



## EXECUTIVE SUMMARY

This summary provides a brief description of the proposed project, known areas of concern, project alternatives, and all potentially significant impacts identified during the course of this environmental analysis. This summary is intended as an overview and should be used in conjunction with a thorough reading of the EIR. The text of this report, including figures, tables and appendices, serves as the basis for this summary.

### Summary of Proposed Project

The County of Santa Cruz and the City of Watsonville prepared a Specific Plan and Planned Unit Development (PUD) (hereinafter “proposed project”) for the Atkinson Lane future growth area (hereinafter “planning area”). The proposed Specific Plan and PUD designates approximately 34.7 net-acres for residential uses for the construction of approximately 450 units, including 10.5 net-acres for “Residential-High Density;” 14.2 net-acres for “Residential-Medium Density;” 10 net-acres for “Residential – Low Density;” and 3.5 acres of parks/recreational uses. The proposed project would also include 3.1 acres of a designated riparian area with a 1.6 acre riparian buffer adjacent to Corralitos Creek which would be designated “Environmental Management;” preservation of a 3.9 acre existing wetland and incorporation of a 2.7 acre wetland buffer, which would be designated as “Urban Open Space;” a 2.2 acre PG&E substation, which would remain as a public facility; and 14.1 acres for a 200-foot agricultural buffer, which would be located on the eastern boundary of the planning area adjacent to the existing agricultural fields. The proposed project also includes an interim agricultural buffer within Phase 1 (County site) that would be terminated once the City site is rezoned. Project details are described throughout the remainder of this section, consistent with CEQA Guidelines Section 15124.

The Specific Plan is required for implementation of the project by the City of Watsonville upon annexation of the planning area to the City of Watsonville. The proposed Specific Plan would also serve as a PUD for implementation by the County of Santa Cruz for the rezoning of a 16-acre portion of the planning area (County site). The PUD fulfills the requirements of the Santa Cruz County Code Sections 13.10.477 Regional Housing Need Combining District and 18.10.180 Planned Unit Developments, which would fulfill the County’s obligation to its Housing Element Certification Condition.

Upon adoption of the PUD by the County of Santa Cruz, the County site would be rezoned to “Regional Housing Needs Combining District.” As defined by Measure U, the City may consider adoption of the Specific Plan and/or certification of the EIR as a responsible agency following certification of the EIR by the County of Santa Cruz. Upon adoption of the Specific Plan, the proposed project would require an annexation and Sphere of Influence (SOI) amendment request for those portions of the planning area located outside of the City limits and the SOI. The annexation and SOI amendment would require approval by the Santa Cruz County Local Agency Formation Commission (LAFCO). Once the Final EIR is certified by the County of Santa Cruz, the City of Watsonville, as a responsible agency under CEQA, would consider approval of the Specific Plan and/or certification of the EIR. Following approval of the Specific Plan and certification of the EIR, a petition may be filed to LAFCO for the annexation and Sphere of Influence boundary adjustment. However, no tentative map shall be approved until after January 1, 2010.



## Summary of Alternatives

CEQA Guidelines require that an EIR describe and evaluate alternatives to the project that could eliminate significant adverse project impacts or reduce them to a less-than-significant level. The following alternatives are evaluated in this EIR in the Chapter 4 - CEQA Considerations.

- Alternative #1 - No Project Alternative
- Alternative #2 – Proposed Project Without the Wagner Avenue Extension
- Alternative #3 – Reduced Density (Six to Nine Units Per Acre)
- Alternative #4 – Alternative Project Design

## Summary of Environmental Impacts

All impacts identified in the subsequent environmental analysis are summarized in this section. The summary includes all impacts analyzed in this EIR. This summary groups impacts of similar ranking together, beginning with significant unavoidable impacts, followed by significant impacts that can be mitigated, followed by impacts not found to be significant.



Table S-1: Executive Summary of Project Impacts

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<b>Aesthetics and Visual Character</b>			
<b>Impact 3.1-1:</b> The proposed project would alter the aesthetic character of the planning area, however the planning area is not visible from a designated scenic road or scenic vista.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.1-2:</b> The proposed project would alter the existing aesthetic character of the planning area through the conversion of agricultural land and rural residential uses to development of the planning area into primarily high and medium density residential uses.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.1-3:</b> The proposed project would introduce additional daytime glare and the amount of nighttime lighting.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Agricultural Resources</b>			
<b>Impact 3.2-1:</b> Future development within Phase 2 (City site) of the planning area would result in the conversion of approximately 42.4 acres of Prime Farmland and 1.4 acres of Farmland of Statewide Importance as designated on the <i>California Department of</i>	Significant Impact	The County of Santa Cruz and the City of Watsonville contain no policies or implementation programs, which require mitigation or offsets for the conversion Important Farmland. Therefore, there are no feasible mitigation measures available to reduce the impact of agricultural land conversion to a less than significant level. However, if an agricultural compensation program is developed, future development within the	Significant and Unavoidable Impact (City)



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<p><i>Conservation Santa Cruz County Important Farmlands Map</i> to urban uses. In addition, construction of the off-site improvements to Wagner Avenue would result in the conversion of an additional 0.8 acres of Important Farmland under the 36 foot right of way and 1.51 acres for the 52-foot right of way for a total maximum conversion of 45.31 acres of Important Farmland.</p>		<p>project site would be required to participate in order to address the conversion of prime farmland.</p>	
<p><b>Impact 3.2-2:</b> The proposed project would place urban land uses adjacent to agricultural uses, which may impair agricultural production and result in land use compatibility conflicts.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.2-2a:</b> Consistent with Policy 5.13.23 (Agricultural Buffers Required) in the <i>Santa Cruz County General Plan</i> project applicants shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (County site) subject to review and approval by the County of Santa Cruz Planning Department. Final site plans shall include an interim 200-foot agricultural buffer within Phase 2 (County site) consistent with the conceptual land use plan for the proposed Specific Plan and PUD. The buffer distance shall be measured from the edge of the parcel to the nearest residential property line. Other than fencing, regional drainage facilities, and underground utilities, only landscape and related non-accessible open space components are allowed within the first 150 feet of the buffer. Within the remaining 50 feet of buffer, adjacent to the proposed development area, uses such as public streets and roads, regional and local storm-drainage improvements, and other</p>	<p>Less than Significant</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>underground utilities; and pedestrian and bicycle trails are allowed. Upon annexation and rezoning of Phase 2 by the City, the interim 200-foot agricultural buffer within Phase 2 (County site) shall terminate.</p> <p><b>MM 3.2-2b:</b> Consistent with the <i>City of Watsonville Agricultural Buffer Policy</i>, project applicants shall demonstrate adequate land use separation in conjunction with Final Map consistent with the proposed Specific Plan and PUD for Phase 2 (City site) subject to review and approval by the City of Watsonville Community Development Department. Final site plans shall include a 200-foot minimum land use buffer along the eastern boundary of the planning area within Phase 2 (City site) of the proposed project consistent with the conceptual land use plan. The buffer distance shall be measured from the edge of the parcel to the nearest residential property line. Other than fencing, regional drainage facilities, and underground utilities, only landscape and related non-accessible open space components are allowed within the first 150 feet of the buffer. Within the remaining 50 feet of buffer, adjacent to the proposed development area, uses such as public streets and roads, regional and local storm-drainage improvements, and other underground utilities; and pedestrian and bicycle trails are allowed.</p> <p><b>MM 3.2-2c:</b> Consistent with Policy 5.13.31 (Agricultural Notification Recordation for Land Divisions) in the <i>Santa Cruz County General Plan</i>, project applicants within the planning area shall file a Right-to-Farm Notification Statement to run with the</p>	



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		Title as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The statement shall inform any future property owners of the continuation of agricultural activities, including agricultural processing, in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future residents.	
<b>Air Quality</b>			
<p><b>Impact 3.3-1:</b> The proposed project would result in short-term air quality impacts associated with construction activities, including grading, operation of construction equipment, and demolition of existing structures within the planning area.</p>	Potentially Significant Impact	<p><b>MM 3.3-1a:</b> Project applicants limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g. finish grading) during all phases of construction activities within the planning area in accordance with the <i>Monterey Bay Unified Air Pollution Control District CEQA Guidelines</i>. If the proposed project requires that grading and excavation exceed those acreages, project applicants shall implement the following fugitive dust measures during grading and excavation and incorporate these measures on all grading plans for future development within the planning area subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily;</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;</li> </ul>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;</li> <li>• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;</li> <li>• Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);</li> <li>• Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.);</li> <li>• Limit traffic speeds on unpaved roads to 15 mph;</li> <li>• Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways;</li> <li>• Replant vegetation in disturbed areas as quickly as possible;</li> <li>• Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;</li> <li>• Limit the area subject to excavation, grading and other construction activity at any one time;</li> <li>• Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall</li> </ul>	



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		<p>respond to complaints and take corrective action within 48 hours); and</p> <ul style="list-style-type: none"> <li>• Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance).</li> </ul>	
<p><b>Impact 3.3-2:</b> The proposed project may result in the demolition of four residential homes and associated structures within the planning area, which may contain asbestos and/or lead.</p>	<p>Potentially Significant Impact</p>	<p>Mitigation measures <b>MM 3.7-3a</b> and <b>MM 3.7-3b</b> in <b>Section 3.7, Hazards and Hazardous Materials</b> would require that each structure inspected by a qualified environmental specialist for the presence of asbestos containing materials (ACMs) and lead based paints (LBPs). If ACMs and LBPs are found during the investigations, City/County shall develop a remediation program to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations, subject to approval by the MBUAPCD, City of Watsonville, and the Santa Cruz County Environmental Health Department, as applicable.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.3-3:</b> The proposed project would result in long-term stationary and vehicular emissions, which would exceed the MBUAPCD thresholds.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.3-3:</b> Fireplaces proposed for future residential development within the planning area shall be gas-fired and meet U.S. Environmental Protection Agency (EPA) certification requirements. The use of wood-burning fireplaces shall be prohibited. This measure shall be demonstrated on all proposed tentative maps and improvement plans prior to approval of building permits within the planning area. In addition, project applicants within the planning area shall consider implementation of MBUAPCD-recommended mitigation. The City of Watsonville Community Development Department and the County of Santa</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>Cruz Planning Department shall review proposed tentative maps and improvement plans to identify emission reduction measures that are incorporated into the plans and staff may recommend additional measures as practical and feasible including the following:</p> <ul style="list-style-type: none"> <li>• Incorporate energy-efficient appliances into residential uses;</li> <li>• Orient buildings to minimize heating and cooling needs;</li> <li>• Provide shade trees to reduce cooling needs;</li> <li>• Include energy-efficient lighting systems;</li> <li>• Include solar water heaters or centralized water heating systems; and</li> <li>• Increase insulation beyond Title 24 requirements to minimize heating and cooling needs.</li> </ul>	
<p><b>Impact 3.3-4:</b> Carbon monoxide concentrations are low in the project vicinity and the proposed project would result in carbon monoxide concentrations that would be well below the state and federal standards.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.3-5:</b> No major existing stationary or area sources of TACs were identified in the vicinity of the planning area. The proposed project would not result in increased</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
exposure of sensitive land uses in excess of applicable standards.			
<b>Impact 3.3-6:</b> The proposed project may be exposed to an indirect source of odors from adjacent agricultural activities.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Biological Resources</b>			
<b>Impact 3.4-1:</b> A population of federally Threatened and California Endangered Santa Cruz tarplant ( <i>Holocarpha macradenia</i> ) is located entirely within the PG&E parcel in the westernmost portion of the planning area on Assessors Parcel Number 048-211-24. No development is proposed for this portion of the planning area; however the proposed residential development may result in indirect impacts to the population.	Potentially Significant Impact	<b>MM 3.4-1:</b> Subject to review and approval by the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department, project applicants shall ensure that all construction and staging activities occur outside of APN 048-211-24 (PG&E parcel) containing Santa Cruz tarplant during all phases of the proposed project. Prior to construction activities, project applicants shall install temporary construction fencing and informative signs around the perimeter of APN 048-211-24 as construction occurs in the vicinity of this parcel. The location and integrity of the fence shall be verified in the field by County or City prior to grading and periodically checked throughout the construction period. Following construction, project applicants within Phase 1 (County site) and Phase 2 (City site) shall install permanent fencing around of perimeter of APN 048-211-24.	Less than Significant Impact
<b>Impact 3.4-2:</b> The California red-legged frog (CRLF) is federally-listed as 'Threatened' and considered a CDFG 'Species of Special Concern.' Although	Potentially Significant Impact	<b>MM 3.4-2a:</b> At the recommendation of the USFWS, project applicants shall conduct CRLF protocol level surveys within the planning area prior to issuance of the building permit. Surveys shall be conducted in accordance with the USFWS recommendations by an	Less than Significant Impact



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<p>presence is unlikely, potential habitat for CRLF is present within the planning area and the planning area is located within dispersal distance of known CRLF localities. Project activities such as vegetation removal, grading, excavating, and vehicle and equipment travel may result in “take” of CRLF.</p>		<p>approved biologist and shall include a set of eight field surveys that shall be conducted between February and September in order to examine the site during the CRLF breeding, non-breeding, and dispersal seasons. If CRLF are observed in the planning area during protocol surveys, preconstruction surveys, inspections, or subsequent construction activities during all phases of the proposed project, project applicants shall cease all work within the planning area. Capturing, handling, moving, or harassing CRLF is considered a violation of the ESA. If CRLF are observed, the applicant shall initiate consultation with the USFWS and CDFG to determine the appropriate permitting action; a section 7 consultation and development of a Biological Opinion or a section 10a consultation and development of an HCP may be required. Project conditions may be developed in consultation with USFWS and CDFG to avoid “take” of CRLF that may occur within the planning area during construction activities. Project activities shall not resume until final federal approval of the proposed project is received.</p> <p><b>MM 3.4-2b:</b> Project applicants shall have a USFWS-approved biologist conduct CRLF preconstruction surveys a minimum of 48 hours prior to initiation of project activities. Pre-construction surveys shall consist of two days and two nights, spaced a week apart, with notification to the USFWS..</p> <p><b>MM 3.4-2c:</b> Prior to initiating construction activities within Phase 2 (City site), the project applicant(s) shall ensure that the irrigated agricultural basin is dry through the following processes:</p>	



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		<ul style="list-style-type: none"> <li>• Discontinue pumping into the basin and cap the adjacent well to prevent leakage.</li> <li>• Allow remaining water to evaporate naturally; do not de-water the basin.</li> </ul>	
<p><b>Impact 3.4-3:</b> The WPT is a CDFG ‘Species of Special Concern.’ WPT is known to occur within the planning area. Project activities may result in direct impacts to WPT utilizing portions of the planning area that are scheduled for construction. Land use changes to upland areas and potential dispersal habitat may result in indirect impacts to the viability of the local WPT population.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.4-3a:</b> Prior to the construction of the Phase 1 (County site) project, a qualified herpetologist shall conduct three consecutive days of pond turtle trapping within the freshwater marsh to evaluate the existing turtle population and to determine its viability. If it is determined that a viable western pond turtle population is present, a Western Pond Turtle Habitat Enhancement Plan shall be prepared as described in <b>MM 3.4-3b</b>. If it is determined that no pond turtles are present, or that the existing population is no longer viable, all captured western pond turtles shall be permanently relocated under the direction of the qualified herpetologist in consultation with the CDFG.</p> <p><b>MM 3.4-3b:</b> If it is determined that a viable western pond turtle population is present, a Habitat Enhancement Plan shall be prepared for the western pond turtle by a qualified herpetologist, wetland ecologist, hydrologist, and landscape architect. The plan shall provide specific habitat enhancement strategies intended to improve breeding, basking, aestivating, and reduced predation potential. The plan shall also specify the location of the temporary holding area and care requirements for captured pond turtles. The habitat enhancement plan may include the</p>	<p>Less than Significant Impact.</p>



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		<p>following improvements:</p> <ul style="list-style-type: none"> <li>(a) Removal of non-native species;</li> <li>(b) Removal of the earthen berm dividing the freshwater marsh from the seasonal wetland to create additional freshwater marsh habitat;</li> <li>(c) Eradication of bullfrogs from the pond to reduce predation and competition;</li> <li>(d) Placement of logs (living downed willows) and rocks at strategic locations to improve basking opportunities that are protected from predators;</li> <li>(e) Development of a wetland and upland planting plan;</li> <li>(f) Revegetation of the wetland buffer with native riparian and upland species to provide greater opportunity for breeding and aestivation;</li> <li>(g) Development of hydrologic requirements for freshwater marsh and western pond turtle;</li> <li>(h) Development of a monitoring program and;</li> <li>(i) Development of success criteria for habitat enhancement.</li> </ul> <p>The Habitat Enhancement Plan shall be provided to the County of Santa Cruz Planning Department, and the</p>	



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



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		<p><b>MM 3.4-3e:</b> All captured pond turtles shall be tagged and fully documented at the time of capture (e.g., number, sex, age, carapace length, weight, overall condition, etc.). All non-native turtles that are captured shall also be documented and not returned to the wild. Trapping requirements, the holding location and required care during the holding period shall be coordinated with the CDFG and included in the Habitat Enhancement Plan.</p> <p><b>MM 3.4-3f:</b> A “Species Sensitivity Training” program will be established for western pond turtle during all phases of the proposed project. This program will be designed to educate construction personnel about the mitigation measures required for the execution of the project. All construction personnel will attend the sensitivity training that will provide instruction on western pond turtle identification, status and detailed protocol of the actions that should be taken in the event that a western pond turtle is encountered onsite during construction activities.</p> <p><b>MM 3.4-3g:</b> Implementation of the Habitat Enhancement Plan shall occur during the construction of the County Phase 1 portion of the project. During the Construction of the Phase 2 of the County site, exclusion fencing shall be placed around the eastern perimeter of the wetland buffer to preclude turtles from entering the construction area. In addition, brightly colored temporary construction fencing shall also be placed along the eastern perimeter to keep out construction personnel and equipment.</p>	



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		<p><b>MM 3.4-2h:</b> To avoid harming WPT that may have evaded trapping (MM 3.4-3c), project applicants shall implement the following measures during Phase 1 construction. These measures shall also be implemented during Phase 2:</p> <ul style="list-style-type: none"> <li>• Where trenching occurs, provide an escape ramp at each end of the open trench to avoid entrapment. The ramp may be constructed of dirt fill, wood planking, or other suitable material that is placed at an angle of 30 degrees or less. Backfill open segments of trench as soon as possible to avoid entrapment.</li> <li>• At the beginning of each day, check under all parked equipment for WPT before use. If any WTP are observed under equipment or within the work area, do not disturb or handle it. Cease project activities and contact the CDFG and the City or County for further guidance.</li> <li>• During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.</li> <li>• All fueling and maintenance of vehicles and other equipment and staging areas shall not occur within or near wetland and/or riparian habitats or water bodies. A plan to allow a prompt and effective response to accidental spills shall be developed. All workers shall be informed of the importance of preventing spills</li> </ul>	



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		<p>and of the appropriate measures to be taken should a spill occur. The agencies should be contacted regarding spills if the approved biologist anticipates that impacts to WPT may occur as a result of the spill.</p> <ul style="list-style-type: none"> <li>Smoke in areas clear of vegetation and away from hazardous materials. Dispose of cigarette butts in an appropriate area away from the planning area.</li> </ul> <p><b>MM 3.4-3i:</b> Before and during clearing of vegetation, or initial ground disturbing activities, a qualified biologist shall conduct a preconstruction survey for the WPT.</p> <p><b>MM 3.4-3j:</b> Access into the freshwater marsh habitat and associated wetland buffer by humans and/or their pets shall be discouraged. Permanent signage shall be placed at the perimeter of the wetland buffer area clearly stating that people and their pets should not enter the wetland area or associated buffer due to the presence of sensitive habitat.</p> <p><b>MM 3.4-3k:</b> Monitoring of the revegetation areas shall be conducted for a period of three years or until success criteria have been met, vegetation is established, and exotic species are controlled.</p> <p><b>MM 3.4-3l:</b> Upon return to the enhanced freshwater marsh habitat, all relocated pond turtles shall be monitored annually for a period of three years to determine the overall success of the mitigation. Annual monitoring reports shall be prepared and provided to</p>	



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		the County of Santa Cruz Planning Department, the City Watsonville Community Development Department, and the CDFG.	
<p><b>Impact 3.4-4:</b> The planning area provides potential wintering habitat for the ferruginous hawk (a ‘Bird of Conservation Concern’), nesting and wintering habitat for the white tailed kite (a ‘Fully Protected species’), and nesting habitat for the yellow warbler (a CDFG ‘Species of Special Concern’), as well as other common raptor and bird species. The federal Migratory Bird Treaty Act (MBTA) and CDFG Codes prohibit the destruction or possession of individual birds, birds of prey, eggs or active nests without federal and/or state authorization. Project activities may disrupt avian species, including special-status bird species that may utilize habitats within the planning area.</p>	Potentially Significant Impact	<p><b>MM 3.4-4a:</b> Future development within the planning area shall retain mature trees to the extent possible and replace removed trees with in-kind species and vegetation structure within the planning area. Tree replacement shall be indicated on landscape plans subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department.</p> <p><b>MM 3.4-4b:</b> If the project applicant cannot avoid construction activities outside of the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified wildlife biologist shall conduct avian nest surveys prior to construction activities that may disturb nests (e.g. vegetation clearing, tree removal, grading, large equipment operation, or demolition) within the planning area during all phases of the proposed project. These surveys shall include special-status birds, and all birds (and their nests) protected under the MBTA, and shall encompass the planning area and a 200-foot-wide buffer, to examine nearby tree stands and structures. If an active nest is found, it will be necessary to consult with the appropriate resource agencies (CDFG, USFWS) to determine appropriate construction buffers or other avoidance measures. If nesting or wintering special-status birds are not found, no further action would be necessary.</p>	Less than Significant Impact



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		<p><b>MM 3.4-4c:</b> If the project applicant cannot avoid construction activities during the breeding season (February through August) and cannot clear vegetation prior to the breeding season, a qualified biologist shall conduct a specific yellow warbler nest survey in the riparian and scrub habitats of the planning area during all phases of the proposed project during this period. If active nests are found within the planning area, a minimum 250-foot construction buffer shall be established during the peak of the warblers breeding season (April through July), or until the young have fledged. A qualified biologist shall monitor the activity of any warbler nests to determine when construction activities may re-commence within the established buffer area.</p>	
<p><b>Impact 3.4-5:</b> The planning area provides potential habitat for several special-status bat species. If special-status bat species roost within the planning area, construction-related activities could result in the direct loss of active roosts.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.4-5a:</b> Prior to initiation of project activities including, but not limited to, vegetation, snag, and tree removal and demolition of structures on Assessor Parcel Numbers: 019-226-043, 019-226-042, 048-211-25, 048-221-09, and 048-231-17, or loud construction-related noise within the work area, the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants within the planning area implement the following measures:</p> <ul style="list-style-type: none"> <li>• Conduct a pre-construction survey for bats over a minimum of four visits at least 15 days prior to the beginning of tree/vegetation removal, building demolition and other project activities, to determine if the area is being actively utilized by bats for spring/summer maternity</li> </ul>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>colonies (April to September). Surveys shall also include determining if any trees or buildings marked for removal have characteristics that make them suitable bat roosting habitat (e.g., hollows, broken limbs, crevices, etc.). For any trees/snags that could provide roosting space for bats, thoroughly evaluate the trees/snags to determine if a colony is present prior to trimming or cutting. Visual inspection, trapping, and acoustic surveys may be utilized as initial techniques. Special permits from CDFG are required if trapping is conducted. Removal of any native riparian tree shall be preceded by a thorough visual inspection of foliage to reduce the risk of displacing or harming foliage roosting bats. If no roosting bats are observed, no further mitigation would be required.</p> <ul style="list-style-type: none"> <li>• If a tree or structure is determined not to be an active roost site, it may be immediately trimmed or removed. If the tree or structure is not trimmed or removed within four days of the survey, repeat night survey efforts.</li> <li>• Removal of occupied trees/snags or structures shall be mitigated for by the creation of a snag or other artificial roost structure within suitable habitat located in the planning area. With the input from a professional bat specialist and coordination with CDFG, design alternative roost structure(s) that provide suitable habitat for evicted or displaced bats. Depending on the</li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>species, artificial roost structures may not be appropriate. Coordinate with CDFG for acceptable mitigation alternatives.</p> <ul style="list-style-type: none"> <li>• Protect maternity colonies that have pre-volant young (not yet able to fly). If active bat roosts are observed during the maternity roosting season, avoid disturbing the roost until after all juvenile bats are able to fly from the roost. The project biologist must confirm there are no pre-volant young present before a colony is displaced. It is assumed that after September 1 colonies have no pre-volant young.</li> <li>• Coordinate with CDFG and a biologist that is permitted to handle special-status bats to develop appropriate exclusion methods if necessary. Project activities involving potential disturbances to roosting bats shall correspond with the time frame stated in the California Fish and Game Commission regulations. The CFGC stipulates bats may be excluded from occupied roosts in two time periods; between September 1 and October 15 and between February 15 and April 15 (CFGC 2006). If bats are found roosting within these time frames, it may be necessary to passively exclude them from trees or structures scheduled for removal. If necessary, prior to initiating project activities, passive exclusion methods shall be installed for a minimum of two weeks and monitored by a qualified biologist within the appropriate time frames above. At a minimum, monitoring</li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.4-6:</b> The San Francisco dusky-footed woodrat is a CDFG ‘Species of Concern.’ Project activities may result in destruction of potential woodrat habitat and harm to the potential San Francisco dusky-footed woodrat population in the planning area.</p>	<p>Potentially Significant Impact</p>	<p>efforts shall include conducting acoustic and evening emergence surveys.</p> <p><b>MM 3.4-6a:</b> The County of Santa Cruz Planning Department and the City of Watsonville Community Development Department shall require that project applicants have a qualified biologist examine the planning area for San Francisco dusky footed woodrats before and during any initial vegetation, woody debris, and/or tree removal, or other initial ground disturbing activities. If a woodrat nest/house structure is encountered in the area of disturbance, avoid disturbing the structure or evicting the individuals. Project applicants shall coordinate with CDFG to establish protective buffer widths around the structures and install exclusion zones around each structure before initiating tree/vegetation removal and ground disturbing activities. If a woodrat is incidentally encountered in the work area and does not voluntarily move out of the area, a biological monitor, with the appropriate CDFG permits, shall be on call during project activities to relocate the animal out of the construction area to the nearest safe location (as approved and authorized by CDFG). Woodrats shall not be handled without prior agency authorization from CDFG. If project activities cannot avoid any existing, underground, or unidentified woodrat nest structure in the work area, notify and coordinate with CDFG to develop appropriate avoidance and/or alternative habitat creation and recovery strategies.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.4-7:</b> Construction activities may result in increased erosion, runoff, accumulation of water, and introduction of harmful materials to wetland habitats within the planning area.</p>	<p>Potentially Significant Impact</p>	<p>Future development within the planning area would be required to with each jurisdictions erosion control ordinances and comply with the National Pollution Discharge Elimination System (NPDES) permitting requirements for construction of site stormwater discharges in accordance with mitigation measure <b>MM 3.8-2</b> in <b>Section 3.8: Hydrology and Water Quality</b>.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.4-8:</b> Phase 2 (City site) of the proposed project would remove the irrigated agricultural basin and associated freshwater marsh and coast live oak riparian tree canopy in the northwest corner of the planning area near the terminus of Atkinson Lane. These habitat types are considered ‘sensitive’ and provide nesting and foraging habitat for avian species.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.4-8a:</b> Project applicants within Phase 2 (City site) shall provide replacement wetland acreage that shall be created at a ratio of 2:1 acceptable to the City of Watsonville and the CDFG for removal of the agricultural basin in the northeastern portion of the planning area. Because the agricultural basin is man-made and actively flooded by mechanical pumps, replacement wetlands shall not be required to support “in-kind” freshwater marsh habitat. Created wetland habitat will be designed by a certified landscape architect and wetland specialist to function as wetlands, support wetland vegetation during the rainy season, and will be planted with native wetland vegetation typical of the Central California coast region at the existing stormwater detention basin in the southern portion of the planning area.</p> <p>Long-term monitoring of mitigation wetlands and existing wetlands within the planning area shall be conducted. Monitoring will be performed annually by a qualified botanist/wetland specialist to determine whether mitigation wetlands meet or exceed pre-established performance criteria. Recommendations for enhancement and continued long-term success of</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>created wetlands will be included in annual monitoring reports submitted to the City of Watsonville, CDFG, and/or other regulatory agencies.</p> <p><b>MM 3.4-8b:</b> For all oaks greater than 6 inches DBH or greater than 8 feet tall that are removed, project applicants within Phase 2 (City site) shall plant replacement oaks along the margins of the riparian buffer and ephemeral drainage in the western half of the planning area and within the designated agricultural buffer and along Corralitos Creek at a 3:1 ratio subject to review and approval by the City of Watsonville Community Development Department. A qualified biologist or restoration ecologist and landscape architect shall develop a planting plan that includes success criteria and conduct and/or oversee restoration and monitoring activities. The plan shall include, but shall be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• Planting shall occur following completion of grading and construction activities. Replacement oaks will provide riparian habitat similar to impacted habitat around the irrigated agricultural basin.</li> <li>• Enhance replacement oak habitat and existing habitat adjacent to the freshwater marsh/seasonal wetland and ephemeral drainage with local native species that have the same or similar vegetation structure as impacted habitat around the irrigated agricultural basin to provide replacement avian foraging and nesting habitat. If a Habitat Enhancement Plan is required by mitigation</li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		measure MM 3.4-3b, vegetation replacement shall be consistent with the Habitat Enhancement Plan.	
<b>Cultural Resources</b>			
<p><b>Impact 3.5-1:</b> The planning area does not contain any recorded or anticipated resources of archeological, cultural, or pre-historic significance. However, site preparation and grading could disrupt undiscovered archeological and cultural resources of importance under CEQA and/or eligible for listing on the California Register.</p>	Potentially Significant Impact	<p><b>MM 3.5-1a:</b> Project applicants within County Phases 1 and Phase 2 of the proposed project shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains <u>or</u> the Santa Cruz County Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.</p> <p><b>MM 3.5-1b:</b> Project applicants within City Phase 1 and Phase 2 of the proposed project shall ensure that if any previously undisturbed cultural, historic, or archaeological resources are uncovered in the course of site preparation, clearing or grading activities that the City of Watsonville Community Development Director is notified and operations within 200 feet of the discovery are halted until such time as a qualified professional archaeologist can be consulted to evaluate</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>the find and recommend appropriate action. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented subject to review and approval by the City of Watsonville Community Development Department.</p> <p><b>MM 3.5-1c:</b> If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> <li>• The Santa Cruz County Sherriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and</li> <li>• If the remains are of Native American origin,               <ul style="list-style-type: none"> <li>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98,</li> </ul> </li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>or</p> <ul style="list-style-type: none"> <li>○ The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</li> </ul>	
<p><b>Impact 3.5-2:</b> Implementation of the proposed project would result in the demolition of approximately four residential homes which were constructed more than 50 years ago. None of the buildings/structures within the planning area appear to meet the eligibility criteria for inclusion in the California Register of Historic Resources (CRHR) of for consideration as unique historic resources.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>
<p><b>Geology and Soils</b></p>			
<p><b>Impact 3.6-1:</b> The planning area would experience strong ground shaking during a major earthquake on any of the nearby faults, resulting in the exposure of people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.6-1:</b> Future development within the planning area shall be designed in accordance with the requirements of the current edition of the CBC. Project applicants within the planning area shall consult with a qualified engineer to prepare a design level geotechnical report in accordance with the CBC and the recommendations contained with the <i>Feasibility Level Geotechnical Investigation and Engineering Geology Report</i>, prepared by Pacific Crest Engineering in March 2009. Recommendations included in the <i>Feasibility Geotechnical Investigation and Engineering</i></p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p><i>Geology Report</i> include: site grading, cut and fill slopes, erosion control, utility trenches, surface drainage, pavement design, and soil corrosivity. Prior to final inspection, project applicants shall provide certification from a qualified professional that all development has been constructed in accordance with all geologic and geotechnical reports.</p>	
<p><b>Impact 3.6-2:</b> The potential for liquefaction to occur along the southern embankment of Corralitos Creek, the central area, and near pond in the western portion of the site is high and consequently the potential for lateral spreading is high, which could result in potential structural damage and associated human safety hazards.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.6-2.</b> Project applicants shall consult with a qualified engineer to perform a quantitative evaluation of liquefaction and liquefaction-induced lateral spreading in conjunction with a design level geotechnical report for future development within the planning area. The evaluation shall be in accordance with the recommendations contained with the Feasibility Level Geotechnical Investigation and Engineering Geology Report prepared by Pacific Crest Engineering in March 2009. The design level geotechnical report shall also specify foundations and structural elements that are designed to resist forces and potential ground settlement generated by liquefaction and lateral spreading and shall incorporate the following into the final site plans, unless the additional analysis indicates it is not necessary:</p> <ul style="list-style-type: none"> <li>• Development shall be set-back a minimum of 150 feet from the southern “top of bank” for Corralitos Creek and 50 feet from the delineated wetland boundary (Appendix D) for the pond located in the western portion of the planning area. The 50 foot set back should apply to the 100-year flood plain elevation or ordinary high water mark of the pond, and</li> </ul>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>Development shall be constructed upon a structural mat foundation system; likely consisting of a 12-inch thick concrete slab, with one or two layers of reinforcing steel placed within the mat.</li> </ul>	
<p><b>Impact 3.6-3:</b> The potential for seismically induced landsliding is considered low. However, slope failures are possible along the steep embankments of Corralitos Creek during strong seismic shaking, which could present a risk.</p>	Potentially Significant Impact	Implementation of mitigation measures <b>MM 3.6-1</b> and <b>MM 3.6-2</b> , which would require that development is set-back a minimum of 150 feet from the southern “top of bank” for Corralitos Creek.	Less than Significant Impact
<p><b>Impact 3.6-4:</b> The proposed project is partially located on soils with slight to moderate erosion hazard and would result in substantial soil erosion or the loss of topsoil in these areas if disturbed during short-term construction activities.</p>	Potentially Significant Impact	Compliance with the respective erosion control ordinances and acquisition of the NPDES General Permit for construction activities as required by <b>MM 3.8-2</b> in <b>Section 3.8: Hydrology and Water Quality</b> .	Less than Significant Impact
<p><b>Impact 3.6-5:</b> The proposed project includes approximately 22 acres of expansive soils of low strength, which could create substantial risk to life or property on these portions of the planning area.</p>	Potentially Significant Impact	Implementation of mitigation measure <b>MM 3.6-1</b> , which would require that future development be designed in accordance with the recommendations contained within a design-level geotechnical report.	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<b>Hazards and Hazardous Materials</b>			
<b>Impact 3.7-1:</b> Development of the proposed project would involve the short-term use and disposal of hazardous materials.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.7-2:</b> Development of the proposed project would involve the use of hazardous materials including cleaning solvents, fertilizers, pesticides and other hazardous materials typical of residential, park, and open space uses.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.7-3:</b> The proposed project may result in the demolition of four residential homes and associated structures at the project site, which may contain asbestos and/or lead.	Potentially Significant Impact	<b>MM 3.7-3a:</b> Pursuant to Cal OSHA regulations, project applicants shall have each structure within the planning area within Assessor Parcel Numbers: 019-226-043, 019-226-044, 048-211-25, and 048-231-18 inspected by a qualified environmental specialist for the presence of ACMs and LBPs prior to obtaining a demolition permit from the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department. If ACMs and LBPs are found during the investigations, project applicants within the planning area shall develop a remediation program to ensure that these materials are removed and disposed of by a licensed contractor in accordance with all federal, state and local laws and regulations, subject to approval by the MBUAPCD, City of Watsonville, and the Santa Cruz County Environmental Health Department, as applicable. Any hazardous materials that are removed from the	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>structures shall be disposed of at an approved landfill facility in accordance with federal, state and local laws and regulations.</p> <p><b>MM 3.7-3b:</b> Project applicants within the planning area shall have the interior of all on-site structures within Assessor Parcel Numbers: 019-226-043, 019-226-044, 048-211-25, and 048-231-18 visually inspected by a qualified environmental specialist to determine the presence of hazardous materials prior to obtaining a demolition permit from the County of Santa Cruz Planning Department and the City of Watsonville Community Development Department. Should any hazardous materials be encountered within any of the structures, the material shall be tested and properly disposed of in accordance with federal, state, and local regulatory requirements. Any stained soils or surfaces underneath the removed materials shall be sampled. Subsequent testing shall indicate the appropriate level of remediation necessary and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p>	
<p><b>Impact 3.7-4:</b> There is the potential presence of hazardous materials located within the boundaries of the planning area based on the site inspection which determined that there are above-ground storage tanks (ASTs) and a debris pile on APN 048-231-18, as well as evidence of a burn pit on Assessors</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.7-4a.</b> The City of Watsonville Community Development Department shall ensure that project applicants remove the miscellaneous debris (i.e., stockpiled metal piping and 55-gallon drums, etc.) on APN 048-231-18 and APN 048-251-09 within Phase 2 (City site) of the planning area prior to construction activities at the project site. Once removed, a visual inspection of the areas beneath the miscellaneous debris shall be performed. If any stained soils are</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>Parcel Number 048-251-09 within Phase 2 (City site) of the proposed project.</p>		<p>observed beneath the debris piles, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p> <p><b>MM 3.7-4b:</b> The City of Watsonville Community Development Department shall ensure that project applicants remove and properly dispose of the aboveground storage tanks on APN 048-231-18 within Phase 2 (City site) of the proposed project at an approved landfill facility prior to construction activities within the planning area. Once the ASTs are removed, a visual inspection of the areas beneath and around the removed ASTs shall be performed. If any stained soils are observed beneath the ASTs, the soil shall be sampled. In the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p> <p><b>MM 3.7-4c:</b> The City of Watsonville Community Development Department shall ensure that project applicants sample and excavate stained soils located within agricultural equipment storage areas on and within on-site storage structures (located on bare soil) on APN 048-231-18 within Phase 2 (City site) of the proposed project to determine the extent of contamination prior to construction activities. If during</p>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		soil removal, evidence of petroleum products appears to continue below the ground surface, sampling would be performed to characterize the extent of contamination and identify appropriate remedial measures in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	
<p><b>Impact 3.7-5:</b> Overhead powerlines with transformers traversing the planning area in a north/south direction are located within the planning area.</p>	Potentially Significant Impact	<p><b>MM 3.7-5:</b> Prior to relocation of the transformers located within the planning area, the project applicants shall work with PG&amp;E to identify the proper handling procedures regarding PCBs and relocate the power lines and transformers prior to development within the planning area in coordination with the City of Watsonville Community Development Department and the County of Santa Cruz Planning Department. The costs for relocation of the overhead power line shall be shared by project applicants within all phases of the proposed project.</p>	Less than Significant Impact
<p><b>Impact 3.7-6:</b> Implementation of the proposed project may expose people or property to hazardous materials associated with the abandonment of septic systems within the planning area.</p>	Potentially Significant Impact	<p><b>MM 3.7-6:</b> Subject to review by the County of Santa Cruz Environmental Health Department, the project applicant shall map the specific location of all septic tanks located on APN 048-211-25 on a survey within Phase 1 (County site). Once located, the septic tanks shall be removed and properly disposed of at an approved landfill facility. Once the tanks are removed, a visual inspection of the areas beneath and around the removed tanks shall be performed. Any stained soils observed underneath the septic tanks shall be sampled. Results of the sampling (if necessary) shall indicate the level or remediation efforts that may be required. In</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		the event that subsequent testing indicates the presence of any hazardous materials beyond acceptable thresholds, a work plan shall be prepared subject to review and approval by the County of Santa Cruz Environmental Health Department in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.	
<p><b>Impact 3.7-7:</b> Implementation of the proposed project may expose people or property to hazardous materials associated with groundwater contamination due to abandonment of agricultural water wells within the planning area.</p>	Potentially Significant Impact	<p><b>MM 3.7-7:</b> The City of Watsonville Community Development Department and the County of Santa Cruz Planning Department shall ensure that project applicants properly close and abandon all groundwater wells within both phases of the proposed project pursuant to applicable federal, state, and local regulations prior to grading activities. Soils located within the vicinity of the water wells shall be inspected. If any stained soils are observed surrounding the water wells shall be sampled and in the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p>	Less than Significant Impact
<p><b>Impact 3.7-8:</b> An off-site property located at 1488 Freedom Boulevard approximately 0.16 miles from the planning area released petroleum hydrocarbons into the soil and groundwater. Should the</p>	Potentially Significant Impact	<p><b>MM 3.7-8a:</b> The project applicants shall hire a qualified hazardous materials consultant with Phase I and/or Phase II experience to review files for the off-site property located at 1488 Freedom Boulevard prior to construction activities during all phases of the proposed project. Should files indicate that the</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>contamination migrate towards the planning area it may contaminate the groundwater.</p>		<p>property located at 1488 Freedom Boulevard may have impacted the planning area, Phase II testing shall occur to confirm or deny the presence of contaminated groundwater prior to construction activities. If unanticipated contaminated groundwater is found during construction activities, the project applicants shall ensure that proper safety/handling procedures are followed involving contaminated groundwater within the planning area during all phases of the proposed project subject to review and approval by the City of Watsonville and County of Santa Cruz.</p> <p><b>MM 3.7-8b:</b> If unknown wastes of suspect materials are discovered during construction activities associated with each phase of the proposed project, the project applicants shall immediately stop work in the vicinity of the suspected contaminant; remove workers and the public from the area; notify the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department; secure the area as directed by the Project Engineer; and notify the Hazardous Waste/Materials Coordinator. In the event that testing indicates the presence of hazardous materials beyond acceptable thresholds, a work plan shall be prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations prior to issuance of a grading permit.</p>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.7-9:</b> The planning area has historically been used for agricultural purposes for several decades and may contain pesticide residues on the soil. Pesticide residues within the planning area may pose a significant long-term chronic health threat to human health and the environment for proposed residential uses within the planning area.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.7-9:</b> Prior to issuance of a grading permit for future development within the planning area on APNs 019-226-43, 019-226-44, 019-236-01, 048-231-01, 048-221-09, 048-231-17, 048-231-18, and 048-251-09 during Phase 1 and Phase 2 of the proposed project, the project applicants shall retain a qualified hazardous materials professional to conduct a Phase II Soil Investigation in order to adequately test the surface soil and subsurface soil for pesticide residues in accordance with the Department of Toxic Substances and Control (DTSC) and CalEPA Guidance Manual Interim Guidance for Sampling Agricultural Fields for School Sites, Second Revision (DTSC and CalEPA 2004) to provide a uniform approach for evaluating former agricultural properties where pesticides have been applied. The soil sampling and testing program shall be subject to review and approval by the City of Watsonville and County of Santa Cruz. Soil sampling and testing shall include, but not be limited to the following in accordance with the DTSC and CalEPA guidance documents: sampling the freshwater marsh in the western portion of the planning area adjacent to the former agricultural areas of the planning area; sampling each area of a parcel which historically produced different agricultural crops; sampling of one surface soil sample from zero to six inches and one sub-surface sample from two to three feet with the minimum number of samples based on the size of the parcel; and analytical testing for these samples for pesticide residues, including but not limited to include DDT and it's derivatives DDD and DDE, toxaphene, dieldrin,</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>and aldrin.</p> <p>In the event that subsequent testing indicates the presence of pesticide residues beyond acceptable thresholds, the potential health risks shall be evaluated and a work plan prepared in order to remediate the soil in accordance with all applicable federal, state, and local regulations. All subsequent testing and remediation activities are subject to review and approval by the County of Santa Cruz Environmental Health Department and the City of Watsonville prior to issuance of a grading permit.</p>	
<p><b>Impact 3.7-10:</b> The planning area is located in the airport approach zone for the Watsonville Municipal Airport. In addition, Assessors Parcel Number 019-226-43 and 019-226-44 and portions of Assessors Parcel Number 048-211-25 and 019-236-01 are located within the Zone 6 (Traffic Pattern Zone) Safety Compatibility Zones for the Watsonville Municipal Airport.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.7-10:</b> Project applicants within all phases of the planning area shall file an overflight easement with the City of Watsonville to run with the title of the property as disclosure and notice in deeds at the time of transfer or sale of all properties within the planning area. The disclosure shall inform future property owners that their property is located in an airport approach zone and that the City of Watsonville has the right to regulate or prohibit light emissions, either direct or indirect which may interfere with pilot vision; regulate or prohibit release into the air any substances that would impair the visibility or otherwise interfere with the operation of aircraft including steam, dust, and smoke; and regulate or prohibit electrical emissions which would interfere with aircraft communication systems or navigational equipment. The easement shall run with the land until such time the Watsonville Municipal Airport is no longer in use.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.7-11:</b> MacQuidy Elementary School and a Head Start Pre-School are located within a quarter mile of the planning area. The proposed Specific Plan and PUD proposes residential and park uses, which would not emit hazardous materials. However, the proposed project may result in the routine transport of a minor amount of hazardous materials during construction.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>
<b>Hydrology and Water Quality</b>			
<p><b>Impact 3.8-1:</b> Development of the proposed project would alter existing drainage patterns, increase impervious surfaces and increase surface water runoff, thus contributing to localized drainage, flooding and erosion problems within and/or in the vicinity of the planning area.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.8-1a:</b> Future development within Phase 1 of the planning area shall identify, with Tentative Map submittals, a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm consistent with the conceptual stormwater plan in the proposed Specific Plan and PUD and the County of Santa Cruz performance standards or equivalent methods. The final drainage control plans shall include: detailed hydrologic modeling, existing facilities, soil and topographic data; erosion control and best management practices; descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction;</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. As part of the final drainage plan, the culvert connecting the freshwater marsh to the temporary detention basin shall be designed to reduce the potential for flooding of existing and future development by passing the 100-year peak spill rate and controlling the surcharge elevation in the freshwater marsh/seasonal wetland. All drainage improvements shall be subject to review and approval by the County of Santa Cruz Public Works Director and shall be consistent with the conceptual drainage plans in the proposed Specific Plan and PUD. Prior to final inspection, the project applicant(s) shall provide the County of Santa Cruz with certification from a registered Civil Engineer or licensed contractor that the stormwater detention facilities have been constructed in accordance with approved plans.</p> <p><b>MM 3.8-1b:</b> Future development within Phase 2 of the planning area shall identify, with Tentative Map submittals, a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 25-year storm consistent with the conceptual stormwater plan in the proposed Specific Plan and PUD and the City of Watsonville Stormwater Management Plan performance standards, or equivalent measures. The final drainage control plans shall include: detailed hydrologic modeling that takes into account the soil and topographic data; erosion control and best management practices;</p>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>descriptions of proposed flood control facilities; Low Impact Development (LID) techniques; compliance with waste discharge requirements; phasing and implementation; identification of the entity that is responsible for facility design and construction; Clean Water Program compliance; and facility maintenance to ensure for long-term vegetation maintenance and access. All drainage improvements shall be subject to review and approval by the City of Watsonville Public Works Director. Prior to final inspection, the project applicant (s) shall provide the City of Watsonville with certification from a registered Civil Engineer or licensed contractor that the stormwater detention facilities have been constructed in accordance with approved plans.</p>	
<p><b>Impact 3.8-2:</b> Soil disturbance associated with site preparation, grading and construction activities resulting from the proposed project may cause soil erosion and sedimentation, and/or the release of other pollutants into adjacent waterways, including Corralitos Creek</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.8-2:</b> In order to comply with the National Pollution Discharge Elimination System (NPDES), requirements for construction of site storm water discharges, project applicants shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) if construction exceeds one acre or more within the planning area. The SWPPP shall specify how the discharger will protect water quality during construction activities subject to review and approval by the County of Santa Cruz Planning Department or the City of Watsonville Community Development Department. These measures shall include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• design and construction of cut and fill slopes in a manner that will minimize erosion;</li> <li>• protection of exposed slope areas;</li> </ul>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<ul style="list-style-type: none"> <li>• control of surface water flows over exposed soils;</li> <li>• use of wetting or sealing agents or sedimentation ponds;</li> <li>• limiting soil excavation in high winds;</li> <li>• construction of beams and runoff diversion ditches; and</li> <li>• use of sediment traps, such as weed-free straw bales and/or straw waddles.</li> </ul> <p>In addition, project applicants shall implement the following measures during construction activities within the planning area:</p> <ul style="list-style-type: none"> <li>• Stabilize and revegetate all areas of disturbed soil with appropriate native species. Monitor revegetation success and take remedial measures as necessary;</li> <li>• When hay or straw is used in erosion control, ensure that it is weed free;</li> <li>• If possible, conduct work during low- or no-flow periods. Consult weather forecasts from the National Weather Service at least 72 hours prior to performing work that may result in sediment runoff; and</li> <li>• Inspect and clean all equipment of soil containing noxious or invasive weeds or fungus before arriving on site. If any imported fill material is necessary to bring to the site, present evidence certifying the material is void of any noxious or invasive species or pollutants.</li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.8-3:</b> The proposed project would generate urban non-point contaminants, which may be carried in stormwater runoff from paved surfaces to downstream water bodies.</p>	<p>Potentially Significant Impact</p>	<p>Implementation of mitigation measures <b>MM 3.8-1a</b> and <b>MM 3.8-1b</b> would require that future development prepare a detailed final drainage plan designed to control the rate and volume of stormwater runoff to pre-development conditions for a variety of storm event recurrences up to the 10-year storm event for Phase 1 (County site) and the 25-year storm event for buildout of the planning area consistent with the conceptual stormwater plan in the proposed Specific Plan.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.8-4:</b> Implementation of the proposed project would increase impervious surfaces and increase surface water runoff, which may contribute to localized flooding in the vicinity of the planning area.</p>	<p>Potentially Significant Impact</p>	<p>As required by mitigation measures <b>MM 3.8-1a</b> and <b>MM 3.8-1b</b>, the proposed project is anticipated to contain stormwater runoff within the planning area, would not increase stormwater runoff over existing conditions and therefore would not result in flooding within the planning area or in the vicinity of the planning area.</p>	<p>Less than Significant Impact</p>
<p><b>Land Use and Planning</b></p>			
<p><b>Impact 3.9-1:</b> Implementation of Phases 1 and 2 of the proposed project would not disrupt or divide an established community.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.9-2:</b> The proposed project is not anticipated to result in a conflict with the County and/or City's existing General Plan land use strategy and specific policies adopted to avoid or mitigate environmental impacts.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.9-3:</b> Development of the proposed project could create land use compatibility conflicts with surrounding uses.</p>	<p>Potentially Significant Impact</p>	<p>Mitigation measures <b>MM 3.2-1</b> and <b>MM 3.2-2</b> in <b>Section 3.2, Agricultural Resources</b> require incorporation of a 200-foot buffer on the eastern portion of the planning area adjacent to existing agricultural uses within Phase 2 (City site) and an interim agricultural buffer within Phase 1 (County site). In addition the mitigation measures ensure that future residents are notified of potential agricultural/urban conflicts.</p>	<p>Less than Significant Impact</p>
<b>Noise</b>			
<p><b>Impact 3.10-1:</b> The proposed project could result in construction-related noise that would exceed applicable noise standards at nearby noise sensitive land uses.</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.10-1:</b> To minimize impacts associated with short-term construction noise, the County of Santa Cruz Planning Department shall ensure that project applicants incorporate the following noise control measures into construction contracts for future development within County Phases 1 and 2 of the proposed project in accordance with Policy 6.9.7 <i>County of Santa Cruz General Plan</i>:</p> <ul style="list-style-type: none"> <li>• Limit construction that involves motorized equipment to Monday through Friday from 7:30 am to 4:30 pm to avoid the times of day and the days of the week when noise effects would cause the greatest annoyance to residents and to those using the area for recreation;</li> <li>• Allow exceptions to the specified construction hours only for construction emergencies and when approved by the County of Santa Cruz Planning Department; and</li> <li>• Post a sign that is clearly visible to adjacent land uses that provides the phone number for</li> </ul>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.</p> <p><b>MM 3.10-1b:</b> To reduce the effects of construction noise, the City of Watsonville Community Development Department shall ensure that the project applicants include the following on all construction contracts for future development within City Phases 1 and 2 of the proposed project:</p> <ul style="list-style-type: none"> <li>• Restrict construction activities within 1,500 feet of noise-sensitive receptors between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No construction shall occur on legal holidays. Equipment maintenance and servicing shall be confined to the same restrictions;</li> <li>• Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible;</li> <li>• During construction, stationary construction equipment shall be placed such that emitted</li> </ul>	



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		<p>noise is directed away from sensitive noise receptors;</p> <ul style="list-style-type: none"> <li>• Operate earthmoving equipment on the construction site, as far away as practical from noise sensitive receptors;</li> <li>• Operate earthmoving equipment on the construction site, as far away from vibration sensitive sites as possible; and</li> <li>• Post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receive a complaint during construction activities, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party.</li> </ul>	
<p><b>Impact 3.10-2:</b> The proposed project would result in the exposure of the planning area and existing uses along study roadway segments to additional transportation noise. The predicted increase in noise levels would range between 0.1 dBA and 7.3 dBA. However, resulting noise levels at sensitive receptors along study roadway segments would be within City and County standards with implementation of the proposed project.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.10-3:</b> The proposed project would result in an increase in on-site noise levels within the planning area. However, adherence to City and County noise standards for residential uses would ensure that potential increases in noise levels from future residential uses would be less than significant.</p>	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<p><b>Impact 3.10-4:</b> The proposed project would not be exposed to excessive noise levels from the Watsonville Municipal Airport.</p>	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Population and Housing</b>			
<p><b>Impact 3.11-1:</b> The proposed project would directly contribute to population growth in unincorporated Santa Cruz County and the City of Watsonville. However, the population growth is included in the regional population forecasts.</p>	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<p><b>Impact 3.11-2:</b> The proposed project would demolish four single-family residences, which would result in displacement of approximately 15 persons. However, the proposed project would include the construction of no more than 450 residential units.</p>	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<b>Public Services, Utilities, and Recreation</b>			
<b>Impact 3.12-1:</b> The proposed project would generate approximately 1,679 people, which would subsequently increase the demand for fire protection services within the planning area. Future development within the planning area would be required to pay applicable fire impact fees at the time of issuance of the building permits.	Potentially Significant Impact	<b>MM 3.12-1:</b> To fund a potential gap in funding for municipal services, the City of Watsonville and the County of Santa Cruz shall work cooperatively to define and implement the appropriate funding mechanism(s) (e.g. a payment-in-lieu of taxes [PILOT] agreement, establishment of a community facilities district [CFD], a Mello Roos, etc.) to ensure that the proposed project pays its fair share to support municipal services.	Less than Significant Impact
<b>Impact 3.12-2:</b> The proposed project would generate approximately 1,679 people, which would increase demand for law enforcement services. Future development within the planning area would be required to pay applicable police impact fees at the time of issuance of the building permits.	Potentially Significant Impact	Implementation of mitigation measure <b>MM 3.12-1</b> would ensure that funding of additional law enforcement services would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its “fair share” of funding in order to provide three additional sworn officers and one civilian staff member at the City of Watsonville Police Department in order to serve the planning area under project buildout.	Less than Significant Impact
<b>Impact 3.12-3:</b> The proposed project would generate approximately 1,679 people, 873 of which would be school-aged children, increasing the demand on school services within the Pajaro Valley Unified School District (PVUSD). While there is sufficient	Less than Significant Impact	Future development within the planning area would be required by law to pay development impact fees at the time of the building permit issuance. The PVUSD currently charges development fees in the amount of \$4.43 per square foot of residential development. These fees are used by the PVUSD to mitigate impacts associated with long-term operation and maintenance of school facilities. The project applicant’s fees would	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>existing capacity to meet the needs of middle and high school children, the elementary schools are currently over capacity. However, future development within the planning area would be required to pay development fees to the PVUSD. The project applicant's fees would be determined at the time of the building permit issuance and would reflect the most current fee amount requested by the PVUSD.</p>		<p>be determined at the time of the building permit issuance and would reflect the most current fee amount requested by the PVUSD.</p>	
<p><b>Impact 3.12-4:</b> The proposed project would increase a demand for parks in the area that is currently considered underserved. However, the proposed project would provide an additional 3.5 acre park adjacent to Crestview Park, and payment of applicable fees for parks and recreational uses.</p>	<p>Potentially Significant Impact</p>	<p>Implementation of mitigation measure <b>MM 3.12-1</b> would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its "fair share" of funding in order to meet acceptable thresholds, including the projects "fair share" of funding parks and recreation facilities with buildout of the proposed project.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.12-5:</b> The proposed project would generate approximately 1,679 people, which would increase demand for library services. The proposed project would result in an increase in expenditures as a result of increased service level demands.</p>	<p>Potentially Significant Impact</p>	<p>Implementation of mitigation measure <b>MM 3.12-1</b> would be handled through a funding mechanism between the City and the County to ensure that the proposed project pays its "fair share" of funding for library facilities with buildout of the proposed project</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.12-6:</b> The proposed project would generate approximately 180,000 gallons a day of wastewater, increasing the demand on the Watsonville Wastewater Treatment Plant (WTP). However, the existing service provider has an adequate capacity to meet this demand.</p>	<p>Less than Significant Impact</p>	<p>Future development within the planning area would be required to pay the sanitary sewer connection fee per unit to the City of Watsonville in order for the City to serve the proposed project.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.12-7:</b> Implementation of the proposed project would result in construction of on-site infrastructure and potable water demand of approximately 107.22 acre feet of water per year. Implementation of the proposed project would convert land currently in agricultural production, rural residential uses, and fallow agricultural land to primarily residential uses. The proposed conversion would result in an overall reduction of water use within the planning area by approximately 57.88 AFY in comparison to the historical water use within the planning area. However Phase 1 (County site) would not convert existing agricultural fields to urban use and therefore would result in a short-term increase in water use over</p>	<p>Less than Significant Impact</p>	<p>The proposed project would result in a reduction in the overall amount of water use within the planning area over existing conditions and therefore would not substantially deplete groundwater supplies or interfere with groundwater recharge to the extent that it would result in lowering of the groundwater table. In addition, future development on Phase 1 (County site) and the remainder of the planning area would be required to pay the City's groundwater impact fee, which is currently set at \$347.56 per bedroom and is used to retrofit water fixtures (e.g. toilets, showerheads, etc.) within the City. The water retrofit program, which is funded by the groundwater impact fees results in a savings of 748 gallons of water per month, would offset approximately 70 to 100 percent of the water consumption of new homes within the planning area.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p>existing conditions prior to buildout of the planning area. Future development on Phase 1 (County site) and the remainder of the planning area would be required to pay the City's water connection fee, which is used in part to retrofit water fixtures (e.g. toilets, showerheads, etc.) within the City and would reduce the impact of future development on the groundwater basin, which would ensure that the proposed project would have a less than significant impact on water supply and the groundwater basin.</p>			
<p><b>Impact 3.12-8:</b> Implementation of the proposed project would result in construction of on-site water infrastructure in order to serve the proposed project.</p>	Potentially Significant Impact	<p>Future development within the planning area would be required to pay applicable development impact fees at the time of issuance of the building permits. The County and the City will enter into an agreement to fund infrastructure costs for the proposed project not covered by City or County impact fees and taxes. Funding of additional services would be handled through levies on future development in order to meet acceptable thresholds as required by mitigation measure <b>MM 3.12-1</b>.</p>	Less than Significant Impact
<p><b>Impact 3.12-9:</b> The proposed project would require expansion of stormwater facilities on-site, the construction of which could cause significant environmental effects.</p>	Potentially Significant Impact	<p>Implementation of mitigation measure <b>MM 3.12-1</b> would ensure that funding of additional services would be handled through levies paid by future development in order to meet acceptable thresholds, including the projects "fair share" of funding for stormwater</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
Future development within the planning area would be required to pay applicable impact fees at the time of issuance of the building permits.		infrastructure with buildout of the proposed project.	
<b>Impact 3.12-10:</b> The proposed project would result in an increase in population, which would generate approximately 6,090 pounds per day of solid waste. However, the existing landfill has the capacity to accommodate the proposed project.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.12-11:</b> The proposed project would result in expansion of electricity, gas, telecommunications, and cable services on-site.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Transportation and Circulation</b>			
<b>Impact 3.13-1:</b> The proposed project would result in an increase in traffic at eight study intersections, 18 street segments, and the Highway 1 freeway ramps, and Highway 1 Main Line from south of Riverside Drive to just north of Larkin Valley Road that would continue to operate at acceptable levels of service during the weekday AM and PM peak hours.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.13-2:</b> The proposed project would result in an increase in traffic at the Highway 1 NB Ramp/Highway 129-Riverside Drive; Highway 1 SB Ramp/Highway 129 – Riverside Drive; Green Valley Road/Main Street Intersection; and Green Valley Road/Holohan Road-Airport Boulevard intersections which are operating at an unacceptable level of service at the worst approach. Peak hour signal warrants from the MUTCD are satisfied for all three intersections. However, the addition of project traffic would not substantially worsen the volume to capacity ratio by more than one percent at these intersections which are already operating at unacceptable level of service (LOS E or F) in accordance with the County of Santa Cruz significance criteria.</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.13-3:</b> The Airport Boulevard/Ranport Road intersection would continue to operate at LOS B the during both the AM and PM peak hours. The eastbound approach would continue to be the worst approach and would operate at LOS F during both the</p>	<p>Less than Significant Impact</p>	<p>No significant impact has been identified; therefore no mitigation is proposed.</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
AM and PM peak hours. However, this intersection does not meet MUTCD signal warrants and therefore no improvements are warranted at this intersection.			
<b>Impact 3.13-4:</b> The East Lake Avenue (Highway 152)/Wagner Avenue intersection would continue to operate at LOS A during both the AM and PM peak hours. The worst approach to the intersection would continue to operate at LOS F and D during the AM and PM peak hours, respectively. However, this intersection does not meet MUTCD signal warrants and therefore no improvements are warranted at this intersection.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.13-5:</b> The proposed project would result in an increase in traffic at the East Lake Avenue (Highway 152)/Holohan Road intersection that would increase the volume to capacity ratio by more than one percent at an intersection that is currently operating at an unacceptable level of service (LOS E or F).	Potentially Significant Impact	<b>MM 3.13-5:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards improving the eastbound approach on Holohan Road at the East Lake Avenue (Highway 152)/Holohan Road intersection to include a dedicated eastbound left-turn lane, a shared eastbound left-turn lane, a shared eastbound left-turn/through lane and a dedicated right-turn lane. The estimated cost of this improvement is \$1.5 million dollars. To fund this improvement, project applicants shall pay the Pajaro Valley Planning Area traffic impact fee to the County of Santa Cruz towards	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
		construction of this planned improvement in the County's Capital Improvement Program (CIP).	
<p><b>Impact 3.13-6:</b> The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Harkins Slough Road intersection that would increase the volume to capacity ratio by more than one percent, at an intersection that is currently operating at an unacceptable level of service (LOS E or F).</p>	Potentially Significant Impact	<p><b>MM 3.13-6:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a traffic signal at the Highway 1 NB Ramps/Harkin Slough Road and the Highway 1 SB Ramps/Harkin Slough Road intersections. This signal shall be coordinated/interconnected with the intersection of Harkins Slough Road/Green Valley Road due to the close spacing of these intersections and the potential overflow of queues and the new signal at the southbound ramp terminal. The estimated cost of this improvement is approximately \$520,000 dollars. The proposed project shall pay a fair share contribution of 2.36 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to occupancy of the proposed project. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. The City of Watsonville shall coordinate with Caltrans on improvements to this intersection.</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<p><b>Impact 3.13-7:</b> The proposed project would increase the volume/capacity ratio by more than one percent during both the AM and PM peak hours at the Airport Boulevard/Freedom Boulevard intersection, which is currently operating at unacceptable levels of service (LOS E of F).</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.13-7:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of a second through and right-turn lane on the Airport Boulevard approach from Highway 1 and a second left-turn lane on Freedom Boulevard at the Airport Boulevard/Freedom Boulevard intersection. The receiving leg on Airport Boulevard shall be widened in order to accommodate the additional through-lanes. The estimated cost of these improvements is approximately \$1,047,000 dollars. The project would pay a fair share contribution of 7.57 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement prior to occupancy of the proposed project.</p>	<p>Less than Significant Impact</p>
<p><b>Impact 3.13-8:</b> The proposed project would result in an increase in traffic at the Highway 1 NB Ramps/Larkin Valley Road intersection that would increase the volume to capacity ratio by more than one percent, which is currently operating at an unacceptable level of</p>	<p>Potentially Significant Impact</p>	<p><b>MM 3.13-8:</b> Prior to occupancy of the proposed project, project applicants within the planning area shall pay their proportional fair share towards installation of two roundabouts (one at the northbound hook ramp terminal and one at the Airport Boulevard/Larkin Valley intersection) at the Highway 1 NB Ramps/Larkin Valley Road Intersection. Since the ramp terminal and the intersection of Airport</p>	<p>Less than Significant Impact</p>



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
service.		Boulevard/Larkin Valley Road are closely spaced, improvements shall take both intersection operations into consideration when constructing the proposed improvements. The estimated cost of these improvements is \$1,260,000 dollars. The project would pay a fair share contribution of 8.70 percent of the estimated improvement cost. The fair share contribution is calculated as the project portion of all future traffic that would be added to the intersection for both peak hours. To fund this improvement, project applicants shall pay applicable traffic impact fees to the City of Watsonville towards construction of this improvement. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. The City of Watsonville shall coordinate with Caltrans and prepare a Project Study Report for improvements to this intersection.	
<b>Impact 3.13-9:</b> The proposed project would result in an increase in traffic at the study roadway segments. However all study roadway segments would operate at acceptable levels of service.	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact
<b>Impact 3.13-10:</b> The Wagner Avenue Extension would be a straight alignment that could allow speeding to occur. However, the Specific Plan requires the roadway	Less than Significant Impact	No significant impact has been identified; therefore no mitigation is proposed.	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
to be constructed with traffic calming measures e.g. roundabouts and chicanes to slow traffic.			
<p><b>Impact 3.13-11:</b> The left-turn pocket from Freedom Boulevard onto Crestview Avenue would increase substantially with implementation of the proposed project and create an operational deficiency.</p>	Potentially Significant Impact	<p><b>MM 3.13-11:</b> The first project applicant within the planning area shall design, fund and implement the southbound left-turn pocket from Freedom Boulevard to Crestview Drive by at least 50-feet. This improvement shall be installed prior to buildout of Phase 1 of the proposed project. The first applicant within the planning area shall fund and implement this improvement and shall be credited against the projects fair share contribution of traffic impact fees by implementing this improvement.</p>	Less than Significant Impact
<p><b>Impact 3.13-12:</b> The proposed project would result in an increase in traffic that would be experienced by the neighbors on Brewington Avenue north of Crestview Drive; Gardener Avenue, east of Freedom Boulevard; and Atkinson Lane, east of Freedom Boulevard. The addition of the project traffic could result in increased hazards on these neighborhood streets.</p>	Potentially Significant Impact	<p><b>MM 3.13-12:</b> Prior to occupancy of the proposed project, project applicants shall develop and implement a traffic calming plan on: 1) Brewington Avenue north of Crestview Drive; 2) Gardner Avenue, east of Freedom Boulevard, and 3) Atkinson lane, east of Freedom Boulevard along the streets that are affected by the proposed project. The first applicant within the planning area shall fund and implement this improvement and shall be credited against the projects fair share contribution of traffic impact fees to the City of Watsonville for implementation of this improvement.</p>	Less than Significant Impact



Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measure(s)	Resulting Level of Significance
<b>Cumulative</b>			
<p><b>Transportation and Circulation:</b> Under cumulative plus project conditions, the volume to capacity ratio at the East Lake Avenue/Wagner Avenue intersection would increase by more than one percent.</p>	<p>Potentially Significant Cumulative Impact</p>	<p><b>MM 4-1:</b> Project applicants within the planning area shall pay their proportionate fair share towards installation of a traffic signal at the East Lake Avenue/Wagner Avenue intersection prior to occupancy of the proposed project. The estimated cost of this improvement is \$325,000. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project. The City of Watsonville shall coordinate with Caltrans to approve design and installation of the signal.</p>	<p>Less than Significant Cumulative Impact</p>
<p><b>Transportation and Circulation:</b> The proposed project would contribute to a hazardous condition on Brewington Avenue south of Crestview Drive as a result of increased traffic from the proposed project.</p>	<p>Potentially Significant Cumulative Impact</p>	<p><b>MM 4-2:</b> Project applicants within the planning area shall pay their proportionate fair share contribution towards a traffic calming plan on Brewington Avenue. The City of Watsonville is updating their fee program and will adopt the program prior to implementation of the first phase of the proposed project.</p>	<p>Less than Significant Cumulative Impact</p>