



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

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

Date: _____ **Application Number:** 251276

Project Name: Mission Drive
Subdivision and Planned Unit Development (PUD) **Staff Planner:** Evan Ditmars

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Atri Macherla **APN(s):** 025-032-33
025-032-34
025-032-35

OWNER: Swarn Bhairava LLC **SUPERVISORIAL DISTRICT:** 1st District
(Manu Koenig)

PROJECT LOCATION:

The project site, comprised of three vacant parcels, is located between Mission Drive and Thurber Drive, about 0.25 miles north of the intersection of Thurber Drive and Soquel Drive, in unincorporated Santa Cruz County (Figure 1, Vicinity Map). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

SUMMARY PROJECT DESCRIPTION:

Proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive. Project requires adoption of a PUD ordinance by the Board of Supervisors, Administrative Site Development Permit (ASP), a Subdivision Map, a preliminary Grading Review, a Soils Report Review.

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

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Other: Planned Unit Development (PUD) |

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

<u>Permit Type/Action</u>	<u>Agency</u>
N/A	N/A

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

Mark J. Connolly

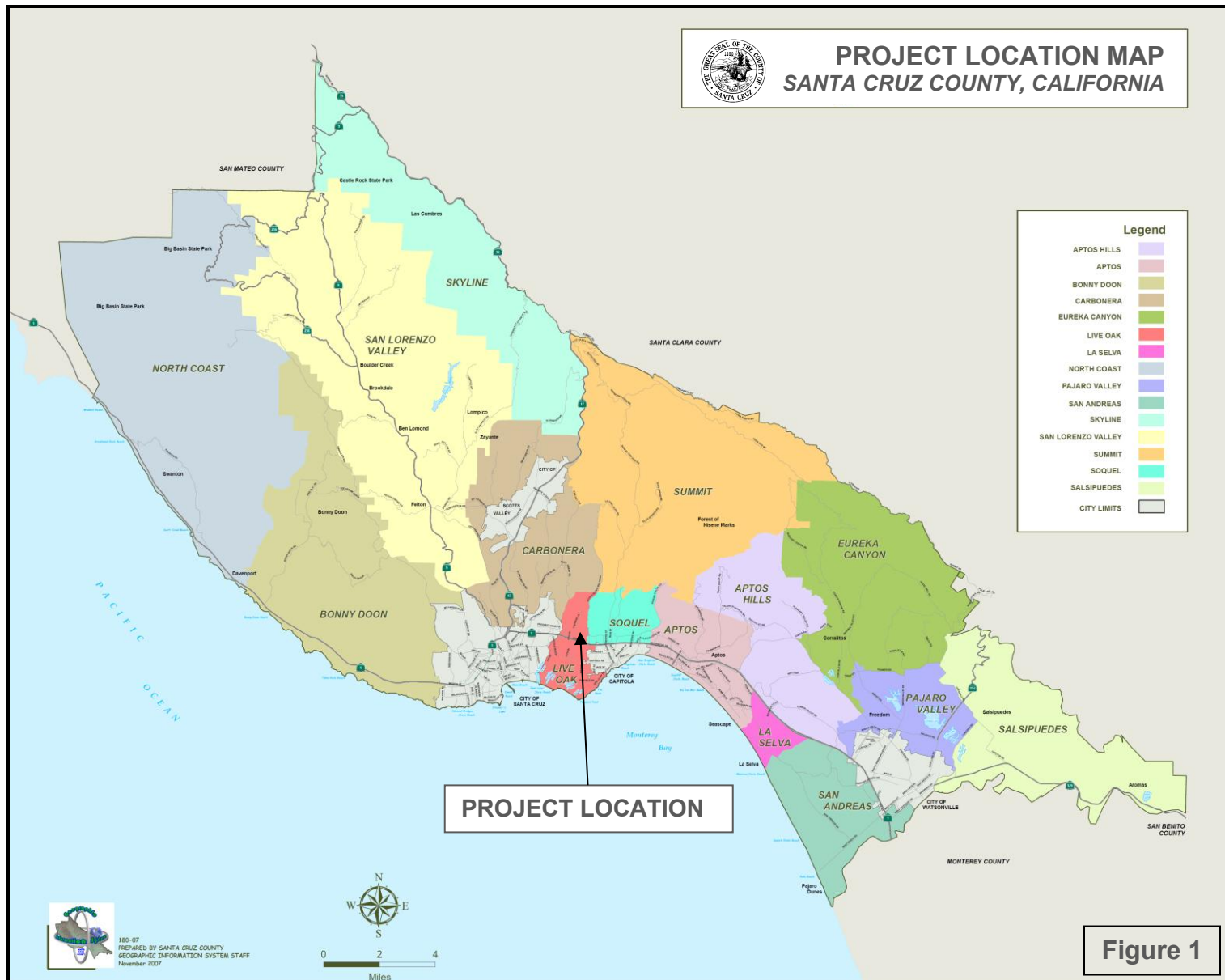
Mark Connolly, Environmental Coordinator

June 9, 2026

Date

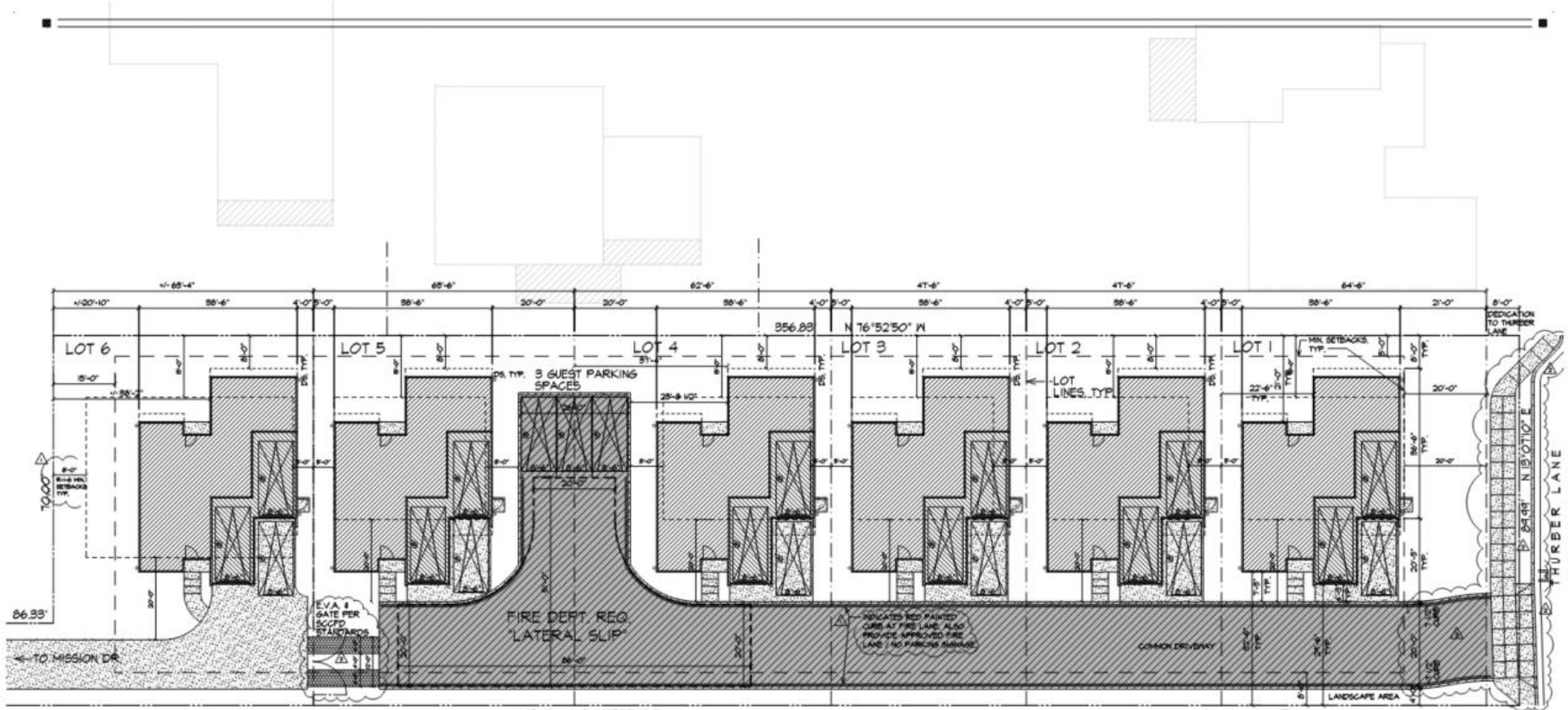


This page intentionally left blank.





This page intentionally left blank.



ARCHITECTURAL SITE PLAN SEE CIVIL PLANS FOR ADDITIONAL INFO.

FIRE DEPARTMENT NOTES:

1. THE COUNTY OF SANTA CRUZ EMERGENCY SERVICES DEPARTMENT ADDRESSING MUST APPROVE OR ASSIGN ADDRESS BEFORE THE DISTRICT APPROVAL IS OBTAINED.
2. THESE PLANS SHALL BE IN CONFORMANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022 EDITION) AND REFER TO GENERAL FIRE DEPARTMENT AMENDMENTS.
3. CONSTRUCTION SHALL BE TYPE IIE WITH SPRINKLER PER VTA 1342.
4. REQUIRED FIRE B-C-W SHALL BE 500 G.P.M. FOR 30 MINUTES PER VTA CODE.
5. THE FIRE SUPPLY SYSTEM DRAWINGS MUST BE PREPARED AND SUBMITTED FOR APPROVAL BY A CALIFORNIA STATE LICENSED CONSTRUCTION AS A CONTRACTOR HAVING THE REQUIREMENTS OF VTA 1342, DRAWINGS FOR THE INSTALLATION OF RESIDENTIAL FIRE SUPPLY SYSTEMS. CONTRACTOR SHALL SUBMIT TWO SETS OF PLANS AND CALCULATIONS TO THE AGENCY OF JURISDICTION FOR APPROVAL.
6. BUILDING HEIGHTS SHALL BE INDICATED AND SHOWN BY A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTINUING BACKGROUND AND VISIBLE FROM THE STREET. WHERE HEIGHTS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL MARKERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY AND THE STREET.
7. THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FINISHED CONSTRUCTION.
8. A STREET CLOSURE SHALL BE ARRANGED WITH HIGH-COMMUNITY REGISTRATION AND NEIGHBORHOOD STRUCTURES TO THE BACK PROPERTY AND, WHERE FEASIBLE, A SIDEWALK CLOSURE.

LEGEND

- ACCESS & UTILITY EASEMENT
- ROOF FOOTPRINT
- GARAGE FOOTPRINT
- LANDSCAPE AREA
- CONCRETE
- PAVEMENT

PROJECT DATA (DIAPHR FEET, UNLESS OTHERWISE NOTED)

LOT NUMBER	PARCEL SIZE	1	2	3	4	5	6
SITE AREA - GROSS	18,046	5,628	4,278	4,278	5,628	5,956	7,433
NET SITE AREA (EXCLUDING TO THURBER LANE)	4,902						
LOT AREA - NET	2,895	4,170	5,078	5,078	5,920	5,174	5,100
TOTAL LOT COVERAGE	7,898	1,483	1,483	1,483	1,483	1,483	1,483
GROSS LOT COVERAGE (SQ)	7,214	2,826	3,624	3,624	3,624	2,826	2,826
NET LOT COVERAGE (SQ)	1,684	1,681	4,912	4,912	4,912	3,614	2,826
PROPOSED FLOOR AREA	6,282	1,286	1,098	1,098	1,098	1,098	1,098
PROPOSED FLOOR AREA	8,244	1,874	1,874	1,874	1,874	1,874	1,874
TOTAL FLOOR AREA	14,522	2,421	2,421	2,421	2,421	2,421	2,421
GARAGE AREA	2,810	445	445	445	445	445	445
PROPOSED ROOF + GAR. FLOOR AREA	17,332	2,872	2,872	2,872	2,872	2,872	2,872
TOTAL FLOOR AREA RATIO (R)	1.550	2.25	2.25	2.25	2.25	2.25	2.25
TOTAL FLOOR GARAGE RATIO (R)	19,142	3,317	3,317	3,317	3,317	3,317	3,317
LIVING SPACE w/ GAR. (SQ. FT.)	594	88	88	88	88	88	88
TOTAL INCLUDING SPACE w/ GAR. (SQ. FT.)	18,438	2,746	2,746	2,746	2,746	2,746	2,746
GROSS FLOOR AREA RATIO (R)	787.54	478.0	478.0	478.0	478.0	478.0	478.0
NET FLOOR AREA RATIO (R)	5.28	65.10	65.60	65.60	65.26	62.60	48.00
BACK YARD AREA	454	504	504	504	504	464	1,827

COMPARISON: R-1-6 VS. PROPOSED P.U.D. FEET, UNLESS OTHERWISE NOTED

PARCEL SPECIFIC CONSTRUCTION	R-1-6 (SQ. FT.)	PROPOSED	PARCEL SIZE	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
FRONT SETBACK	20'	420'	20'	420'	420'	420'	420'	420'	200'
REAR SETBACK	5' & 8'	5' & 4'	20' & 8'	N/A	5' & 8'	5' & 8'	5' & 8'	5' & 8'	20' & 4'
SEE SETBACKS AT NEIGHBORING PARCELS	5' & 20'	5' & 20'	N/A	5' & 20'	N/A	N/A	N/A	N/A	N/A
REAR SETBACK	5' & 8'	30' & 0'	0'	0'	0'	0'	0'	0'	0'
N/A, PARCEL COVERAGE (SQ)	40'	** 2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
N/A, FLOOR AREA RATIO (R)	50'	** 1,098	1,098	1,098	1,098	1,098	1,098	1,098	1,098
N/A, HEIGHT	28'	28'	28'	28'	28'	28'	28'	28'	28'
N/A, NUMBER OF STORIES	2	2	2	2	2	2	2	2	2
N/A, LOT WITH PARCELS 4,500' - 5,000'	60'	478'	478'	N/A	478'	478'	N/A	N/A	682'
N/A, LOT WITH PARCELS 4,500' - 5,000'	---	N/A	645'	N/A	N/A	625'	655'	N/A	N/A
N/A, FRONTAGE PARCELS 4,500' - 5,000'	60'	478'	478'	478'	N/A	N/A	N/A	N/A	N/A
N/A, FRONTAGE PARCELS 4,500' - 5,000'	---	---	N/A	645'	N/A	625'	655'	N/A	N/A

AJS Architecture | Planning Swarna Bahirava LLC
Livermore, California 925.940.4103
Anthony Sorbarino AIA

Santa Cruz, California 417.330.3852
Atvi Macklerle

3522 MISSION DRIVE

APNs: 025-082-88, 025-082-84, 025-082-85

SANTA CRUZ, CALIFORNIA

JANUARY 1, 2026
Project No. 11009

A0.1

Figure 2



This page intentionally left blank.

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 0.77 acres
Existing Land Use: Vacant
Vegetation: Native and non-native grasses
Slope in area affected by project: 0 - 30% 31 - 100% N/A
Nearby Watercourse: Arana Gulch and Rodeo Creek Gulch
Distance To: Approximately 0.44 miles west and 0.4 miles east

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	N/A	Fault Zone:	N/A
Groundwater Recharge:	N/A	Scenic Corridor:	N/A
Timber or Mineral:	N/A	Historic:	N/A
Agricultural Resource:	N/A	Archaeology:	N/A
Biologically Sensitive Habitat:	N/A	Noise Constraint:	N/A
Fire Hazard:	N/A	Electric Power Lines:	N/A
Floodplain:	N/A	Solar Access:	N/A
Erosion:	N/A	Solar Orientation:	N/A
Landslide:	N/A	Hazardous Materials:	N/A
Liquefaction:	Partial	Other:	N/A

SERVICES:

Fire Protection: Central Fire
School District: Soquel Union
Sewage Disposal: Santa Cruz Sanitation District
Drainage District: Flood Control Zone 5
Project Access: Public, via Mission/Thurber Drive
Water Supply: Santa Cruz City Water

PLANNING POLICIES:

Zone District: R-1-6 (Single-family residential, 6,000 square foot parcel size)
General Plan: R-UL (Urban Low Density Residential)
Urban Services Line: Inside Outside
Coastal Zone: Inside Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and requires specific accommodations to ensure building is completed in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

PROJECT BACKGROUND:

The project site is comprised of three vacant parcels, APNs 025-032-33, 025-032-32, and 025-032-35, which were created as a result of Minor Land Division (MLD) 171353, recorded on October 12, 2023. MLD 171353 divided a 40,094 square foot parcel into four parcels: a 7,407 square foot lot (Lot 1) with access from Thurber Lane, a 13,416 square foot corridor access lot (Lot 2) with access from Thurber Drive, a 13,023 square foot corridor access lot (Lot 3) with access from Mission Drive, and a 6,077 square foot remainder lot (Lot 4) retaining an existing single-family dwelling with access from Mission Drive. Following approval, Lot 4 was reconveyed in October 2023 and lots 1, 2, and 3 were reconveyed to the current owner in January 2024.

DETAILED PROJECT DESCRIPTION:

The proposed project would further subdivide the site by merging Lots 1, 2, and 3, which total 33,841 square feet, then subdividing to six fee simple parcels. Five of the six proposed lots would be accessed by a private right-of-way from Thurber Lane, and the sixth lot would be developed with corridor access from Mission Drive. Each lot would be developed with approximately 2,500 square foot single-family dwellings.

The six dwelling units created as a result of the project would be consistent with the density range for the site; the R-UL (Urban Low Density Residential) General Plan designation prescribes four to ten units per acre which translates to a range of three to eight units for the 33,841 square foot site.

The proposed project deviates from the typical R-1-6 development standards, including lot width, frontage, floor area ratio (FAR), parcel coverage, front yard setback, side yard setback, rear yard setback, and garage-to-street setback. The common driveway proposed by the project would also deviate from required standards for interior driveway and roadways, as described in the County of Santa Cruz Design Criteria. The applicant proposes establishing a Planned Unit Development (PUD) which, if adopted, would enact project-specific development standards. Table 1 reflects a comparison of the required versus the proposed development standards.

Table 1: Development Standards		
Standard	Required	Proposed
Minimum Parcel Area	6,000 square feet	3,075 square feet*
Minimum Site Width	60 feet	47.5 feet
Frontage	60 feet	47.5 feet
Front Yard Setback	20 feet	4.25 feet
Side Yard Setback	5 and 8 feet	4 feet
Rear Yard Setback	15 feet	8 feet
Floor Area Ratio (FAR)	50 percent	89 percent*
Lot Coverage	40 percent	48 percent*
Garage to street setback	20 feet	4.25 feet
*Reported as gross site area, less the common driveway area. Proposed project established a shared right-of-way across the south end of Lots 1-5, increasing the gross site area by about 1,200 square feet per site. It is foreseeable that the final project design may establish the easement as a common parcel, reducing the gross site area of each fee-simple lot.		

The site slopes uphill from Thurber Lane and slopes northward towards Jody Court, requiring an estimated 865 cubic yards of grading to develop level homesites and resulting in a terraced site design. Retaining walls ranging from two to six feet in height would be constructed along the rear property line of the proposed parcels, abutting the neighboring parcels on Jody Court. Between each proposed site, retaining walls and stem walls ranging in height from one to three feet would be developed.

The preliminary grading and drainage plan includes five-foot wide drainage easements across the north and south property lines, which also function as the required landscaped areas, terminating into the existing storm drain network at Thurber Lane. Lots one and six include on-site bioretention areas.

The project would result in five single-family lots accessed off of Thurber Lane via a 20-foot shared driveway easement. The parcels would range in size from 4,275 square feet to 5,805 square feet and are proposed to be developed with 2,427 square foot, five-bedroom dwellings with two-car garages and one-driveway parking space. A sixth, 7,426 square foot corridor access lot would take access from Mission Drive and is proposed with the same 2,427 square foot single-family home design. Emergency vehicle access is proposed between Lot 6 and Lot 5, with separation via bollards or gate.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

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

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

The project is located in an urbanized area of unincorporated Santa Cruz County. The project site is neither located on a scenic vista nor prominently visible from any public scenic vistas in the area.

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

The project site is not located along a designated state scenic highway, a County-designated scenic road, public viewshed area, scenic corridor, or scenic resource area. Therefore, no impact is anticipated.

The east edge of the project site is roughly 300 feet beyond the boundary of a mapped Scenic area, as mapped in the Santa Cruz County General Plan, which roughly encompasses the Winkle and Chanticleer neighborhoods.

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

Discussion: The project site is in an urbanized area comprised of single-family and multifamily dwellings. The project site is currently undeveloped open space, and the proposed development would alter but not substantially degrade the public viewsheds in the area.

The Santa Cruz Gardens Homeowners Association maintains an open space between Thurber Lane and Benson Avenue, roughly 1,000 feet east of the project site. The project site is visible from this open space, but the proposed development would not substantially degrade the quality of the public view shed. Impacts would be less than significant.

The project has been evaluated to be consistent with County Code sections that regulate height, bulk, density, setback, landscaping, and design of new structure, including County

Code Chapter 13.11 (Site, Architectural and Landscape Design Review) and including all applicable design guidelines.

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

Discussion: The project would create an incremental increase in night lighting. However, this increase would be small and similar in impact and design as lighting associated with existing development surrounding the site.

B. AGRICULTURE AND FORESTRY RESOURCES

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

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

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the 1980 Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

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

Discussion: The project site is zoned R-1-6 (single-family residential, 6,000 square foot site area) which is not considered to be an agricultural zone. Additionally, the project site’s land

is not under a Williamson Act contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact is anticipated.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

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

Discussion: No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3 above. No impact is anticipated.

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

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

C. AIR QUALITY

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

Santa Cruz County is located within the NCCAB. The NCCAB does not meet the state standard for fine particulate matter (PM₁₀). Therefore, the regional pollutant of concern that would be emitted by the project is PM₁₀.

PM₁₀ is the major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. The majority of NCCAB exceedances occur at coastal sites, where sea salt is often the main factor causing exceedance. In 2005 daily emissions of PM₁₀ were estimated at 102 tons per day. Of this, entrained road dust represented 35 percent of all PM₁₀ emission, windblown

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

dust 20 percent, agricultural tilling operations 15 percent, waste burning 17 percent, construction 4 percent, and mobile sources, industrial processes, and other sources made up 9 percent (MBUAPCD, 2008).

Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project. Air quality impacts can nevertheless be acute during construction periods, resulting in significant localized impacts to air quality. Table 1 summarizes the threshold of significance for construction activities.

Table 1: Construction Activity with Potentially Significant Impacts from Pollutant PM ₁₀	
Activity	Potential Threshold*
Construction site with minimal earthmoving	8.1 acres per day
Construction site with earthmoving (grading, excavation)	2.2 acres per day

*Based on Midwest Research Institute, Improvement of Specific Emission Factors (1995). Assumes 21.75 working weekdays per month and daily watering of site.

Note: Construction projects below the screening level thresholds shown above are assumed to be below the **82 lb./day threshold of significance**, while projects with activity levels higher than those above may have a significant impact on air quality. Additional mitigation and analysis of the project impact may be necessary for those construction activities.

Source: Monterey Bay Air Resources District, 2008.

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

Construction Impacts. As required by the MBARD, construction activities (e.g., excavation, grading, on-site vehicles) which directly generate 82 pounds per day or more of PM₁₀ would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors such as campground users in the vicinity of the project site. Construction projects below the screening level thresholds shown in Table 1 are assumed to be below the 82 lb./day threshold of significance, while projects with activity levels higher than those thresholds may have a significant impact on air quality. The proposed project would require a moderate amount of grading, but well-below the 2.2 acres/day

potential threshold. This would result in less than significant impacts on air quality from the generation of PM₁₀.

Although not a mitigation measure per se (i.e., required by law), California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight will be used in all diesel-powered equipment, which minimizes sulfur dioxide and particulate matter.

The BMPs identified below will be implemented during all site excavation and grading.

Recommended Measures

No mitigation is required. However, MBARD recommends the use of the following BMPs for the control of short-term construction generated emissions:

- Water all active construction areas at least twice daily as necessary and indicated by soil and air conditions.
- Prohibit all grading during periods of high wind (over 15 miles per hour).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas.
- Haul trucks shall maintain at least 2' 0" freeboard.
- Cover all trucks hauling soil, sand, and other loose materials.
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
- Plant vegetative ground cover in disturbed areas as quickly as possible.
- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all existing trucks.
- Pave all roads on construction sites.
- Sweep streets, if visible soil material is carried out from the construction site.
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and corrective action within 48 hours. The phone number of the Monterey Bay Air Resources District shall be visible to ensure compliance with Rule 402 (Nuisance),
- Limit the area under construction at any one time.

Implementation of the above recommended BMPs for the control of construction-related emissions would further reduce construction-related particulate emissions. These

measures are not required by MBARD or as mitigation measures, as the impact would be less than significant without mitigation. These types of measures are commonly included as conditions of approval associated with development permits approved by the County.

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Expose sensitive receptors to substantial pollutant concentrations?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Diesel exhaust contains substances (diesel particulate matter [DPM], toxic air contaminants [TACs], mobile source air toxics [MSATs]) that are suspected carcinogens, along with pulmonary irritants and hazardous compounds, which may affect sensitive receptors such as young children, senior citizens, or those susceptible to respiratory disease. Where construction activity occurs in proximity to long-term sensitive receptors, a potential could exist for unhealthful exposure of those receptors to diesel exhaust, including residential receptors.

The project site is within 1,200 feet of two sites containing larger populations of a sensitive receptors: the Dominican Hospital Campus and Dominican Oaks Retirement Community west of the project site. Construction activities associated with the project are not expected to generate substantial pollutant concentrations, and emissions from construction activities represent temporary impacts that are typically short in duration. Due to the intermittent and short-term temporary nature of construction activities, emissions of DPM, TACs, or MSATs would not be sufficient to pose a significant risk to sensitive receptors from construction equipment operations during the course of the project.

The project would not result in regular or substantial generation of pollutants. Impacts from the project are expected to be less than significant.

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

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

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). As the project site is in a coastal area that contains coastal breezes from the Monterey Bay, construction-related odors would disperse and dissipate and would not cause substantial odors at the closest sensitive receptors (located approximately 1,200 feet west of the project site). Construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project.

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

D. BIOLOGICAL RESOURCES

Would the project:

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

Discussion: A query of the California Natural Diversity Database (CNDDDB), maintained by the California Department of Fish and Wildlife, identified records of special-status plant and animal species within and in the vicinity of the project site. However, these occurrences are designated as extirpated. Furthermore, site conditions are highly disturbed and lack suitable habitat to support special-status species. Based on these factors, the presence of special-

status plant or animal species on the project site during project implementation is considered unlikely.

Migratory birds are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a “take” of the species under federal law. The project does not involve removal of trees, therefore, nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act is limited.

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

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

Discussion: There is no mapped or designated riparian habitat or other sensitive natural community on or adjacent to the project site.

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

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

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

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

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

Discussion: The project does not involve any activities that would interfere with the movements or migrations of fish or wildlife or impede use of a known wildlife nursery site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

Discussion: The project would not conflict with any local policies or ordinances.

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

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

E. CULTURAL RESOURCES

Would the project:

1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?
-

Discussion: There are no structures on the property, and the site is not designated as a historic resource on any Federal, State or local inventory. As a result, no impact on historical resources would occur from project implementation.

2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?
-

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

F. ENERGY

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project, like all development, would be responsible for an incremental increase in the consumption of energy resources during construction. All project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered.

The six units proposed to be constructed as part of this project would be built to prevailing building standards and would meet all applicable efficiency requirements of the California Building Code. No significant impacts are expected to result from the units constructed as part of this project.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would establish six dwelling units on parcels currently approved to develop three units. The three additional units which would be constructed from the proposed project would not materially affect State or local plans for renewable energy or energy efficiency.

G. GEOLOGY AND SOILS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (A through D): All of Santa Cruz County is subject to some hazard from earthquakes, and there are several faults within the County. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone or any County-mapped fault zone (County of Santa Cruz GIS Mapping, California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Division of Mines and Geology, 2001). The project site is located approximately 8 miles west of the San Andreas fault zone, and approximately five miles west of the Zayante Fault zone. The project site is likely to be subject to strong seismic shaking during the life of the improvements, though the potential for ground surface rupture is low. The improvements would be designed in accordance with the California Building Code, which should reduce the hazards of seismic shaking and liquefaction. There is no indication that landsliding is a significant hazard at this site. Therefore, impacts related to seismic shaking and landslides are less than significant.

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

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

3. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Discussion: The geotechnical report submitted with the project, application REV251054, not identify significant potential for damage caused by any of these hazards.

4. *Be located on expansive soil, as defined in section 1803.5.3 of the California Building Code (2016), creating substantial direct or indirect risks to life or property?*

Discussion: The geotechnical report for the project did not identify any elevated direct or indirect risks associated with expansive soils. Therefore, no impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

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

Discussion: No unique paleontological resources or sites or unique geologic features are known to occur in the vicinity of the project. A query was conducted of the mapping of identified geologic/paleontological resources maintained by the County of Santa Cruz Planning Department, and there are no records of paleontological or geological resources in the vicinity of the project parcel. No direct or indirect impacts are anticipated.

H. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Like all development, the project would be responsible for an incremental increase in greenhouse gas (GHG) emissions by usage of fossil fuels during the site grading and construction. Construction of the six single-family dwellings would generate GHG emissions primarily through the operation of diesel-powered heavy equipment during grading and site preparation, delivery of construction materials, and worker vehicle trips to and from the project site. These emissions would be temporary and limited in duration to the construction period. Construction-phase emissions associated with six dwellings are modest in scale and would not approach thresholds of significance established by applicable air districts or CARB guidance. Upon completion of construction, these emission sources would cease entirely.

Long-term operational GHG emissions associated with the project would arise primarily from vehicle miles traveled (VMT) by future residents, energy consumption from residential uses, and to a lesser extent, landscape maintenance activities and consumer goods. These

emission sources are characteristic of low-density rural residential development and are not atypical for the region.

Construction of six single-family dwellings represents a minimal addition to the regional housing inventory, and the operational GHG footprint of six residences is negligible relative to regional and statewide emissions inventories. The project's incremental contribution to cumulative statewide GHG emissions would not be cumulatively considerable when viewed in the context of the overall statewide inventory. Low-density residential development of this scale is consistent with the land use assumptions underlying statewide emissions planning, and the project would not impede achievement of any applicable GHG reduction goal.

The project does not involve industrial processes, large-scale land conversion, or other activities that would generate disproportionate emissions relative to the project's size and density. When considered in conjunction with all past, present, and reasonably foreseeable projects in the region, the incremental contribution of this project to cumulative GHG emissions would not be significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However, during construction, fuel would be used at the project site. Best management practices would be used to ensure that no impacts would occur.

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

Discussion: See discussion under I-1 above. Project impacts would be considered less than significant.

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

Discussion: Santa Cruz Gardens Elementary is located at 8005 Winkle Avenue, approximately 0.7 miles to the north of the project site. However, the project is not anticipated to emit hazardous emission or utilize acutely hazardous materials in construction. Although fueling of equipment is likely to occur within the staging area, BMPs to contain spills would be implemented. No impacts are anticipated.

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

Discussion: The project site is not included on the March 24, 2026 Department of Toxic Substances Control EnviroStore list of hazardous sites (Cortese list). No impacts are anticipated from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

Discussion: The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2021-2026 (County of Santa Cruz, 2021). Therefore, no impact to an adopted emergency response plan or evacuation plan would occur from project implementation.

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

Discussion: The project site is in an urbanized area, is not mapped within a fire hazard area, and the risk of wildland fire is less than significant in this location. Construction of the six dwellings proposed as part of this project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

J. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would obtain water from Santa Cruz City Water and would not rely on private well water. Although the project would incrementally increase water demand, City Water has indicated that adequate supplies are available to serve the project. The project is not located in a mapped groundwater recharge area or water supply watershed and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A. <i>result in substantial erosion or siltation on- or off-site;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. <i>substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. <i>create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. <i>impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project will not alter the course of any stream or river. Drainage calculations prepared by Engco Engineering and Infrastructure dated 1/21/2026, have been reviewed for potential drainage impacts and accepted by the County Department of Public Works Stormwater Management Section staff. The calculations show a 10-year pre-development flow of 0.44 cubic feet per second (CFS) and a 25-year post development flow of 1.27 CFS, requiring 976 cubic feet of detention volume and providing 1,243 cubic feet of detention volume. Runoff from the property will be treated by bioretention and planter box areas.

The Project will not substantially alter the existing drainage pattern of the site in a manner that would result in erosion or siltation, or an increase in runoff from the site.

The project is consistent with SCCC section 7.79.070, which states, “No person shall make any unpermitted alterations to drainage patterns or modifications to the storm drain system or any channel that is part of receiving waters of the county. No person shall deposit fill, debris, or other material in the storm drain system, a drainage channel, or on the banks of a drainage channel where it might enter the storm drain system or receiving waters and divert or impede flow.” Impacts would be less than significant.

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

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map 06087C0351E, dated May 16, 2012, no portion of the project site lies within a flood hazard zone, and there would be no impact.

The project site is located approximately 2.5 miles inland, beyond the effects of a tsunami, and there are no nearby bodies of water which would be affected by a seiche. Therefore, there would be no impact.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The City of Santa Cruz Water Department has reviewed the proposed project and issued a will-serve letter (Attachment 1). As a result of the proposed Planned Unit Development (PUD) the site would accommodate an additional three dwellings beyond the existing conditions, an increase which would not obstruct or conflict with any regional water quality control or groundwater management plans.

K. LAND USE AND PLANNING

Would the project:

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

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

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

Discussion: The project would not cause a significant environmental impact due to a conflict with any land use plan, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Where the project does not comply with existing development standards, the County Board of Supervisors will consider approval of a Planned Unit Development (PUD) which will override the general development standards for the zone district and bring the project into consistency with the adopted Plan. The project complies with the density of development established by the General Plan. Impacts from non-compliance with the general land use standards would be less than significant.

L. MINERAL RESOURCES

Would the project:

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

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

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

Discussion: The project site is zoned R-1-6 (single-family residential, 6,000 square foot site area per unit) which is not considered to be an Extractive Use Zone (M-3) nor does it have a land use designation with a Quarry Designation Overlay (Q). Therefore, no potentially significant loss of availability of a known mineral resource or locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

M. NOISE

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The proposed project will result in single-family dwellings, in a district zoned for single-family development. A nominal increase in noise is expected in comparison to the existing site conditions, however, the increase in noise is not expected to be substantial and is not expected to increase beyond the levels shown in Table 9-2 of the Santa Cruz County General Plan Noise Element.

The construction phase of the project is expected to temporarily increase the ambient noise levels in the area. Sensitive receptors in the area, including the Dominican Hospital and the Dominican Oaks Retirement Community, are over 1,000 feet from the project site. Table 3 shows typical noise levels for common construction equipment. The sources of noise that are normally measured at 50 feet are used to determine the noise levels at nearby sensitive receptors by attenuating 6 dB for each doubling of distance for point

sources of noise such as operating construction equipment. Based on Table 3, construction noise levels for sensitive receptors in the vicinity are expected to be minimal. Noise generated during project construction would increase the ambient noise levels in adjacent areas. Construction would be temporary, and construction hours would be limited as a condition of approval. Given the limited duration of construction and the limited hours of construction activity, the impact to adjacent residences is considered to be less than significant.

LAND USE		COMMUNITY NOISE EXPOSURE DNL or CNEL, dB					
		55	60	65	70	75	80
A	Residential/Lodging – Single Family, Duplex, Mobile Home, Multi Family,	Normally Acceptable		Conditionally Acceptable		Normally Unacceptable	
B	Schools, Libraries, Religious Institutions, Meeting Halls, Hospitals	Normally Acceptable		Conditionally Acceptable		Normally Unacceptable	
C	Outdoor Sports Arena or Facility, Playgrounds, Neighborhood Parks	Normally Acceptable		Conditionally Acceptable		Normally Unacceptable	
D	Office Buildings, Business Commercial and Professional	Normally Acceptable		Conditionally Acceptable		Normally Unacceptable	
E	Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable		Conditionally Acceptable		Normally Unacceptable	
NORMALLY ACCEPTABLE:		Specific land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements, and can meet the indoor noise standards.					
CONDITIONALLY ACCEPTABLE:		New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design to meet interior and exterior noise standards, where applicable.					
NORMALLY UNACCEPTABLE:		New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design to meet interior and exterior noise standards, where applicable.					
CLEARLY UNACCEPTABLE:		New construction or development should generally not be undertaken.					

Based on Draft General Plan Guidelines published by the California State Office of Planning and Research, 2014.

Table 3: Typical Noise Levels for Common Construction Equipment (at 50 feet)	
Equipment	L _{max} (dBA)
Air Compressor	80
Backhoe	80
Chain Saw	85
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Concrete Saw	90
Crane	83
Dozer	85
Dump Truck	84
Excavator	85
Flat Bed Truck	84
Fork Lift	75
Generator	82
Grader	85
Hoe-ram	90
Jack Hammer	88
Loader	80
Paver	85
Pick-up Truck	55
Pneumatic Tool	85
Roller	85
Tree Chipper	87
Truck	84

Source: Federal Transit Authority, 2006, 2018.

2. *Generation of excessive groundborne vibration or groundborne noise levels?*

Discussion: The use of construction and grading equipment would potentially generate periodic vibration in the project area. This impact would be temporary and periodic and is not expected to cause damage; therefore, impacts are not expected to be significant.

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

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

N. POPULATION AND HOUSING

Would the project:

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

Discussion: The project would result in the creation of six lots for single-family residential development. Six units across a 0.77-acre site are within the 4 to 10 units per acre density range prescribed by the R-UL General Plan designation. Therefore, the project is consistent with the density anticipated for the area. Further, the proposed project would facilitate an additional three housing units beyond the existing site conditions, and the three additional units would not induce an unplanned population growth.

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

Discussion: The project would not displace any existing housing. No impact would occur.

O. PUBLIC SERVICES

Would the project:

1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the Central Fire Protection District, and school,

park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

P. RECREATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project would facilitate a total of six single-family dwellings, an increase of three additional units beyond the current, approved capacity for dwelling units at the site. The construction of six units would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. Impacts would be considered less than significant.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project does not propose the expansion or require the construction of additional recreational facilities. No impact would occur.

Q. TRANSPORTATION

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project design has been reviewed and accepted by the CDI Public Works Road Engineering division.

The proposed project does not meet the Santa Cruz County design standards for roadways and pedestrian access, in that the right of way/road easement across Lots 1 through 5 is less than the 28-foot minimum in the Design Criteria and the design does not provide delineated pedestrian pathways through the site. However, the shared driveway is just over 200 feet long and would serve a maximum of five parcels, resulting in a limited amount of

pedestrian traffic in the area and impacts from the project’s noncompliance are expected to be less than significant.

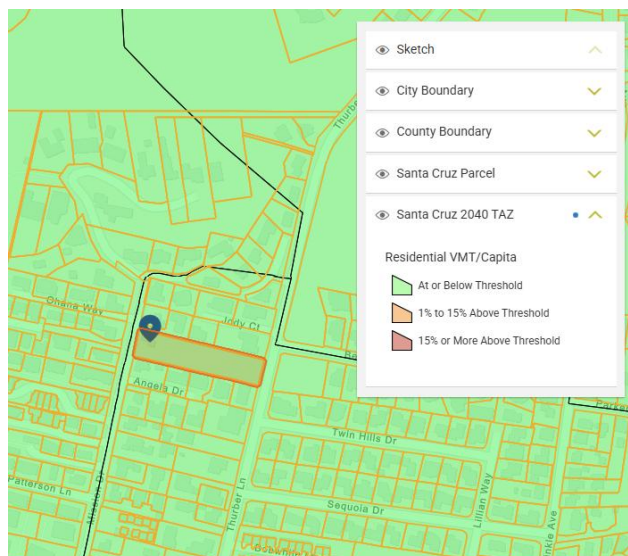
Where the project does not comply with adopted standards, the Board of Supervisors will consider adoption of a project-specific Planned Unit Development Ordinance (PUD), which will address the areas of non-compliance.

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

Discussion: Pursuant to the Senate Bill (SB) 743 Implementation Guidelines for the County of Santa Cruz (VMT Guidelines), a presumption that the proposed project will have a less than significant transportation impact can be made.

Under the VMT Guidelines, a map-based screening can be used to determine a project’s transportation impacts based on the project’s location. Residential and office projects located in areas with low VMT, and that incorporate similar features, will tend to exhibit similarly low VMT. A map created with data from the County of Santa Cruz’s regional travel demand model illustrates areas that are currently below the established VMT threshold for the County.

As demonstrated on the map below, the proposed project is located in an area of the unincorporated county where average Vehicle Miles Traveled (VMT) is below the County’s VMT threshold. Additionally, pursuant to Appendix C of the VMT Guidelines, for single-family residential uses generate an average of 9.43 daily trips per dwelling unit. The project proposes six new dwelling units, which is expected to generate a total of 57 new trips per day. As such, the project can also be expected to cause less-than-significant impact pursuant to the “small project” screening criteria.



- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project consists of a subdivision to develop six single-family dwellings in a residential neighborhood. One private right-of-way and one corridor access lot would be developed as part of the proposal, which would not result in an increase in hazards from design or from incompatible uses. No impact would occur from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project’s road access does not fully meet the County standards for road design but has been approved by the Central Fire District as adequate for emergency access. Additionally, the project will provide removable bollards or a gate to allow emergency access through the sites from Mission Drive to Thurber Lane, which improves emergency access for the neighborhood.

R. TRIBAL CULTURAL RESOURCES

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| A. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project proposes a land division to develop six single-family dwellings. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead

agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. However, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Discussion:

Water

The project would connect to an existing municipal water supply. The City of Santa Cruz Water Department has determined that adequate supplies are available to serve the project (Attachment 1), and no new facilities are required to serve the project. No impact would occur from project implementation.

Wastewater

Municipal wastewater treatment facilities are available and have capacity to serve the project. No new wastewater facilities are required to serve the project. No impact would occur from project implementation.

Stormwater

Drainage calculations prepared by Engco Engineering and Infrastructure dated 1/21/2026, have been reviewed for potential drainage impacts and accepted by the County Department of Public Works Stormwater Management Section staff. The calculations show a 10-year pre-development flow of 0.44 cubic feet per second (CFS) and a 25-year post development flow of 1.27 CFS, requiring 976 cubic feet of detention volume and providing 1,243 cubic feet of detention volume. Runoff from the property will be treated by bioretention and planter box areas. No additional drainage facilities would be required for the project. No impacts are expected to occur from the project.

Electric Power

The proposed site is already served by electric power, but additional improvements are necessary to serve the site. However, no substantial environmental impacts will result from the additional improvements; impacts will be less than significant.

Natural Gas

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

Telecommunications

No improvements related to telecommunications are required, and there will be no impact.

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

Discussion: The City of Santa Cruz Water Department has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the project, subject to the payment of fees and charges in effect at the time of service (Attachment 1). The development would also be subject to the water conservation requirements in Chapter 7.69 (Water Conservation) and the policies of section BE-4.2.6 (Water Conservation) of the General Plan. Therefore, existing water supplies would be sufficient to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

3. *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*

Discussion: The Santa Cruz County Community Development and Infrastructure Sanitation Division has indicated that adequate capacity in the sewer collection system is available to serve the project and has issued a sewer service availability letter for the project, subject to the payment of fees and charges in effect at the time of service. Therefore, existing wastewater collection/treatment capacity would be sufficient to serve the project. No impact would occur from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Due to the small incremental increase in solid waste generation by the project during construction and operations, the impact would be less than significant.

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

Discussion: The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

T. WILDFIRE

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area and will not conflict with emergency response or evacuation plans. Therefore, no impact would occur.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

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

Discussion: The project is not located in a State Responsibility Areas, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Improvements associated with the project are unlikely to exacerbate wildfire risks. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

U. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal community or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The potential for the proposed project to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or

endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through T) of this Initial Study. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

2. Does the project have impacts that are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
-

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

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
-

Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III (A through T). As a result of this evaluation, no potentially adverse effects to human beings associated with this project were identified. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation, 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

California Department of Fish and Wildlife, 2019

California Natural Diversity Database, 3612188 USGS 7.5 minute quadrangle; queried March 24, 2026.

County of Santa Cruz, 2024

2024 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on November 15, 2022, and certified by the California Coastal Commission on March 15, 2024.

County of Santa Cruz, 2021

County of Santa Cruz Local Hazard Mitigation Plan 2016-2026. Prepared by the County of Santa Cruz Office of Emergency Services.

County of Santa Cruz, 2025

Analyzing Vehicle Miles Traveled for CEQA Compliance. Prepared by the County of Santa Cruz Community Development and Infrastructure

Federal Transit Administration, 2006

Transit Noise and Vibration Impact Assessment Manual.

Federal Transit Administration, 2018

Transit Noise and Vibration Impact Assessment Manual. September 2018.

FEMA, 2012

Flood Insurance Rate Map 06087C0351E. Federal Emergency Management Agency. Effective on May 16, 2012.

MBARD, 2008

Monterey Bay Air Resources District (MBARD), CEQA Air Quality Guidelines. Prepared by the MBARD, Adopted October 1995, Revised: February 2008. <https://www.mbard.org/files/0ce48fe68/CEQA+Guidelines.pdf>



This page intentionally left blank.