



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

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 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: MT. HERMON YOUTH RECREATION CENTER

APP #: 131234

APN(S): 071-331-05, 071-331-06

PROJECT DESCRIPTION: The project is a proposal to construct an approximately 12-acre outdoor recreational/educational facility to include a ropes course, a mountain bike course, community garden, splash pool, sports field, a 6,673 square foot retail/recreation building, a 7,425 square foot day camp and classroom, and four utility structures totaling 1,492 square feet. A small bridge is also proposed to cross an existing swale. Proposed earthwork consists of 10,830 cubic yards of excavation and 17,068 cubic yards of fill. Requires a Development Permit, Soils Report Review, Biotic Report Review, Archaeological Report Review, Riparian Exception, Preliminary Grading Approval, and a Variance to allow a structure to be constructed to a height of 62 feet.

PROJECT LOCATION: Property is located on the north side of Graham Hill Road at the intersection with Conference Drive.

EXISTING ZONE DISTRICT: SU (Special Use)

APPLICANT: Dale Pollock

OWNER: Mount Hermon Association

PROJECT PLANNER: Robin Bolster-Grant, (831) 454-5357

EMAIL: Robin.Bolster-Grant@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

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

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



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MITIGATED NEGATIVE DECLARATION

Project: Mt. Hermon Youth Recreation Center

APN(S): 071-331-05, 071-331-06

Project Description: Proposal to construct an approximately 12-acre outdoor recreational/educational facility to include a ropes course, a mountain bike course, community garden, splash pool, sports field, a 6,673 square foot retail/recreation building, a 7,425 square foot day camp and classroom, and four utility structures totaling 1,492 square foot. A small bridge is also proposed to cross an existing swale. Proposed earthwork consists of 10,830 cubic yards of excavation and 17,068 cubic yards of fill. Requires a Development Permit, Soils Report Review, Biotic Report Review, Archaeological Report Review, Riparian Exception, Preliminary Grading Approval, and a Variance to allow a structure to be constructed to a height of 62 feet. .

Project Location: The project is located on the north side of Graham Hill Road at the intersection with Conference Drive in Scotts Valley.

Owner: Mount Hermon Association

Applicant: Dale Pollock

Staff Planner: Robin Bolster-Grant, (831) 454-5357

Email: Robin.Bolster-Grant@santacruzcounty.us

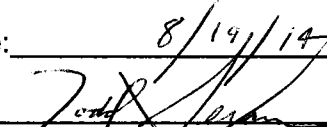
This project will be considered a public hearing by the Planning Commission. The date, time and location have not yet been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

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, 5th 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: 8/19/14

TODD SEXAUER, Environmental Coordinator
(831) 454-3511



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: July 25, 2014

Application Number: 131234

Staff Planner: Robin Bolster-Grant

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Dale Pollock c/o Mount Hermon Association

APN(s): 071-331-05, 071-331-06

OWNER: Mount Hermon Association

SUPERVISORAL DISTRICT: 5th

PROJECT LOCATION: Project located on the north side of Graham Hill Road at the intersection with conference Drive.

SUMMARY PROJECT DESCRIPTION:

Proposal to construct an approximately 12-acre outdoor recreational/educational facility to include a ropes course, a mountain bike course, community garden, splash pool, sports field, a 6,673 square foot retail/recreation building, a 7,425 square foot day camp and classroom, and four utility structures totaling 1,492 square feet. A small bridge is also proposed to cross an existing swale. Proposed earthwork consists of 10,830 cubic yards of excavation and 17,068 cubic yards of fill. Requires a Development Permit, Soils Report Review, Biotic Report Review, Archaeological Report Review, Riparian Exception, Preliminary Grading Approval, and a Variance to allow a structure to be constructed to a height of 62 feet.

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

- | | |
|--------------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" 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 checked="" 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:

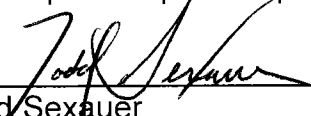
- | | |
|--------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/>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

NON-LOCAL APPROVALS: None

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

8/19/14

Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 14.8 acres (combined)
Existing Land Use: Vacant acreage
Vegetation: Non-native grassland, oak forest, and chaparral
Slope in area affected by project: 0 - 30% 31 – 100%
Nearby Watercourse: Zayante Creek; San Lorenzo River
Distance To: Approximately 100 feet east; 750 feet south

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: Entire site mapped	Fault Zone: None mapped
Groundwater Recharge: No mapped resource	Scenic Corridor: Mapped constraint; prominent project features located outside corridor
Timber or Mineral: No mapped resource	Historic: No mapped resource
Agricultural Resource: No mapped resource	Archaeology: Report submitted; no resources identified
Biologically Sensitive Habitat: Riparian corridor associated with ephemeral drainage at the southwest corner of property; several mapped species: Biotic Report submitted	Noise Constraint: No constraints
Fire Hazard: None mapped	Electric Power Lines: No hazard
Floodplain: Not mapped	Solar Access: Available
Erosion: Moderate Potential (Attachment 3)	Solar Orientation: Available
Landslide: Artificial fill slope at northwest of site; Geotechnical report submitted; low potential for slope failure (Attachment 3)	Hazardous Materials: Low potential
Liquefaction: Portion mapped; Geotechnical Report submitted; no identified constraint (Attachment 3)	Other:

SERVICES

Fire Protection: Felton Fire Protection District	Drainage District: Zone 8
School District: San Lorenzo Valley	Project Access: Graham Hill Rd.
Sewage Disposal: Private septic system proposed	Water Supply: San Lorenzo Valley Water District

PLANNING POLICIES

Zone District: SU (Special Use)	Special Designation: Felton Town Plan
General Plan: R-UVL (Urban Very Low Residential)	
Urban Services Line: <input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside

Coastal Zone: Inside Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject property is located on a vacant parcel in Felton. The site is comprised of two adjacent parcels (APN 071-331-05 and 071-331-06). The parcels are located adjacent to and north of Conference Drive and Graham Hill Road, and adjacent to and west of East Zayante Road. The site takes access from Conference Drive. A large shopping center borders the property to the west and residential neighborhoods border the property to the north and south. Mount Hermon Christian conference Center to the east. The undeveloped parcel supports a mosaic of non-native grassland, oak forest, and chaparral habitats. In addition, the project site is located approximately 100 feet west of Zayante Creek and 750 feet north of the San Lorenzo River. Four biotic habitats occur on the project site: California annual grassland, coyote brush scrub/French broom thicket, coast live oak/box elder forest and seasonal wetlands. No development is proposed within the riparian corridor.

The southern section of the project site is relatively flat to gently sloping. The southwestern portion of the property is a meadow with scattered trees. The eastern portion is forested and a relatively shallow swale traverses the southwest section of the meadow. The northern section of the property is generally steeper. The northeast portion of the site is moderately sloping and the uphill area of the northeast portion of the site is moderate to moderately steep. There is a large fill slope at the northwestern area of the site, which support Mount Hermon Road.

PROJECT BACKGROUND:

Policy 2.3.6 of the Santa Cruz County General Plan (1994) designates the two subject parcels as a possible location for development of 100 percent affordable housing. The policy also states that all development on the parcels "...may include an appropriately sized community center or similar facility."

Application 08-0338 was submitted in July 2008 for the construction of 55 affordable housing units, and included a proposal to develop a small public water system. Based on community opposition to the affordable housing project, the application was withdrawn. Objections to the housing project were based largely on water use and sewage disposal.

The property was subsequently sold to Mount Hermon Christian Conference Center, which owns property adjacent to and east of Zayante Drive. The current application was made in August 2013. Unlike the previous residential development proposal, the current proposal does not rely on public water or sewage package treatment plant, in that water will be provided from existing sources at the Mount Hermon Center and a septic system has been designed to treat effluent from the project site.

DETAILED PROJECT DESCRIPTION:

This proposal would allow the site to be developed with recreation and educational facilities consisting of small and large bike pump tracks with hillside flow trails, an aerial adventure course, splash-park, a community garden, a retail building with concessions and welcome center and a classroom/daycamp building.

Pump tracks are manmade closed circuits with rollers in between and berms at each end. They are designed to be ridden without pedaling. The flow trails would be built trails for mountain bikes and contain linked berms and rollers. Riders would be lifted to the top of the slope via a conveyance system called a "magic carpet," similar to a lift system used on beginner slopes at ski resorts.

The aerial adventure course, or ropes course, includes platforms built on poles and interconnected by a series of aerial obstacles. One of the platforms would be constructed to a height of 62 feet, measured on the downslope side.

The zero-depth splash park is an area for water play and cooling off that has no standing water. The showers and ground nozzles will be controlled by a hand-activated motion sensor, with the water to be recycled and treated to swimming pools standards.

The proposed recreation/retail building is proposed to be 6,673 square feet in area, while the educational building would be 7,425 square feet. Four additional accessory structures are proposed: a 320 square foot storage shed, a 500 square foot target sports building, a 272 square foot aerial adventure park building, and a 400 square foot splash park pump building. The four accessory structures would contain equipment related to the associated recreational components. The total proposed building area is approximately 15,590 square feet. All structures would be single-story construction.

A pedestrian bridge is proposed to be constructed at the eastern edge of the site to provide a safe pedestrian crossing at Zayante Rd.

The total area of proposed disturbance is 12.0 acres. Grading consists of 10,830 cubic yards of excavation and 17,068 cubic yards of fill. The majority of the proposed earthwork would be to create the bike trail for the magic carpet recreational area and the sports field adjacent to the proposed pedestrian bridge. Project grading would result in a net import of 3,817 cubic yards of material.

Approximately 600 lineal feet of shotcrete retaining wall is proposed for the area south of the bike trails and would create a 125'x 230' play field. The wall would range from one to nine feet in height and would be designed with stone texturing.

The Parking for the site consists of 131 parking stalls, 5 accessible stalls and 3 loading stalls, located along the southwestern frontage and along the western boundary of the site, adjacent to the Felton Faire shopping center. The parking lot surfacing is proposed to be permeable aggregate.

Impervious surfaces on the site have been minimized to the maximum extent practicable. On-site impervious areas are only for buildings and accessory structures. Impervious improvements in the County right-of-way include a concrete sidewalk along Conference Drive, and the asphalt paved entrance at Conference Drive.

Stormwater runoff from proposed improved areas would be directed toward the well-defined swale at the southwest corner of the site, maintaining existing drainage patterns. Most of the runoff would overland flow in grass lined swales. Concentrated runoff from impervious surfaces and swales would be directed to six percolation pits to retain water and promote infiltration. Infiltration of stormwater would also be achieved in the subgrade below pervious pavers and pervious concrete. Runoff discharged from driving surfaces and parking lots would be conveyed to biofiltration swales and catch basins with silt and grease traps to provide water quality treatment. An earth embankment with outlet control is proposed at the downslope edge of the well-defined swale. An outlet control structure for the detention area would serve to discharge at predevelopment rates for a variety of design storms. The additional runoff created from larger design storms would be detained in a proposed stormwater detention area to be constructed in the well-defined swale at the southwest corner of the site. An embankment would be constructed in this area with an outlet control structure. Habitat enhancement will occur at the basin.

Stormwater runoff from the bike flow trails would be captured in swales running along the trails. The swales terminate into riprap pads or flow into culverts with riprap pads at the outlets. The majority of runoff from the bike trails discharged to infiltration trenches that also serve as level spreaders. Runoff flowing from the pedestrian bridge would be directed toward a percolation pit serving to store and infiltrate runoff. The sports field in the southeast portion of the site (formerly proposed as a paintball course) would be contained by a one-foot high earthen berm, constructed along the downstream edge of the field.

The project includes an onsite wastewater treatment and discharge system, which consists of a 15,000 gallon primary tank, a 4,000 gallon recirculation tank and 1,500 gallon dosing tank. The tanks would be located underground just west of the main entry gate at Conference Drive. The system also includes eleven 100-foot long, 4-foot deep leaching trenches to be installed at the southeast portion of the site.

Twenty one trees are proposed for removal to accommodate the trails and structures. Proposed landscaping includes the planting of canopy trees at the frontage and adjacent to the main parking lot for visual buffering. The landscape plan also includes the planting of native riparian species at the ephemeral drainage/swale at the southwestern corner of the property.

The project arborist would flag or otherwise designate the trees to remain as well as those to be removed. Protective fencing would be placed around the trees to be retained prior to the start of construction.

A small vehicular bridge, approximately 60 feet in length and 32 feet wide, is proposed to be built across the ephemeral drainage at the southwest corner of the property. The bridge would connect the front entrance to the western parking lot. The bridge would not encroach into the ephemeral channel, but would encroach into the associated riparian corridor.

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:

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| 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): There are no mapped faults on or adjacent to the subject property. The closest mapped fault is the Zayante-Vergeles, which is located approximately 4 miles north-northeast of the subject parcels. Therefore, ground rupture of a known earthquake fault was not an area of concern in the geotechnical report submitted for the site prepared by Bauldry Engineering, Inc., dated August 1, 2013. (Attachment 3). The Ben Lomond fault, while not mapped, is thought to pass beneath the artificial fill slopes along Mount Hermon Road and the toe of the natural hillside in the northeast section of the property. No habitable structures are proposed for this portion of the site, therefore the potential impact from the Ben Lomond fault is considered less than significant.

A Geologic Report prepared by Rogers E. Johnson & Associates, dated September 28, 2007 (Attachment 5) was submitted in conjunction with the previous affordable housing project in order to evaluate the stability of the fill slope. A shallow slump, approximately 100 feet long by 40 feet wide was identified at the location of the artificial fill. Based on the field mapping and exploratory trenching, the consulting geologist determined that the source of the debris flow was drainage, which is now cut off from the property by Mount Hermon Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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The geotechnical report also concluded that the potential for the fill slope to fail and adversely affect the subject project would be low. Additionally, the proposed conveyor system, decks, and ropes course facilities would be founded on piers to prevent any impacts due to soil slumping. The geotechnical report identified potential instability in proximity to the pedestrian bridge. In accordance with the recommendations made in the geotechnical report, the bridge foundation would be setback a minimum of 20 feet from the face-of-slope and founded on piers embedded in bedrock. Implementation of the geotechnical report recommendations ensure that impacts due to landsliding or other instability would be less than significant.

Foundations for the proposed structures must be designed in accordance with the most recent California Building Code (CBC). The subject property will likely be subjected to strong seismic shaking from one of the local fault systems during the life of the planned structure. The Geotechnical Report submitted for the proposed project recommends that all planned improvements be designed to resist seismic shaking. Specific seismic design parameters are listed in the report and the applicant will be required to submit a plan review letter that reflects the seismic design parameters based on the 2010 California Building code requirements for review and approval by Planning Staff prior to parcel map recordation.

The southern and western sections of the site have been mapped as potentially liquefiable. According to the geotechnical report prepared for the site, the site is underlain by relatively dense to very dense soils. The report concludes that based on density of the soil and the lack of shallow groundwater table, the potential for liquefaction to occur and cause damage to the proposed structures is low.

The Geotechnical Report found that the soils on the site have a low expansion potential. To minimize the potential for building settlement, the consulting geotechnical engineer recommends overexcavation and recompaction of the upper 12 inches of the subgrade. The project conditions of approval require the proposed development to incorporate recommendations made in the geotechnical report, therefore the potential impact due to expansive soils or settlement is less than significant.

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| 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: As stated in Section A-1, the geotechnical report (Attachment 3) submitted for the proposed development identified historical instability at the northwestern portion of the site. However, the slumping in this area was attributed to inadequate drainage, which has been alleviated by the construction of Mount Hermon Drive. The septic leachfield would be located at southern edge of the property and therefore would not negatively impact the area of the slump. No other development would be located within the area of potential instability, therefore impacts due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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landslide are considered less than significant.

The geotechnical report did not identify lateral spreading, or liquefaction as areas of concern based on soils types and groundwater depth. While the report indicates a mapped earthquake fault (Ben Lomond Fault) is located within the project site, the fault zone is not located in proximity to any habitable structures and therefore represents a less than significantly impact.

The geotechnical report provides recommendations for grading and foundation design and the applicant would be required to submit an update to this report that reflects the requirements of the most current California Building Code. Final building foundations and grading plans would comply with the most current California Building Code to resist seismic shaking and avoid structural collapse and shall be reviewed and approved by Environmental Planning staff prior to parcel map recordation.

3. Develop land with a slope exceeding 30%?

Discussion: The northern portion of the subject site contains slopes in excess of 30%. The bike park is proposed to be developed in this area in order to take advantage of the changes in elevation. In addition to the bike trails in this area, three decks would be located on steep slopes. The decks would be constructed on drilled piers and no grading would be required to accommodate the structures. Grading for the conveyor lift system, which transports bikers uphill, will traverse slopes in excess of 30% slopes. In accordance with the recommendations made in the geotechnical report for the project (Attachment 3) all disturbed site soil would be compacted to a minimum of 90% of its maximum dry density, which would inhibit erosion and provide stability. Therefore the impact due to development on steep slopes is considered less than significant.

4. Result in substantial soil erosion or the loss of topsoil?

Discussion: The surface soils within the project area are classified as moderately erodible. All finished and disturbed ground surfaces would be prepared and maintained to reduce erosion. In areas proposed for grading, the soil would be engineered and compacted to a minimum of 90% to provide stability, per the recommendations made in the geotechnical report for the project (Attachment 3). Specific measures that have been incorporated into the preliminary erosion control plan include the installation of fiber rolls along the contours of the northeastern slope and around the ephemeral drainage at the southwest, as well as protected stockpile areas for graded materials and stabilized construction entrance.

Prior to building permit approval, the applicant would be required to submit final Erosion Control Plans for review and approval by Environmental Planning Staff. The plans must specify detailed erosion and sedimentation control measures and include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. The Erosion Control Plans would also be required to be reviewed and approved by the consulting geotechnical engineer. Therefore, the impacts of erosion resulting from construction and grading would be less than

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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significant.

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| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The geotechnical report for the project did not identify any elevated risk associated with expansive soils.

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| 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 sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would rely on a private wastewater treatment system. A Site Assessment (Attachment 9) was performed for the site in conjunction with the previous affordable housing proposal. According to percolation tests conducted in the vicinity of the proposed leachfield, the soils were found to have moderate percolation rates that are suitable for disposal of wastewater. Additionally, this proposal was reviewed by Environmental Health Services, which approved the preliminary onsite septic site evaluation. An approved onsite septic application would be required prior to issuance of a building permit..

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|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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:

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

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.

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|----|--------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <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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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: The subject property is located approximately 4.9 miles from the ocean, at an elevation of approximately 300 feet above mean sea level, therefore no impact from inundation 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 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 obtain water from the existing water system owned and operated by the Mount Hermon Association, Inc. and no new wells are proposed for the site. The project is not located in a mapped groundwater recharge area and there are no existing or proposed agricultural uses on site. The project would implement Low Impact Development (LID) standards; therefore impervious surfaces on the site have been minimized to the maximum extent practicable and have been limited to the areas proposed for buildings. The site has been designed to maintain predevelopment permeability rates and percolate runoff back into the groundwater and, according to the Preliminary Drainage Report prepared for the project (Attachment 6) the proposed drainage design emphasizes surface flow conveying water. Therefore the impact to groundwater is considered to be less than significant.

5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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proposed project would be addressed through implementation of erosion control measures. To minimize the amount of sedimentation from the bike pump tracks, runoff leaving this area would be treated by multiple sediment traps prior to entering the stormwater management area. According to the Preliminary Drainage Report for the project (Attachment 6), the sediment traps have nearly double the capacity required by Santa Cruz County's standards for construction site management.

To protect against contamination of Zayante Creek, the originally-proposed paintball field has been eliminated from the proposal and the area would be used as a general-purpose sports field. To protect the creek from stormwater runoff from the field, a one-foot high earthen berm would be constructed along the downstream edge of the field, which would contain runoff and help to percolate the 2-year 120-minute storm back into the groundwater.

Riprap pads are proposed at each outfall along the ephemeral drainage at the southwest portion of the property, which would help disperse the energy of stormwater runoff and reduce the potential for erosion and sedimentation to significantly impact water quality.

6. Degrade septic system functioning?

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?

Discussion: As stated in B-5, the project would implement Low Impact Development (LID) standards by minimizing the use of impervious surfaces. Pervious paver patios, decomposed granite walkways, pervious concrete access roads and gravel parking lots have been incorporated into the project design, with onsite impervious areas limited to the construction of the six structures. The majority of stormwater runoff would overland flow in grass lined swales to the southwest or into the six percolation pits to retain water and promote infiltration. Rock check dams are proposed in several locations along the surface swales to slow flow, settle suspended solids and allow for further infiltration.

The flow bike trails may increase runoff as they are converting native grass areas into compacted trails void of vegetation. Runoff from the bike trails would be captured in swales running along the trails. The swales terminate into riprap pads or flow into culverts with riprap pads at the outlets to help disperse energy and spread out flows. According to the Preliminary Drainage Report prepared for the project (Attachment 6)

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the majority of the runoff from the bike trails discharges to infiltration trenches that also serve as level spreaders. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan. Implementation of the plan and use of Best Management Practices associated with LID, would ensure that negative impacts due to alteration of existing drainage patterns or stormwater runoff would be less than significant.

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?

Discussion: Drainage Calculations prepared by RI Engineering, Inc. dated August 22, 2013, have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the post development runoff rate will not exceed the pre-development rate. The runoff rate from the property would be controlled by a combination of infiltration trenches, swales and outlet control structures as discussed in B-5 and B-7 above.

Refer to response B-5 for discussion of 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?

Discussion: The project is not located in an area subject to flooding, therefore there is no impact.

10. Otherwise substantially degrade water quality?

Discussion: Few pollutants would be added to the existing water supply as a result of this project. Department of Public Works Stormwater Management Staff have reviewed and approved preliminary drainage plans, which include various treatment methods prior to discharge off site including bioswales, infiltration trenches, which have been integrated into the project design. The applicant would be required to submit final drainage plans and calculations for review and approval by Department of Public Works Stormwater Management Staff, as well as plans for periodic maintenance and sediment removal prior to obtaining building permits. This condition will ensure that the impacts of runoff on water quality are less than significant. See response B-4 regarding impacts to water supply.

