dwelling. The associated scope of work includes approximately 2,100 cubic yards of excavation and 1,500 cubic yards of fill and the removal and replacement of an existing ephemeral stream crossing. The project requires Preliminary Grading Approval.

**Project Location:** The project is located on the east side of a Freedom Boulevard on a private drive 200 feet past Pleasant Valley Court.

**Owner:** Ralph and Yeelan Johnson

**Applicant:** Dee Murray

**Staff Planner:** Carolyn Burke, (831) 454-5121

**Email:** Carolyn.Burke@santacruzcounty.us

**This project will be** considered administratively by the Project Planner at the conclusion of the review period.

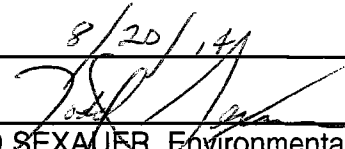
### California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: September 19, 2014

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 8/20/14

  
TODD SEXAUER, Environmental Coordinator  
(831) 454-3511



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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: July 7, 2014

Application Number: 141037

Staff Planner: Carolyn Burke

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Dee Murray

APN(s): 108-161-32, 34, 37, 38, 40, 46, 47

OWNER: Ralph and Yeelan Johnson

SUPERVISORAL DISTRICT: 2

**PROJECT LOCATION:** Take Highway 1 south to Freedom Boulevard. Continue on Freedom Boulevard to a private drive on the east side of the road, 200 feet past Pleasant Valley Court.

**SUMMARY PROJECT DESCRIPTION:** Proposal to construct a 2,270-foot-long driveway and single family dwelling. The associated scope of work includes approximately 2,100 cubic yards of excavation and 1,500 cubic yards of fill and the removal and replacement of an existing ephemeral stream crossing. The project requires Preliminary Grading Approval.

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

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

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit              |
| <input type="checkbox"/> Land Division          | <input checked="" type="checkbox"/> Preliminary Grading Approval |
| <input type="checkbox"/> Rezoning               | <input checked="" type="checkbox"/> Riparian Exception           |
| <input type="checkbox"/> Development Permit     | <input type="checkbox"/> Other:                                  |

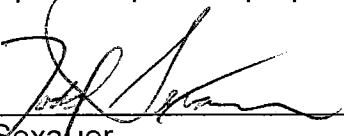
**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations: Possible agency permits required include 1602 Streambed Alteration Agreement, 404 Nationwide Permit (NWP 14) and 401 Water Quality Certification

**DETERMINATION:** (To be completed by the lead agency)

On the basis of this initial evaluation:

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

  
\_\_\_\_\_  
Todd Sexauer  
Environmental Coordinator

8/20/14  
\_\_\_\_\_  
Date

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: 16.916 acres (combined)  
Existing Land Use: cattle grazing (undeveloped)  
Vegetation: non-native annual grassland field/pasture and riparian  
Slope in area affected by project:  0 - 30%  31 - 100%  
Nearby Watercourse: ephemeral stream on parcel; tributary to Corralitos Lagoon  
Distance To: 3,500 feet to Corralitos Lagoon

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No	Fault Zone: No
Groundwater Recharge: Yes, partial	Scenic Corridor: No
Timber or Mineral: No	Historic: n/a
Agricultural Resource: Yes	Archaeology: No
Biologically Sensitive Habitat: Yes	Noise Constraint: No
Fire Hazard: No	Electric Power Lines: No
Floodplain: No	Solar Access: Yes
Erosion: No	Solar Orientation: Open Field
Landslide: No	Hazardous Materials: No
Liquefaction: No	Other: n/a

### SERVICES

Fire Protection: Pajaro	Drainage District: Zone 7
School District: Pajaro Valley	Project Access: Freedom Boulevard
Sewage Disposal: Septic	Water Supply: Domestic Well

### PLANNING POLICIES

Zone District: RA – Residential Agriculture	Special Designation: None
General Plan: <del>R-R – Rural Residential</del>	
Urban Services Line: <input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Coastal Zone: <input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The affected property consists of 6 parcels with a total acreage of 16.9 acres. The property has a R-A (Residential Agriculture) zoning designation. Adjacent parcels to the east and north are zoned A (Agriculture) and C-A (Commercial Agriculture) respectively. The nearest C-A zoned property line is more than 200 feet from the proposed residence and associated improvements.

Vegetation on the property consists of non-native annual grassland and for many years has been used to graze cattle. The property generally slopes westward from a north-south trending ridge at the eastern most edge of the parcels, with the exception of a small knoll at the northwest corner of the property (APNs 108-161-46, 47). Site grades are relatively gentle, varying between 6:1 and 3:1 (H:V); isolated slopes to the west and

east of the building site on APN 108-161-32 are steeper, varying from 2.5:1 to 3.5:1 (H:V). Soils in the vicinity are sandy loams formed on eolian Aromas Sand deposits and alluvial terrace deposits with lenses of expansive clay.

Several drainage features exist on the property. A small drainage exists approximately 50 feet from the westerly property line of parcel 108-161-46 and consists of a small depression hydrated by a spring and roadway runoff from a driveway to the northwest. This drainage has been somewhat degraded by a long history of grazing on the property. A portion of the drainage runoff flows through developed properties along Pleasant Valley Court to the southwest, to Freedom Boulevard, then south to Corralitos Lagoon and Corralitos Creek. Separately, a much larger drainage crosses under the access road to the property on parcel 108-161-40. This ephemeral drainage begins approximately 2.5 miles above the access road crossing, and in the vicinity of the crossing supports a variety of riparian vegetation, including willow and blackberry. A separate colluvial drainage swale is located along the western edge of parcels 108-161-37, 38. This swale is ephemeral, and does not support any wetland or riparian vegetation.

#### **PROJECT BACKGROUND:**

A lot legality determination was conducted for the subject parcels in 2013, in which the parcels were deemed legal.

#### **DETAILED PROJECT DESCRIPTION:**

The proposed project consists of the construction of a 2,250-foot-long driveway through the lower parcels to access an upslope homesite on the eastern ridge on parcel 108-161-32. Construction of the driveway and residence requires 2,100 cubic yards of excavation and 1,500 cubic yards of fill, and would disturb approximately 1.5 acres. The first 600 feet of driveway would be aligned with an existing access road that traverses parcel 108-161-40 and crosses a small, ephemeral drainage. In order to accommodate emergency vehicle loading, the project includes an upgrade to the existing drainage crossing consisting of the installation of a corrugated pipe arch culvert. The culvert design allows for silt to accumulate in the bottom of the culvert, simulating an "open bottom" design. Preliminary improvement plans are included as Attachment 2.

Roadway drainage from the lower portion of the driveway would sheet flow directly into a percolation trench built adjacent to the roadway asphalt section. Runoff from the upper reaches of the driveway would be collected with traditional asphalt berms and directed to two dispersion trenches that outlet on the gentle sideslopes of an ephemeral drainage on parcels 108-161-37 and 38. This drainage is conveyed beneath the proposed driveway via a 12-inch High Density Polyethylene (HDPE) culvert.

The proposed residence is designed to step down the north-south trending ridgeline on parcel 108-161-32, incorporating a garage and basement beneath second-story living

space. The driveway terminates at the residence with a required fire department turnaround.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**III. ENVIRONMENTAL REVIEW CHECKLIST**

**A. GEOLOGY AND SOILS**

Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| A. | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. | Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. | Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. | Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion (A through D):** The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 4.4 miles southwest of the San Andreas fault zone, and approximately 0.9 mile southwest of the Zayante-Vergeles fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

A geologic investigation for the project was prepared by Nolan Associates, dated November 20, 2013 (Attachment 4), and a geotechnical investigation was prepared by Rock Solid Engineering, Inc., dated November 7, 2013 (Attachment 5). These reports have been reviewed and accepted by the Environmental Planning Section of the Planning Department (Attachment 6). The reports conclude that fault rupture would not be a potential threat to the proposed development. The driveway, home and leach field locations have all been reviewed and approved by the geotechnical engineer and geologist as being in conformance with the recommendations of their technical reports



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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(Attachment 11).

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The residence and driveway will be constructed in conformance with the recommendations of the soils and geology reports and will not be located on soils that are unstable or would become unstable.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal due to the relatively shallow depth of proposed cuts and fills required for the driveway. Prior to approval of a grading or building permit, the project would have an approved Stormwater Pollution Control Plan as required by County Code 7.79.100, which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** There are indications of expansive soils in the area. The project would be designed to conform to the recommendations of the accepted geotechnical and geologic reports and would not result in substantial risks to life or property due to expansive soils.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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sewers are not available?

**Discussion:**

The proposed project would use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system. No impact is anticipated.

7. Result in coastal cliff erosion?

**Discussion:** The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

**B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY**

Would the project:

1. Place development 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?

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area.

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area.

3. Be inundated by a seiche, tsunami, or mudflow?

**Discussion:** Due to the location of the project approximately 4 miles inland from the coast, the likelihood of inundation by a seiche or tsunami is negligent. Neither the geotechnical nor the geologic report identified any potential for mudflows on the property. No impact is anticipated.

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**Discussion:** The project would rely on a private well for water supply. The project proponents have applied for and been issued a well permit by the Santa Cruz County Environmental Health Department, indicating that groundwater supply is adequate in this area. Although a portion of the driveway is located in a mapped groundwater recharge area, most driveway runoff would be percolated back into the ground via dissipation trenches and a percolation ditch adjacent to the roadway. The proposed residence is not within the mapped groundwater recharge area (Attachment 1).

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project would be addressed through implementation of Best Management Practices (BMPs) outlined in the Stormwater Pollution Control Plan submitted per the requirements of County Code 7.79.100, which would specify detailed erosion and sedimentation control measures.

- |    |                                    |                          |                          |                          |                                     |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There is no indication that existing septic systems in the vicinity would be affected by the project.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is not located near any major watercourses, and would not alter the existing overall drainage pattern of the site. A stream crossing would be installed within a minor ephemeral drainage on the property, but would replace an existing crossing and would not alter the course of the drainage. Drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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from the roadway would be collected and dispersed to percolate into site soils, thereby minimizing any increase in runoff. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project is not located near any FEMA mapped flood plains. The existing drainage traversed by the driveway is ephemeral, with a shallow channel and no evidence of scour patterns indicative of high stream flows. No levees or dams exist in the vicinity of the proposed project. The risk of loss, injury or death due to flooding is anticipated to be less than significant.

- |     |  |                          |                          |                                     |                          |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project would be addressed through implementation of Best Management Practices (BMPs) outlined in the Stormwater Pollution Control Plan submitted per the requirements of County Code 7.79.100, which would specify detailed erosion and sedimentation control measures.

**C. BIOLOGICAL RESOURCES**

Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | 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, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

**Discussion:** A Biotic Assessment was prepared for this project by EcoSystems West, dated September 3, 2013 (Attachment 7). This assessment determined that no threatened, sensitive, or special status plant species exist on the site and therefore none would be impacted by the proposed development. A Biotic Report was prepared for this project by Biosearch Associates, dated May 24, 2013 (Attachment 9) which evaluated the project site for potential habitat for the Santa Cruz Long-Toed Salamander (SCLTS) and California Red-Legged Frog (CRLF). This report has been reviewed and accepted by the Planning Department Environmental Coordinator (Attachment 10). The report found that the property is within 1.2 miles of two known Santa Cruz Long-Toed Salamander (SCLTS) breeding ponds, and within 1 mile of one known California Red-Legged Frog (CRLF) breeding pond. Multiple other potential breeding ponds for both species exist within one mile of the property, but due to the lack of long-term standing water no breeding ponds for either species exist on site. While these species do not breed on site, the grasslands may provide upland habitat for use during their migration between breeding and non-breeding habitats. The small spring-fed drainage in the northwest corner of parcel 108-161-46 at best provides marginal over-summering habitat for SCLTS and foraging and sheltering habitat for CRLF, however this area would not be impacted by proposed development.

While the Biotic Report concluded that no significant impact would occur to the CRLF and SCLTS, conditions of the biotic approval have been imposed to further reduce potential impacts. The biotic report acceptance letter authored by Matthew Johnston, Environmental Coordinator (Attachment 10) lists restrictions on disturbance timeframes, use of retaining walls, and swimming pool construction. The conditions of approval for this development permit will also require that the drainage on parcel 108-161-46 be fenced to prevent cattle and other livestock from grazing and allow revegetation of the area, and if parcel 108-161-46 is developed in the future a full restoration plan will be implemented that would include removal of non-native plant species and revegetation with native wetland, upland and riparian plant species.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** The proposed project includes the replacement of an existing concrete crossing over a small, ephemeral drainage with a new concrete arch culvert with a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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natural channel bottom. Replacement of this crossing requires a Riparian Exception issued by the County of Santa Cruz. The Riparian Exception will incorporate the following conditions of approval of this permit: construction of the crossing must take place between April 15 and October 15 to avoid the rainy season, erosion and sediment measures will be in place at all times during construction, a spill prevention and response plan including all appropriate products will be available at the project site during the course of construction activities, and following construction the disturbed area will be revegetated and enhanced with native plant species replaced at a 3:1 ratio. These mitigations will prevent the proposed work from having an adverse impact on the riparian habitat.

A possible wetland does exist at the northwest corner of parcel 108-161-46, but no development is planned in this area. The grassland on site is composed of non-native grass species and is not considered sensitive habitat.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. 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 or migratory wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** A Biotic Assessment was prepared for this project by EcoSystems West, dated September 3, 2013 (Attachment 7). A Biotic Report was prepared for this project by Biosearch Associates, dated May 24, 2013 (Attachment 9). This report has been reviewed and accepted by the Planning Department Environmental Coordinator (Attachment 10). The report found that the property is within 1.2 miles of two known Santa Cruz Long-Toed Salamander (SCLTS) breeding ponds, and within 1 mile of one known California Red-Legged Frog (CRLF) breeding pond. Multiple other potential breeding ponds for both species exist within one mile of the property, but due to the lack of long-term standing water no breeding ponds for either species exist on site. While these species do not breed on site, the grasslands may provide upland habitat for use during their migration between breeding and non-breeding habitats. The small spring-fed drainage in the northwest corner of parcel 108-161-46 provides marginal over-summering habitat for SCLTS and foraging and sheltering habitat for CRLF. This area would not be impacted by proposed development. Both the Biotic Assessment and Biotic Report concluded that no significant impact would occur to CRLF and SCLTS.

While the Biotic Report concluded that no significant impact would occur to the CRLF and SCLTS, conditions of the biotic approval have been imposed to further reduce potential impacts. The biotic report acceptance letter authored by Matthew Johnston, Environmental Coordinator (Attachment 10) lists restrictions on disturbance

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timeframes, use of retaining walls, and swimming pool construction to minimize the potential for the proposed development to impede the movement of these species. These conditions will be incorporated into the conditions of approval for the Preliminary Grading approval.

4. Produce nighttime lighting that would substantially illuminate wildlife habitats?

**Discussion:** The only light sources included in the proposed development are associated with the residence, which is located along a ridge at the eastern limits of the property. This ridgeline is located approximately 750 feet upslope of the nearest wetland or riparian habitat, and therefore would not substantially illuminate these wildlife habitats.

5. 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?

**Discussion:** A small spring-fed possible wetland was identified in the northwest corner of parcel 108-161-46. This area would not be impacted by the proposed development.

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

**Discussion:** The proposed project includes the replacement of an existing concrete stream crossing over a ephemeral drainage with a concrete arch culvert with a natural channel bottom. Replacement of this crossing requires a Riparian Exception issued by the County of Santa Cruz to conform to the requirements of Santa Cruz County Code Chapter 16.30 "Riparian Corridor and Wetlands Protection". The findings for the Riparian Exception can be made as follows:

1. *That there are special circumstances or conditions affecting the property.* Due to the position of the existing drainage parallel to Freedom Boulevard and the fact that the drainage extends the full width of the parcel used to access the proposed development, the only possible path to the proposed development requires crossing

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the drainage.

2. *That the exception is necessary for the proper design and function of some permitted or existing activity on the property.* The existing crossing does not meet loading and width requirements for emergency vehicle access. In order to gain access to the proposed residence, this crossing must be demolished and upgraded to meet current codes.

3. *That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.* The proposed open-bottom arch culvert will have a similar profile to the existing stream crossing, thus it is not anticipated that installation of the stream crossing will significantly alter stream flow patterns adjacent to or downstream of the bridge.

4. *That the granting of the exception, in the Coastal Zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.* This project is not within the Coastal Zone.

5. *That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program Land Use Plan.* The proposed stream crossing replacement is necessary to ensure adequate access to the proposed residence by emergency service vehicles, in accordance with section 7.16 of the General Plan regarding fire protection in rural areas. The conditions of this permit will conform to all applicable policies of the General Plan subsections 5.1 (Biological Resources) and 5.2 (Riparian Corridors and Wetlands).

Mitigations for the protection of the migration of SCLTS and CRLF have been outlined in the biotic approval issued by the County of Santa Cruz (Attachment 10) in conformance with the Sensitive Habitat Protection ordinance, Chapter 16.32 of the County Code. All the aforementioned requirements have been included in the Conditions of Approval for the development; the development otherwise does not conflict with any local policies or ordinances protecting biological resources.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**Discussion:** The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.



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**D. AGRICULTURE AND FOREST 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:

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

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

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is zoned R-A (Residential Agriculture), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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**Discussion:** The project is not adjacent to land designated as Timber Resource,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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therefore the proposed project poses no direct impact to the resource.

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| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site and surrounding area within radius of one-quarter mile does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within 2.5 miles of the proposed project site. Therefore, no impacts are anticipated.

## E. MINERAL RESOURCES

Would the project:

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

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

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

**Discussion:** The project site is zoned R-A (Residential Agriculture), which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of

