



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

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## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

### **Project Information**

**Project Name:** Veterans Village Supportive Housing

**Responsible Entity:** County of Santa Cruz

**Grant Recipient** (if different than Responsible Entity): **Housing Authority of the County of Santa Cruz**

**State/Local Identifier:**

**Preparer:** R.L. Hastings & Associates, LLC

**Certifying Officer Name and Title:** Matt Johnston, Environmental Coordinator  
Principal Planner for Environmental Planning  
County of Santa Cruz

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable): R.L. Hastings & Associates, LLC

**Direct Comments to:** County of Santa Cruz  
Dept. of Community Development & Infrastructure  
Attn: Tracy Cunningham, Housing Specialist  
701 Ocean St., Rm 418  
Santa Cruz, CA 95060

**If by email, to:**  
[CEQA-NEPA@SantaCruzCounty.US](mailto:CEQA-NEPA@SantaCruzCounty.US)

## **Project Location:**

8705 Highway 9, Ben Lomond, CA 95005 [unincorporated Santa Cruz County] (APN: 078-273-15 and 078-272-06)

## **Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Acquisition, rehabilitation, and conversion of an existing motel property with 1 existing single-family home and 10 motel cabins in a commercial "Visitor Accommodations" (VA) zone, into a 20-unit "Homekey" permanent supportive housing project to be funded by the California Homekey Round 2 Grant Program authorized by AB 140 of 2021. The project also includes installation of six new, 1-bedroom modular dwelling units on the site, remodeling of the existing stand-alone 3-car garage into two (2) ADA units, a manager's unit and also common areas to include a leasing office, bathroom and communal laundry facilities. Minimal remodeling work is planned in the main family dwelling, which consists of removing the main fireplace, enlarging of a doorway, finishing closets, replacing and lowering ground-floor bedroom windows to comply with Egress code, installing exterior landing pads on exits doorways, and painting and decorating.

The project will consist of construction and rehab of the described residential buildings and all necessary infrastructure including, but not limited to, sidewalks, curbs, gutters, lighting, water, sewer and electrical connections (including undergrounding), water drains, parking lot, and landscaping as necessary.

### *Description of the Area*

Santa Cruz County has 276,603 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.<sup>1</sup>

There are four incorporated cities in the County. The largest is the City of Santa Cruz, with a population of 59,946. Watsonville has a population of 51,199, Scotts Valley has 11,580, and Capitola has 9,918.<sup>2</sup>

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, with 29 miles of coastline and numerous parks and beaches. Its quaint shops, hotels and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide many opportunities for recreation and tourism. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, the Santa Cruz Museum of Art and History, the Kuumbwa Jazz Center, the Surfing Museum, the University of California Santa Cruz (UCSC) Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The County's strong local economy is anchored by education, technology, agriculture, and tourism. The two major higher educational institutions are Cabrillo College, a community college, and the University of California, Santa Cruz (UCSC), which also hosts the Seymour Center, Long Marine Laboratory, the Lick Observatory, NOAA's National Marine Fisheries Service (NMFS), and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served primarily by the San Jose International Airport and the Watsonville Municipal Airport and is within 100 miles of the San Francisco and Oakland international airports and Monterey Peninsula

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<sup>1</sup><http://www.co.santacruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

<sup>2</sup><http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

Airport. Freight rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction. An Amtrak bus connector connects the County to Amtrak passenger rail stations in San Jose and Salinas.

As of 2018, Santa Cruz County residents had an average per capita income of \$34,732, a median household income of \$70,088, and a median value for owner-occupied housing of approximately \$800,000. The County of Santa Cruz, a municipal agency, has a workforce of 2,470 employees in 20 agencies and departments, and an annual budget of approximately \$777 million.<sup>3</sup>

*Description of the Surrounding Neighborhood*

The project site is within the Census Designated Place (CDP) Ben Lomond approximately 0.5 miles south of the main business district along Highway 9. Much of the area within the Ben Lomond CDP, including the undeveloped portion of the project site, is heavily wooded. The project will be located on an approximately 5.2-acre parcel fronting Highway 9, however, only approximately 1/3 of the parcel is currently developable due to the presence of woodland and steep slopes on the western two-thirds. The site, particularly the portion to be re-developed, is accessed directly from Highway 9. Highland County Park is located across Highway 9 and slightly south of the project site. The site is additionally bound by residential development to the east and south and forest to the west and north.

*Construction and Design Description*

The project will consist of remodeling the existing single-family dwelling and 10 cabins, converting the existing 3-car garage into 3 living units, a laundry room, leasing office, and bathroom, and the installation of 6 new modular 1-bedroom units. All existing cabins will be converted to electric only and all bathrooms and kitchens will be upgraded with new flooring. All new modulars will be approximately 384 SF 1-bedroom units and meet HCD Building code, be fully sprinklered, WUi compliant and will be wood-framed. The exterior will be horizontal painted siding with roof shingles and the structures will have pitched roof. Minimal remodeling work is planned in the main family dwelling, which consists of removing the main fireplace, enlarging of a doorway, finishing closets, and painting and decorating.

Common areas will include, the leasing office, laundry facilities and a bathroom, all located in the garage remodel area. Each tenant will be responsible for their own electric which will be separately metered. The landlord with pay for trash expense and common area utilities.

***Permanent Sources of Project Funding:***

1.	Santa Cruz County Bank Loan:	\$ 2,380,000
2.	Community Foundation Loan:	\$ 500,000
3.	Seller Take Back Loan	\$ 195,000
4.	Homekey Grant:	\$ 6,425,000
5.	Permanent Loan TBD	<u>\$ 1,000,000</u>
	<b>Total Estimated Project Cost</b>	<b>\$10,500,000</b>

***Development Partners will include:***

1. Front St. Inc.
2. County of Santa Cruz
3. Neilson Architects
4. Swift Consulting Services
5. Sherwood Engineers
6. Slatter Construction

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:

There are currently 63 Veterans on a by-name list kept by the SSVF program run by Housing Matters / Nations Finest. There are also currently around 120 Veterans during the last point in time count that are experiencing homelessness. The HUD-VASH Voucher has also been issued to over 25+ Veterans who are currently in a difficult living position and are waiting on an available place to use it.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:

The project site is located along Highway 9 just south of the main business district of Ben Lomond. Surrounding site uses include single-family residences and a 25-acre county park to the east, forest to the north and west, and forest and single-family residences to the south. Most easily developed parcels in the Ben Lomond area have been built upon, with the remaining vacant parcels either unbuildable due to size or site constraints such as slope. Construction trends in the area tend towards remodels and additions to developed properties.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
N/A	15 VASH Project-based Vouchers	\$8,064,720
N/A	4 1-BDR Project-based Vouchers	\$1,474,368

**Estimated Total HUD Funded Amount:** \$9,539,088 – Estimated value of 19 Project-based Vouchers over 20 years

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$10,500,000 plus the estimated value of 19 Project-based Vouchers above

## **Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4            and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- The project site is located approximately 19 miles northwest of the Watsonville Airport and is outside of all safety zones.</p> <p>- There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p><b>See Attach A: Airport Hazards</b></p>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resources in California</i></p> <p><b>- See Attach B: Coastal Barrier Resources</b></p>
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0204E dated May 16, 2012, the site is located in Zone X; an “Area of Minimal Flood Hazard.”</p> <p>- Flood insurance is available but is not required.</p> <p><b>- See Attach C: Floodplain Management</b></p>

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></p> <p>- Per the EPA Greenbook, Santa Cruz County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <a href="https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA">https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA</a></p> <p>- See Attach D: Clean Air</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 117(c) &amp; (d)</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 2.6 miles east of the Coastal Zone per the County of Santa Cruz Coastal Zone map downloaded from the Santa Cruz County GIS system.</p> <p>- See Attach E: Coastal Zone Management</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No  <input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><i>The project involves rehabilitation of existing structures and new development for habitation and is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site. The project does contain structures to be rehabbed that contain ACM and LBP, which must be mitigated.</i></p> <p>- A Phase I ESA prepared by Remediation Risk Management (RRM), dated December 28, 2021, found no evidence of Recognized Environmental Conditions (RECs), Controlled Environmental Conditions (CRECs), Historic Recognized Environmental Conditions (HRECs) or Other Environmental Considerations, in connection with the project site, however, RRM noted that, given the age of the structures on the site, it is likely that lead-based paints and asbestos-containing materials were used in construction and maintenance. RRM recommended an inspection to determine if there is lead-based paint (LBP) or asbestos-containing materials (ACM) present.</p> <p>- RRM also investigated soil vapor migration and determined that based on a review of available resources as documented in its report, RRM did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.</p> <p>- M<sup>3</sup> Environmental LLC (M<sup>3</sup>) conducted a Hazardous Materials Inspection of the house, garage, and 10 cabins on the property, and submitted the results in a report dated, May 27, 2022.</p> <p>- <b>Results and Conclusions/Recommendations:</b></p> <p>ACM</p>

		<p>- M<sup>3</sup> found no ACM in the house, garage, or Cabin #7, but found ACM in all nine (9) other cabins.</p> <p>- <i>Mitigation #1</i>: “Prior to renovation activities that will impact the materials identified in this report as containing or assumed asbestos containing at any level the materials must be removed and disposed of by a registered asbestos abatement contractor using proper engineering controls and worker protection.</p> <p><i>LBP</i></p> <p>- M<sup>3</sup> found no LBP in the house but found LBP on the door of the garage and in materials of all 10 cabins.</p> <p>- <i>Mitigation #1</i>: “Prior to impacting any painted components determined to be lead containing, all flaking, peeling paint should be removed and disposed of from a licensed abatement contractor using CDPH certified workers using protection and proper engineering controls. All other paint in good condition (not peeling from the substrate) may remain in place during renovation or demolition.”</p> <p>- See <i>Mitigation Measures and Conditions</i> at the end of the EA for a full listing of Mitigations.</p> <p>- <b>See Attach F: Contamination &amp; Toxic Substances</b></p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><b><i>With mitigations, the project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></b></p> <p>- A Biotic Report was prepared for the project by Biotic Resources Group (BRG), dated April 2022. The Report provides the following summary of its purpose and findings: “A biological assessment was conducted in spring 2022 to document plant and animal resources on the properties, with a focus given to areas proposed for residential development. The properties were found to support three primary vegetation types: coast redwood forest, coast redwood riparian forest, and residential landscaping. Bare ground occurs along existing paved and dirt roads and previously disturbed areas. An intermittent creek traverses APN 078-273-15 and the riparian corridor along this creek is considered a sensitive habitat under County Code. No rare or locally unique plant species were observed on site in April 2022 and given the lack of suitable habitats, none are expected to occur on-site. The creek may provide habitat for the black salamander, a State Special of Special Concern and the vegetation may provide habitat for nesting migratory birds.”</p> <p>- BRG provided the following summary of mitigation measures required for development of the project: “Measures to avoid impacts to sensitive habitat and resources have been identified. These measures include avoidance and protection of the existing watercourse, pre-construction nesting bird survey, and a biologist on site to ensure no impacts to Santa Cruz black salamander and California giant salamander. Successful implementation of these measures will reduce impacts to</p>

		<p>sensitive botanical resources to a less than significant level.”</p> <p>- See <i>Mitigation Measures and Conditions</i> section at the back of this EA for a full listing of required mitigation measures.</p> <p>- See <b>Attach G: Endangered Species</b></p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- There is one location – Highlands County Park – with ASTs within 1 mile of the project site. The park has four (4) 250-gallon propane tanks at various locations within the park. The nearest propane tank to the project site is located near the Child Development Center and located approximately 469 feet from the project site. The site is not within the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: <a href="https://www.hudexchange.info/environmental-review/asd-calculator/">https://www.hudexchange.info/environmental-review/asd-calculator/</a>.</p> <p>- No sites were identified which pose a hazard for the project site. See Attach H for backup documentation.</p> <p>One propane tank is located next to the house on the north side and will be replaced with a tank meeting the 2017 standard and will be less than 1,000 gallons.</p> <p>- See <b>Attach H: Explosive and Flammable Hazards</b></p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project site contains ‘Prime Farmland if Irrigated’ but does not contain “Prime Farmland if Irrigated and Drained,” Unique Farmland or other Farmland of Statewide or Local Importance as identified by the USDA, NRCS, or Farmland of Local Importance” as identified by the California Important Farmland Finder; however, the project is an infill site in a developed area of the County and is, therefore, exempt.</i></p> <p>- Approximately 16% of site soils are in Map Unit Symbol 125 defined as "Prime Farmland, if irrigated." The remaining 83.4% of site soils are in Map units 143 and 158 defined as “not prime farmland.”</p> <p>- Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt.</p> <p>- Verified through Web Soil Survey downloads from the USDA, NRCS website at <a href="https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm">https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</a></p> <p>- The California Department of Conservation – California Important Farmland Finder classifies the site as “Urban and Built-up Land.”</p> <p>- See <b>Attach I: Farmlands Protection</b></p>

<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0204E dated May 16, 2012, the site is located in Zone X; an “Area of Minimal Flood Hazard.”</p> <p><b>- See Attach C: Floodplain Management</b></p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The County of Santa Cruz has made a Finding, and SHPO has not objected, of ‘no historic properties affected’ by the undertaking.</i></p> <p><b>- Attachment J contains the following supporting documentation:</b></p> <p>- SHPO response, dated 7.7.22, wherein SHPO does not object to the County’s Finding; County SHPO consultation letter dated 6.3.22 wherein the County stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); a CHRIS report dated 3.8.22; a Phase I Archeological Survey dated April 2022 concluding that “no prehistoric archeological or historical archeological sites were identified” and “the probability of discovering subsurface archeological sites is low;” a Phase I Historical Assessment dated 4.13.22 concluding that “the property, as a whole, lacks the integrity to convey its historical significance... Thus, the subject property does not appear to be eligible for NRHP under Criteria A-D;” Native American Heritage Commission (NAHC) response letter dated 4.4.22; Tribal Directory Assessment Information (TDAT) listing; Consultation letters sent to NAHC list contacts dated 2.23.22 – no responses were received; National Register of Historic Places (NRHP) map of NRHP sites which identifies no sites in the area of the project site. The nearest site is approximately 1.57 miles northwest of the project site.</p> <p><b>See Attach J: Historic Preservation</b></p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and is located within 1,000 feet and line-of-sight of an arterial roadway. The project is not located within line-of-sight nor within 3,000 feet of an active railroad line. Several structures are located in noise contours of 65 dBA or greater and mitigation will be required.</i></p> <p>- The project site is located adjacent to Highway 9 with an approximately 50’ setback from the roadway to the nearest residential structure.</p> <p>- Noise contours prepared by the County indicate that 5 cabins, 4 new and 1 existing, and the house will be located within the 70 to 75 dBA noise contour; a small corner of the garage is located within the 75 – 80 dBA noise contour but this is non-habitable space; four (4) existing cabins and the stand-alone garage, which will be converted to apartments and common space and amenities, are located within the 65 – 70 dBA noise contour. All other structures are located within the 60 – 65 dBA noise contour. The County will require that</p>

		<p>all structures located outside of the 65 dBA noise contour, including rehab units, include mitigation as necessary to reduce interior noise levels to the HUD standard of 45 dBA or lower.</p> <p>- Noise reduction mitigations must be approved by County and must be verified post-construction.</p> <p><b>See Attach K: Noise Abatement and Control</b></p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p>- Verified by sole source aquifer map downloaded from: <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</a></p> <p>- See Attach L: Sole Source Aquifers</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><i>The project does not involve new construction within a wetland(s) habitat. The USFW Wetlands Mapper indicates a wetlands area on the site – a riverine coming off of the San Lorenzo River which will be avoided with no impacts</i></p> <p>- Verified by: Wetlands Map downloaded from <a href="https://fws.gov/wetlands">https://fws.gov/wetlands</a></p> <p>- Although the Wetlands Mapper indicates a wetlands (riverine) going through the entire site flowing northeast to southwest, the indicated riverine is an intermittent stream that runs in a culvert under CA-9 and then exits the culvert just below the primary landscaped area of the site just west of the lowest easternmost unit of the project.</p> <p>- The intermittent stream is bordered by a narrow redwood riparian area on other side. The stream and riparian area are outside of the area of the site being developed and a minimum 30' setback will be maintained along with mitigations to ensure that there is no impact on the area during construction activities.</p> <p>- See Attachment M: Wetlands Protection</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. There are no Wild &amp; Scenic Rivers in Santa Cruz County.</p> <p>- Verified by the Wild and Scenic Rivers list downloaded from <a href="https://www.rivers.gov/river-app/index.html?state=CA">https://www.rivers.gov/river-app/index.html?state=CA</a></p> <p>- See Attach N: Wild &amp; Scenic Rivers</p>

## ENVIRONMENTAL JUSTICE

### Environmental Justice

Executive Order 12898

Yes No

*The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.*

- EJScreen is the Environmental Protection Agency's (EPA) Environmental Justice mapping and screening tool that provides EPA with a nationally consistent dataset and approach for combining environmental indicators and demographic indicators. EJScreen users choose a geographic area; the tool then provides demographic and environmental information for that area. All of the EJScreen indicators are publicly available data. EJScreen simply provides a way to display this information and includes a method for combining environmental and demographic indicators into EJ indexes.

There are 12 Environmental Indicators (EI) and 7 Demographic Indicators (DI). EJScreen provides reports and maps that can show each environmental indicator and each demographic indicator separately, and also summarizes how an environmental indicator and demographics come together in the same location with 11 EJ Indexes. An EJ Index (EJI) combines demographic factors with a single environmental factor and provides a percentile ranking for the selected area in respect to the State, EPA Region, and the U.S. as a whole. EPA recommends using the 80<sup>th</sup> percentile as the threshold for determining whether an EJ Index may be significant.

- For this project, EJScreen Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles. The immediate project site area in the analysis is defined as the 0.125-mile radius.

- EJI were compared at each radius to determine if there were any significant differences between the immediate project site area and surrounding areas and between the project site area and the State, EPA Region and U.S. EJI percentiles.

- At all distances, no EJI exceed the 80<sup>th</sup> percentile at any of the three comparison levels, though wastewater discharge was deemed not applicable due to the raw data percentiles being too low.

- From the above we can conclude that there are no aggregate environmental justice issues identified that result in the site being adversely affected by environmental considerations that would fall disproportionately on People of Color or Low Income Populations.

- Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues.

- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.

**- See Attach O: Environmental Justice**

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><b>Conformance with Plans / Compatible Land Use and Zoning</b></p> <ul style="list-style-type: none"> <li>- The project is in conformance with the Santa Cruz County General Plan and Zoning Ordinances.</li> <li>- The project site consists of two parcels shown as 8705 Highway 9 (078-273-15 and 078-272-06) on Santa Cruz County GIS.</li> <li>- APN 078-273-15 is 5.2-acres, zoned VA – Visitor Accommodation with a Land Use Designation of C-V. APN 078-272-06 is 0.713 acres and is zoned R-1, “Single Family Residential” but has an Assessor’s Use Description of 011-Unbuildable Lot. The site plan does not include development on parcel 078-272-06.</li> </ul> <p><b>Scale and Urban Design</b></p> <ul style="list-style-type: none"> <li>- The project area consists of single-family homes to the east and south, Highland County Park to the east/southeast and forest to the north and west.</li> <li>- Project design must comply with County design standards and must be approved by the County to ensure that the design is compatible with the County design standards and with the neighborhood.</li> </ul> <p><b>- See Attach P: Land Development</b></p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p><b>Soil Suitability</b></p> <p>- Cal Engineering &amp; Geology (CE&amp;G)) prepared a Revised - Geotechnical Design &amp; Debris Flow Hazard Risk Assessment Report of the project site, dated June 24, 2022, to assess the site for potential debris flow hazards and to provide geotechnical design recommendations for the design and construction of multiple affordable housing unit foundations and new retaining walls.</p> <p><b>Slope</b></p> <p>- Per USDA NRCS, the site ranges from a 6% slope rating covering approximately 16.6% at Highway 9 on the southeastern portion of the site, to 40% in the wooded area on the west/southwest portion of the site, to 63% in the central portion of the site stretching the length of the parcel and encompassing approximately 57.8% of the site.</p> <p>- The project is a combination of rehabs and new construction and, based on the site plan, all work in the upslope area of the project site will be rehabs of existing buildings with the exception of two new 1-bedroom units to be built on previously leveled RV pads. Additionally, an existing retaining wall will be replaced to accommodate the project. The slope of the site will not be an issue for development of the project.</p> <p><b>Erosion</b></p> <p>- Following recommendations contained in the geotechnical report and County requirements, site preparation to address the slope of the site will also address current site erosion potential through a combination of cut and fill with engineered soils, compaction and the installation of retaining walls.</p> <p>- The project will be required to comply with Santa Cruz County Code 16.20, Grading Regulations, which sets forth rules and regulations to control all grading, including excavations, earthwork, road construction, dredging, diking, fills, and embankments, and Santa Cruz County Code Chapter 16.22, which requires control of all existing and potential conditions of accelerated (human-induced) erosion, and sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations.</p> <p>- The County requires that standard best management practices (BMPs) be followed during construction to minimize construction related erosion from the site during construction activities. See Storm Water Runoff and Drainage.</p> <p><b>Storm Water Runoff and Drainage</b></p> <p>- The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process. Subsequently, small municipalities identified by the State of California were required to obtain permit coverage under the Phase II General NPDES Permit for</p>
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		<p>Municipal Separate Storm Water Sewer Systems (MS4). These Phase II MS4s (municipalities) are required to implement various storm water management programs, one of which is to require certain new development and applicable redevelopment projects to incorporate post-construction storm water control measures into their design that include LID and hydromodification techniques. The County of Santa Cruz is one of the municipalities specified in the current Phase II MS4 Permit that must comply with these post-construction requirements, which are contained in Section E. 12 of Order No. 2013-0001-DWQ.</p> <ul style="list-style-type: none"> <li>- Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapo-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction conditions.</li> <li>- All projects within the County must comply with the current version of the City NPDES MS4 Permit and preparation of a SWPPP covering construction activities and post-construction flows.</li> <li>- The project is required to comply with Santa Cruz County Code, Chapter 7.79 Runoff and Pollution Control.</li> </ul> <p><b>Storm-induced Debris Flow Hazard</b></p> <ul style="list-style-type: none"> <li>- See <i>Hazards and Nuisances including Site Safety and Noise</i> Factor below for a discussion of debris flow hazards during heavy rain.</li> <li>- <b>See Attach P: Land Development</b></li> </ul>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p><b>Geotechnical Design &amp; Debris Flow Hazard Risk Assessment Report – Findings, Conclusions &amp; Recommendations</b></p> <ul style="list-style-type: none"> <li>- Per CE &amp;G, “The residential units are planned to be constructed in the approximate locations shown in Appendix-A. It is our professional opinion that the planned residential structures within the flat-lying area of the site (Keynotes 1 through 6, 11 through 14, and 17 through 20) may be designed to be supported on conventional isolated spread or continuous footings provided the recommendations presented in this report are followed. We understand the existing foundations for the four units (Keynotes 7 through 10) that are located on the hillslope will not be modified. However, if modifications occur, they may be supported on pier and grade beam foundations that are extended into the underlying bedrock.”</li> <li>- “Based on our site observations and debris flow hazard risk assessment, it is our professional opinion that the planned development, which will be located on the alluvial fan, near the mouth of the active channel is at risk of being impacted by future debris flow events. It is estimated that isolated debris flow events may entrain volumes of soil and rock of about 148 cubic yards along with other organic debris and should be addressed per our recommendations in Section 8.4 . . .”</li> </ul>

- “The locations of the recommended retaining and staggered debris flow impact walls are shown in Figure 9. It is our professional opinion that the base of the on-site hillslope should be retained by a soldier-pile and wood lagging retaining wall at two locations. In addition, a staggered debris flow impact wall is recommended near the mouth of the on-site channel and may also consist of soldier piles and wood lagging.”

- “Geotechnical considerations to note during project design and construction are:

- Drillability and Excavatability of encountered materials;
- Seismic design considerations across the project site;
- Settlement of the existing fill and alluvial soils;
- Landsliding along the on-site hillslopes;
- Debris Flows; and
- Corrosivity of on-site soils.

Detailed recommendations for these and other geotechnical aspects of the proposed improvements are presented in the . . . report.”

### **Seismic Considerations**

- The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements, as required by the County.

Per CE&G, “[L]arge magnitude earthquakes and strong ground shaking are likely to affect the project area within the design lifetime of the proposed improvements. Peak ground shaking parameters are presented below in Section 8.2.3 and should be considered in the design of the proposed improvements. Local ground-modifying effects of high-intensity ground shaking are considered secondary seismic effects. Our review of these processes is presented below.

- In our judgment, the potential for fault ground rupture or coseismic faulting to significantly affect the proposed improvements is low.
- In our judgment, the potential for ridgetop fissuring, ridgetop shattering, ridgetop spreading or other seismically induced ground deformation to significantly affect the proposed improvements is low.

- The site is not located in an Alquist-Priolo Earthquake Fault Zone and no Active or Potentially Active faults are known to pass directly beneath the site.

- The County will require that the recommendations contained in the Geotechnical Report be adhered to during design and construction of the Project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2019 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.

### **Settlement**

CE&G found that “[B]ased on our boring and laboratory data, it appears that the upper 5 feet of fill and alluvial soils encountered in boring B-3 may be moderately compressible under the anticipated loads. To minimize potential settlement and structural distress due to this compressible layer, we recommend that the upper 18 inches of the site soils be recompacted in areas where new fill and other improvements are planned as described in our recommendations.”

### **Landslide**

Per the geotechnical report prepared for the project by CE&G, “, no evidence of deep-seated landsliding was observed at the site. In our judgment, the potential for deep-seated landsliding (involving bedrock) to adversely affect the site improvements is low under static seismic conditions.

As described in Section 6.1, shallow landsliding of fill prisms, colluvium, and uppermost weathered bedrock, under static and seismic conditions, is likely to occur during the wet season if not properly supported by a retaining wall at the base of the slope. We judge the potential for shallow-seated landsliding (under static and seismic conditions) to adversely affect the site improvements to be low, provided site improvements (including the recommended retaining wall) are appropriately designed and constructed and surface runoff is appropriately managed.”

### **Liquefaction Potential**

CE&G found “. . . , the potential for soil liquefaction to significantly affect the proposed project is low.”

### **Tsunami and Seiches Potential**

- According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is located in the Felton Quadrangle outside of the tsunami inundation areas.

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

### **Noise**

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities but this will be a short-term impact with no long-term noise increases.

- During construction, the County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:

- In accordance with Policy 9.2.6 of the County of Santa Cruz General Plan Noise Element and Section 13.15.040 – Exemptions, paragraph (A) of the Santa Cruz County Code, the County will limit construction that involves motorized equipment to Monday through Friday from 8:00 am to 5:00 pm with no construction permitted on legal holidays. Equipment maintenance and servicing

will be confined to the same restrictions. Exceptions to the specified construction hours will only be allowed for construction emergencies and when approved by the County of Santa Cruz Planning Department.

- The County will require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items:

- Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.

- A slight rise in ambient noise levels are expected due to the project but no permanent significant increase in ambient noise levels are anticipated due to the small (20-unit) size of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses.

### **Air Quality**

- The project is located in the North Central Coast Air Basin (NCCAB), which is overseen by the Monterey Bay Air Resources District (MBARD), which serves San Benito, Santa Cruz and Monterey counties.

- MBARD's 2012-2015 Air Quality Management Plan includes typical construction activities and planned residential growth as part of its emissions inventory.

- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.

### **Wildland Fires Potential**

- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is located in an area classified as a State Responsibility Area (LRA) by Cal Fire and is located in a High Fire Hazard Zone or area but is within 0.5 miles of a fire station.

*Verified by: Santa Cruz County GIS and Cal Fire FRAP FHSZ map.*

### **Emergency Response & Access**

The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with County of Santa Cruz General Plan Policies 6.5.1, 6.5.3, and 6.5.5 to ensure adequate emergency ingress and egress from the project site.

### **Hazardous Materials**

- The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous

		<p>materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.</p> <p>- <i>Verified by Phase I ESA prepared by Remediation Risk Management dated December 28, 2021</i></p> <p><b>Construction Site Safety</b></p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- <b>See Attachment F: Contamination &amp; Toxics Substances and Attachment P: Land Development</b></p>
Energy Consumption	1	<p>- The project will comply with Title 24 requirements for energy efficiency. Apart from the house, the project will be all electric and all appliances will be Energy Star rated.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<p>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base but will not affect long-term employment and income patterns in the area.</p> <p>- The project may create a small number of new permanent jobs to operate the project and some additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents, but the effect will be less than significant.</p>
Demographic Character Changes, Displacement	2	<p>- At 20 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing veteran residents of the project area rather than to attract and bring in new residents.</p> <p>- Six (6) of the existing structures that are to be rehabilitated are currently occupied. Occupants will be temporarily relocated while the units are being rehabilitated. There will be temporary displacement but no permanent displacement of persons or businesses. All temporarily displaced occupants will be eligible under Federal and State relocation laws and regulations for relocation assistance and will receive appropriate relocation benefits, temporary or permanent as applicable.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><b><i>Educational Facilities</i></b></p> <ul style="list-style-type: none"> <li>- The project is a permanent supportive housing project serving adult veterans and will have no impact on schools.</li> <li>- The project is within the San Lorenzo Valley Unified School District.</li> <li>- School districts are authorized by State law (Government Code §65995-6) to levy a new residential construction fee of up to \$4.08/square foot for residential construction and 0.66/square foot for commercial construction.</li> <li>- Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant</li> </ul> <p><b><i>Cultural Facilities</i></b></p> <ul style="list-style-type: none"> <li>- The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Santa Cruz and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the County and surrounding areas to accommodate any potential increased usage generated by the project.</li> <li>- Santa Cruz County showcases an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art &amp; Wine, the Capitola Art &amp; Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to this vibrant, eclectic area. Santa Cruz County offers countless cultural events and venues offering live music, outdoor theater and more.</li> <li>- Additionally, there are 45 properties located in Santa Cruz County that are listed in the National Register of Historic Places and additional unlisted historic properties.</li> </ul> <p><b>- See Attach J: Historic Preservation; and Attach Q: Community Facilities &amp; Services</b></p>
Commercial Facilities	1	<ul style="list-style-type: none"> <li>- The proposed project will be potentially beneficial to nearby businesses as a result of increased business due to the small increase in new permanent residents. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.</li> <li>- Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Although some residents may move from other areas in Santa Cruz</li> </ul>

		<p>County, there is adequate and accessible public transportation making commercial facilities across the entire Santa Cruz County urban area reasonably accessible to residents.</p> <p>Due to the small size of the project (20 units), the net impact is expected to be low and not significant.</p>
<p>Health Care and Social Services</p>	<p>2</p>	<p><b>Health Care</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not expected to significantly impact demand for health care in the area. Sufficient health care is available in Santa Cruz County and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant.</li> <li>- Dominican Hospital is located approximately 8.5 miles southeast of the project site on Soquel Avenue. Dominican Hospital is fully staffed to handle any needs generated from the project.</li> <li>- Palo Alto Medical Foundation and Sutter Urgent Care, Geriatrics unit and other health care offices and facilities are located approximately 8.8 miles southeast of the project site.</li> </ul> <p><b>Social Services</b></p> <ul style="list-style-type: none"> <li>- Such social services as may be needed, are offered by a wide variety of both public and private non-profit agencies in the County of Santa Cruz and in surrounding communities including the cities of Santa Cruz and Capitola.</li> <li>- See maps in Attach Q showing the location of social services in the project area.</li> <li>- The project is a permanent supportive housing project and will be providing various services to the residents. First St. Inc. is an experienced service provider and will develop a Resident Services Plan and will provide a variety of services to residents including: Harm Reduction strategies, Critical Time Intervention, Trauma Informed Care and Motivation Interviewing.</li> </ul> <p><b><i>Veterans Village Supportive Services [information provided by project developer]</i></b></p> <p>Veterans Village Permanent Supportive Housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of The Veterans Village Veterans. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services and much more, including the following:</p> <p><b>Employment and Job Training Services</b></p> <p>We partner with local employers to enhance the visibility of veterans seeking employment, and we conduct frequent follow-ups with employers and veterans placed in employment to ensure continued success. We also work with local</p>

temp agencies to place veterans in positions that match their goals and qualifications. Our case managers help Veterans identify barriers to employment as well as the types of services most useful to placing them in long-term, meaningful employment. We provide workshops, peer-supported group processes, and instructor-led discussions designed to identify veterans' skills and help them overcome barriers to employment.

### **On Site Case Management**

We understand how difficult it can be for veterans to access the benefits and services they've earned. With a complex array of resources and miles of red tape, it's easy to get confused and feel lost. Our case managers are, in many ways, the cornerstone of what we do. A case manager is the Veteran's main point of contact at Veterans Village. When Veterans have a problem or they are facing an obstacle in their life, a case manager is there to help them put all the information on the table and plot a course to help them achieve their goals by connecting them to the right resources.

Case management is an interactive process that provides veterans with support and services essential to effective treatment. The goal of case management is to help veterans develop the skills necessary to achieve and maintain independence. All veterans meet with a Veterans Village case manager upon arrival to perform an initial assessment. Based on this assessment, the case manager works in collaboration with the Veteran to devise a service plan addressing identified needs and objectives. Each Veteran has a personalized service plan outlining barriers and goals related to substance abuse, mental health, medical needs, finances, education, employment, and housing.

The case manager meets with the veteran on a regular basis to monitor progress. In addition to scheduled meetings. Case managers are always available to provide additional support or assistance.

### **Behavioral Health Services**

Mental health problems including PTSD, moral injury, traumatic brain injury, military sexual trauma, depression, and anxiety are all too common among today's veterans. But the mental health needs of those who served are often forgotten. We offer individual and group therapy sessions at our clinical model residential facilities.

### **Medical Services**

Services include on-going support and assessment, case management, crisis intervention, individual and group rehabilitation counseling, linkage to off-site resources, and more.

### **Resident Activities Coordinator**

We will offer programs such as a Veterans in the Arts program that seeks to specifically address the needs and improve the lives of California's veterans through arts, culture, and creative expression. The purpose of the program is to increase equity, access, and opportunities for veterans and their families to

		<p>participate in quality arts programming that is sensitive and responsive to their unique experiences.</p> <p><b>Wellness &amp; Events</b></p> <p>The Veterans Village of Santa Cruz County is committed to integrating a complete wellness approach to its programs. Our programs are to include and address the various dimensions of ones life. Wellness is physical, emotional, social, occupational, intellectual, financial, environmental, and spiritual. We promote complete wellness and overall well-being by helping individuals enrich the quality of all aspects of their lives.</p> <p>Our supportive Service model centers on combining psycho-educational groups, nutrition and menu planning education, and physical activities grounded in the philosophy of person-centered recovery. Residents develop personal goals for maintaining wellness in an integrated fashion considering both their physical and psychological strengths and needs. Our seasonal wellness events include:</p> <ul style="list-style-type: none"> <li>● Quarterly Wellness Events</li> <li>● Community Groups</li> <li>● Summer BBQs</li> </ul> <p>- <b>See Attach Q: Community Facilities &amp; Services</b></p>
Solid Waste Disposal / Recycling	2	<p>- The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste.</p> <p>- Santa Cruz County Recycling and Solid Waste Services (SCRSWS) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated area of the County of Santa Cruz. SCRSWS operates the County’s two solid waste facilities: the Buena Vista Landfill west of Watsonville and the Ben Lomond Transfer Station in the San Lorenzo Valley. The County of Santa Cruz has a contract with GreenWaste Recovery of Santa Cruz County for the collection of refuse, recycling and yard waste.</p> <p>- <b>See Attach Q: Community Facilities &amp; Services</b></p>
Waste Water / Sanitary Sewers	2	<p>- The proposed project will result in increased wastewater generation but will use an engineered and sized septic system to process wastewater. The project will not be connected to the County system and will, therefore, have no impact on existing treatment plant capacities or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities.</p> <p>- The Santa Cruz Local Area Management Plan (LAMP) is the guiding document for onsite wastewater disposal and was adopted by the Central Coast Water Quality Control Board (CCWQCB) in October 2021 - all systems in Santa Cruz must meet the standards which comply with CCWQCB.</p> <p>- <i>Verified by Sherwood Engineering, civil engineers</i></p>

		<ul style="list-style-type: none"> <li>- As noted above, the project is required to comply with all requirements of the CCWQCB to ensure that the septic system will have to impact on local water resources, including ground water and streams.</li> <li>- The project may be required to pay per unit impact fees to the County when building permits are issued to mitigate project impacts.</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Water Supply	2	<ul style="list-style-type: none"> <li>- The project will be served by the San Lorenzo Valley Water District which relies on both surface water and groundwater resources, including nine currently active stream diversions, one groundwater spring, and eight active groundwater wells. The District owns, operates, and maintains two water systems from separate water sources. These sources are derived solely from rainfall within the San Lorenzo River watershed.</li> <li>- The project will be required to pay a water connection fee to the Water District which is partially used to retrofit older fixtures with water saving fixtures to conserve water usage.</li> <li>- Water supply infrastructure will need to be upgraded to accommodate supply to the additional units. A dedicated water line will be added from the main connection at Highway 9 to supply the fire hydrant with sufficient flow and pressure. Additionally, the project will be required to pay a development impact fee at the time of issuance of building permits for the project.</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Public Safety – Police</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the small size of the project (20 units) and that the project is proposed to serve current Santa Cruz County residents and/or workers, rather than attracting new residents into the area.</li> <li>- Law enforcement services for the unincorporated areas of the County are provided primarily by the Santa Cruz County Sheriff’s Department, although mutual aid and emergency response is also provided by police personnel in local cities. The closest Sheriff’s station to the site is the San Lorenzo Valley Sheriff’s Office in Felton located at 6062 Graham Hill Road, approximately 2.45 miles southeast of the project site down Highway 9.</li> <li>- The project will be required to pay County impact fees at issuance of building permits. Impact fees are intended to mitigate any impacts on existing services produced by new development.</li> </ul> <p><b>Public Safety – Fire</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not anticipated to significantly increase demand for fire protection services. Compliance with all fire protection requirements of the County of Santa Cruz, the Ben Lomond Fire Protection District and the Uniform</li> </ul>

	<p>Fire Code for fire safety and fire emergency response will avoid significant impacts.</p> <ul style="list-style-type: none"> <li>- The project will be served by the Ben Lomond Fire Protection District located at 9430 Highway 9, approximately 0.56 miles north of the proposed project site. The project is primarily a rehabilitation project of a site that has been served by the District for several decades and will not create a significant impact on services.</li> <li>- The project is required to comply with the Uniform Fire Code, all state, federal, Santa Cruz County and Ben Lomond Fire Protection District requirements.</li> <li>- The project will be required to pay County impact fees at issuance of building permits. Impact fees are intended to mitigate any impacts on existing services produced by new development.</li> </ul> <p><b>Public Safety – Emergency Medical Services</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current area residents.</li> <li>- Ben Lomond Fire Protection District provides first response Advanced Life Support (ALS) Paramedic services to Ben Lomond and the surrounding area. The all-volunteer fire district currently staffs 8 EMTs and one Paramedic.</li> <li>- The project is required to comply with County standards regarding roadways and related issues including County of Santa Cruz General Plan Policy 6.5.1 - Access Standards, to ensure adequate access to the project area and site for emergency services response so as to not negatively impact response times.</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Parks, Open Space and Recreation	<p>2</p> <ul style="list-style-type: none"> <li>- The proposed project may generate a moderate increase in demand on and for open space and other recreational opportunities in the area. There are abundant open space and recreational opportunities in Santa Cruz County and in the surrounding areas. The project site is located within a few miles of the ocean, near the Monterey peninsula and in the Coastal mountain range, close to several parks, all of which have abundant recreational opportunities and activities.</li> <li>- The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 38 neighborhood, community, and regional parks, which total over 500 acres of parkland and open space in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. The closest County park to the project site is the Highlands County Park, which is located directly across Highway 9 from the project site. The park is 26 acres, has frontage along the San Lorenzo River on the eastern boundary, two baseball diamonds on a large athletic field, a skate park, pool, tennis courts, and is home to the SLV Day Care Center, the Senior Center, and the historic home of the previous owner of the parkland.</li> </ul>

		<p>- There are also numerous parks in the City of Santa Cruz that may also be accessed and utilized by project residents.</p> <p>- <b>See Attach Q: Community Facilities &amp; Services</b></p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p><b>Accessibility</b></p> <p>- The project is required to and will meet all federal, state and local regulations governing accessibility.</p> <p>- Santa Cruz Metropolitan Transit District (SCMTD) operates regional service to throughout Santa Cruz County serving all cities in the County and to locations in Monterey County, including Marina, and Salinas.</p> <p>- SCMTD is currently running a year-long pilot <i>Cruz On-Demand</i> door-to-door service along with paratransit and ADA accessible service.</p> <p>- There is a bus stop across Highway 9, approximately 300 feet from the project site.</p> <p><b>Transportation</b></p> <p><i>Temporary Impacts</i></p> <p>- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.</p> <p><i>Permanent Impacts</i></p> <p>- Due to the small size of the project (20 units) and its location, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project.</p> <p>- The project is required to be consistent with and comply with the requirements of County of Santa Cruz General Plan. These policies cover a wide range of items including: vehicular traffic including LOS or roadways and intersections, limitations on through traffic and speed, and traffic calming features such as traffic circles, bulb-outs, and landscaping to increase safety; transit facilities and design features to encourage the use of transit over private cars, pedestrian access and safety and design features to promote pedestrian use, bicycle access and safety and design features to encourage use of bicycles over private cars, and; design aesthetics and lighting among other areas.</p> <p>- The County will require the project to pay a Transportation Impact Fee. This project will be required to pay its fair share of applicable transportation impact fees proportional to its forecast trip generation in order to maintain or improve the level of service in the project area to acceptable conditions.</p> <p>- The California Office of Planning and Research's <i>Technical Advisory on Transportation Impacts in CEQA</i> has determined that adding affordable housing</p>

	<p>to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall.</p> <p>Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, the conclusion that the project would not have a significant impact can be supported.</p> <p><b>- See Attach R: Transportation</b></p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p><b><i>Unique Natural Features</i></b></p> <ul style="list-style-type: none"> <li>-The project site contains a woodland area on the west side of the site which will not be developed and will be protected during site development. The area of the site planned for development abuts the woods but the site is a partial rehab/re-use of existing development so no unique features will be disturbed.</li> <li>- There are no other unique natural features on the project site.</li> <li>- <i>See Attach G: Endangered Species; USGS Map, Aerial Maps and Photos in Project Information</i></li> </ul> <p><b><i>Water Resources</i></b></p> <ul style="list-style-type: none"> <li>- The project will not utilize on-site wells. The project will receive public water through the San Lorenzo Valley Water District (See Water Supply element above).</li> <li>- See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff.</li> <li>- Additionally, will be processed by an engineered and size septic system and has been designed to have no impact on local water resources (see Waste Water / Sanitary Sewers element above).</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Vegetation, Wildlife	2	<p><b>Vegetation</b></p> <ul style="list-style-type: none"> <li>- Per a Biotic Report prepared for the site: “Coast redwood forest dominates the two parcels. The forest is characterized by the presence of coast redwood (<i>Sequoia sempervirens</i>) and lesser amounts of California bay (<i>Umbellularia californica</i>), tan oak (<i>Notholithocarpus densiflorus</i>), and Douglas fir (<i>Pseudotsuga menziesii</i>). Other tree species include big leaf maple (<i>Acer macrophyllum</i>). The understory supports some non-native species, such as English/Algerian ivy (<i>Hedera helix</i>) and periwinkle (<i>Vinca major</i>), but most cover is provided by native species. Commonly observed species include</li> </ul>

California blackberry (*Rubus ursinus*), sword fern (*Polystichum munitum*), redwood sorrel (*Oxalis oregona*), wake robin (*Trillium ovatum*), wood strawberry (*Fragaria vesca*), trail plant (*Adenocaulon bicolor*), and bracken fern (*Pteridium aquilinum*).

A redwood-dominated riparian forest is present along the unnamed intermittent creek. Here redwoods dominate the overstory, yet there are mesic-adapted plant species growing next to the creek and in other moist hillside areas. Understory plants include wood fern (*Dryopteris arguta*), dense sedge (*Carex densa*), sword fern, solomon's seal (*Smilicina racemosa*), starflower (*Trientalis latifolia*), horsetail (*Equisetum arvense*), and spreading rush (*Juncus patens*). There are patches of elk clover (*Aralia californica*) and Himalaya berry (*Rubus armeniacus*).

Residential landscaping is present around the existing buildings and other facilities. Plantings include non-native cypress (*Cupressus* sp.), juniper (*Juniperus* sp.), Prunus, photinia (*Photini* asp.), wisteria (*Wisteria* sp.), African iris (*Dietes* sp.), lavender (*Lavendula* sp.), agapanthus (*Agapanthus* sp.), calla lily (*Zantedeschia* sp.), iris (*Iris* sp.), rose (*Rosa* sp.), and rosemary (*Rosmarinus* sp.). Non-native grasses are also present.”

**- See Attach G: Endangered Species for additional information on site vegetation**

#### **Wildlife**

- Per the Biotic Report: “The redwood forest and creek provide a seasonal source of drinking water to terrestrial animals, a movement corridor, and nesting and breeding habitat for some amphibians, birds and small mammals. Although anadromous fish, such as steelhead are known to occur in the San Lorenzo River, none are expected in this project area due to the intermittent condition of the creek and the existing culvert is a likely barrier. The existing residential uses on the parcel as well as neighboring parcels and the close proximity of State Highway 9 likely moderate the value of the redwood forest for native wildlife species. Common species that can tolerate the presence of surrounding human activity are expected to occur, including acorn woodpecker (*Melanerpes formicivorus*), chestnut-backed chickadee (*Poecile rufescens*), raccoon (*Procyon lotor*) and striped skunk (*Mephitis mephitis*). Birds seen at the site include American Crow (*Corvus brachyrhynchos*), Townsend's Warbler (*Setophaga townsendii*), Steller's jay (*Cyanocitta stelleri*), and Dark-eyed Junco (*Junca hyemalis*). Mammals seen at the site include California Meadow Vole (*Microtus californica*). There were no bird nests either active or old seen anywhere on the property. Only four species of birds were seen in the area. No amphibians were found either around the present housing areas or anywhere in the surrounding forest.”

**- See Attach G: Endangered Species for additional information on endangered species and other wildlife on the site**

Other Factors

2

***Environmental Justice***

As discussed in the Environmental Justice factor above, no adverse environmental impacts were identified in the project’s environmental review that would disproportionately affect this project’s residents. As a project seeking funding from the State of California Homekey program, 19 of the units will be reserved for low-income Veterans transitioning out of homelessness, with the remaining unit for the property manager.

This permanent housing project is proposed to provide housing and supportive services to an underserved, low-income, veteran population, providing housing, and connecting residents as necessary with services and job opportunities offsite, and to classes and services at the nearby community college.

The project is located in a desirable area of the unincorporated Santa Cruz County and served by public transport to neighboring incorporated areas such as Scotts Valley and Santa Cruz as well as on major car routes being located on Hwy 9. Active transportation and public transit, allows convenient access to local and city amenities and services and employment opportunities.

The project developer and the County of Santa Cruz have worked cooperatively together to access local and crucial state funding, and a conditional award of federal housing vouchers, to bring this project to fruition, and provide opportunities for low-income and historically marginalized veteran populations to reside in a project that respects them as residents, and the natural environment.

Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will bring formerly homeless veterans into a holistic environment that will provide both stable, safe and healthy affordable housing, and support for their needs to assist them in healing, accessing health care and other benefits, and learning life and work skills, preparing them to stabilize their lives, procure gainful employment and/or pursue a career path with higher earnings potential.

***Energy Efficiency***

19 out of the 20 units in the project will switch to electric only units

The project is being partially constructed with modular units built off-site and placed on foundations onsite. Modular construction is more energy efficient and cost effective to build than on-site construction using traditional stick construction methods. The building will be certified by “Build-it-Green”, thereby meeting or exceeding California’s Title 24 energy code, which is designed to reduce wasteful and inefficient energy consumption in new construction and existing buildings, and to increase renewable energy use. Specifically, the building will have efficient Energy Star rated appliances.

The proposed project site is located in a forest setting with abundant shade provided by the many existing trees, and by trees to be planted onsite consistent with County standards, to preserve and enhance the environment and aesthetics of the area, while providing shade and reducing temperature build-up with hot spots. The project site is located in a moderate temperate zone near the ocean,

with multiple parks, public beaches, and significant tree canopy in the area, all of which reduce heat build-up and heat reflection.

***Climate Change***

The site is located in an area that is subject to few unique climate change risks. It is well outside and above the tsunami inundation zone, at an elevation ranging from 375 to 580 feet above mean sea level, more than 11 miles from the coast, and outside of the State- and County-designated Coastal Zone. As such, it is outside of the area that could be affected by sea level rise. The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold. The primary risk is that Cal Fire indicates that the site is located in a Moderate Fire Hazard Safety Zone and near to a High Fire Hazard Safety Zone (FHSZ). A second potential risk is for landslide in case of severe storms, which has been studied and is being addressed in the site plan. Other issues in respect to climate change that may potentially affect this project or be affected by this project are drought (water resources), and seismicity. The site is located in the Monterey Bay Area, which is subject to earthquakes that may cause strong ground shaking, but every property in the area, as well as most of California, faces very similar risks of drought and earthquakes. The project's residents, if not for the proposed project, may either be on the street at risk and exposed to the elements, or in other, likely less-safe structures. They would be more at risk of heat exposure and drought-related risks, if not housed.

***Drought (Water Resources)*** – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposing to bring new residents into the area, resulting in a negative effect on water resources. Instead, the project will provide safe, affordable housing for currently homeless and/or at-risk people already residing (unsheltered or in unstable/unsafe housing) within the County, selected from the County Continuum of Care's Coordinated Entry list. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or in California. In addition, as noted above, the project will meet state and local requirements for water-efficiency in the project's plumbing fixtures and landscape design.

***Seismicity*** – As noted above, the project site is located in the Monterey Bay Area, a seismically active region, and is likely to be subject to strong ground shaking. To address this, the project will be built in accordance with the CBC to address the issue. While there is no established connection between climate change and large earthquakes, there has been research establishing a connection between water load on the earth's surface and absorbed, and micro-seismicity (earthquakes too small to be felt) and localized earthquakes tied to water level fluctuation in dams. There is some research suggesting that there may be a connection to long-term drought and excessive groundwater pumping and seismicity, but a firm understanding has not yet been reached as to any connection to large earthquakes.

***Landslide*** – There is the potential for landslide in the event of severe storms due to a portion of the site being very steep. This is mitigated by the fact that the area has a temperate climate and is not generally subject to severe storms. Additionally, the project is being designed with this potential in mind and mitigations are being incorporated into the site plan. Also, none of the structures are located within areas that would be affected by landslide and the mitigations,

	<p>therefore, are primarily designed to protect the natural environment rather than structures.</p> <p><b>Wildfire</b> – Cal Fire designates the project site as being located in a Moderate FHSZ. Most of rural Santa Cruz County is located within either a Moderate FHSZ or a High FHSZ. The proposed project site already has structures on it which will be rehabbed and the rehab and new modular units along with the site layout will be designed to address fire safety. The site is immediately adjacent to Highway 9 with good access and quick response in case of fire.</p>
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**Additional Studies Performed:**

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

**Field Inspection (Date and completed by):**

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Remediation Risk Management – Phase I ESA, December 28, 2021
- M3 Environmental, LLC – Hazardous Material Inspection, May 6 & 9, 2022
- Biotic Resources Group – Biotic Report, April 26, 2022
- Historic Resource Associates – Phase I Historical Assessment, April 13, 2022
- Historic Resource Associates – Phase I Archeological Survey, April 2022
- CE&G – Revised - Geotechnical Design & Debris Flow Hazard Risk Assessment Report, March 29 & April 6, 2022
- Sherwood Design Engineers – Slope Analysis and Site Overview Figure, February 2022
- County of Santa Cruz – Geologic Hazards Assessment, March 15, 2022

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6**

**Airport Hazards**

- NEPAssist
- 24 CFR Part 51 Subpart D
- Google Maps
- Google Earth

**Coastal Barrier Resources**

- Coastal Barrier Resource System Mapper @<https://www.fws.gov/cbra/maps/Mapper.html>

**Flood Insurance**

- FIRM map 06087C0204E dated May 16, 2012

## **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

### **Clean Air**

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

### **Coastal Zone Management**

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>
- Google Earth

### **Contamination and Toxic Substances**

- Remediation Risk Management – Phase I ESA, December 28, 2021
- M3 Environmental LLC – Hazardous Material Inspection, dated May 27, 2022

### **Endangered Species**

- USFWSS – Critical Habitat for Threatened & Endangered Species  
@<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>
- Biotic Resources Group – Biotic Report, dated April 2022

### **Explosive and Flammable Hazards**

- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- HUD Acceptable Separation Distance Calculator <https://www.hudexchange.info/environmental-review/asd-calculator>
- Google Earth

### **Farmlands Protection**

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- CA Department of Conservation Important Farmland Finder:  
<https://maps.conservation.ca.gov/DLRP/CIFF/>

### **Floodplain Management**

- FIRM map 06087C0204E dated May 16, 2012

### **Historic Preservation**

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System report, dated 3.8.22
- Historic Resource Associates, Phase I Historical Assessment, April 13, 2022
- Historic Resource Associates, Phase I Archeological Survey, April 2022
- Native American Heritage Commission response, dated 4.4.22
- Tribal Directory Assessment Information – Contact Information for Tribes of Santa Cruz County, CA
- Consultation letters sent to Tribes:
  - Amah Mutsun Tribal Band
  - Amah Mutsun Tribal Band of Mission San Juan Bautista
  - Costanoan Ohlone Rumsen-Mutsen
  - Indian Canyon Mutsun Band of Costanoan
  - Muwekma Ohlone Indian Tribe of SF Bay Area
  - Rumsen Am:a Tur:ataj Ohlone
  - Wuksache Indian Tribe Eshom Valley Band
- National Register of Historic Places (NRHP) Records Search
- The USGS, Felton Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

### **Noise Abatement and Control**

- nielsenstudios – DRG Submittal A0.1
- CalTrans 2020 Traffic Volumes
- Highway 9 San Lorenzo Valley Complete Streets Corridor Plan
- Santa Cruz County Average Daily Traffic Counts (2010 through 2016)
- Figure 13.19 – Watsonville Airport Noise Contours
- Santa Cruz County Codes Chapter 13.15 – Noise Planning
- Google Earth

### **Sole Source Aquifers**

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

### **Wetlands Protection**

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

### **Wild and Scenic Rivers**

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

## **ENVIRONMENTAL JUSTICE**

### **Environmental Justice**

- US EPA – EJScreen Report (Version 2.0)

### **Environmental Assessment Factors**

- Santa Cruz County General Plan
- Santa Cruz County Zoning Map
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Santa Cruz County Code 16.20
- Santa Cruz County Code 7.79
- County of Santa Cruz General Plan Noise Element
- CalFire FHSZ Safety Maps
- Santa Cruz County GIS
- Remediation Risk Management – Phase I ESA, December 28, 2021
- CE&G – Revised – Geotechnical Design & Debris Flow Hazard Risk Assessment Report, dated 6.24.22
- San Lorenzo Valley Unified School District Map
- Santa Cruz County Recycling and Solid Waste Services website
- San Lorenzo Valley Water District website
- San Lorenzo Valley Water District phone call, 3.28.22
- Ben Lomond Fire Protection District website
- The County of Santa Cruz Department of Parks, Open Space, and Cultural Services website
- Santa Cruz Metropolitan Transit District website
- USGS Felton Quadrangle
- Google Earth
- Google Maps

### **List of Permits Obtained:**

No permits have been obtained at this time.

### **Public Outreach [24 CFR 50.23 & 58.43]:**

January 10, 2022 – Local community outreach meeting where comments and concerns from the neighborhood were received and documented;

January 15, 2022 – Follow-up community outreach meeting to address how the project would accommodate feedback and address community concerns;

Committee meeting every Friday open to the public with community members invited to share ideas or concerns;

County Board of Supervisors public hearings.

### **Cumulative Impact Analysis [24 CFR 58.32]:**

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

### **Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

The following Alternatives were considered for their environmental impacts and how well each met the project's objectives with the intent of identifying the environmentally superior alternative.

**Alternative #1** – No Project Alternative

**Alternative #2** – Build Proposed Project at an Alternative Site

**Alternative #3** – Build Proposed Project as Stick-built Project at this Site

**Alternative #4** – Build Proposed Project at this Site with an Alternative Project Design

The Alternatives evaluation concluded that “Alternative #1 – No Project Alternative” was the environmentally superior alternative but was not consistent with the project objectives of building needed low-income housing for veterans. “Alternative #2 – Build Proposed Project at an Alternative Site” was indeterminate environmentally as there are few available sites in the area with identified alternatives that were considered being sold prior to being able to place an offer. “Alternative #3 – Build Proposed Project as a Stick-built Project at this Site” was consistent with project objectives. Alternative #4 – Build Proposed Project at this Site with an Alternative Project Design” was also consistent with project objectives and was chosen over Alternative #3 as it was determined to be both the environmentally superior alternative and the less expensive alternative while meeting project objectives.

### **No Action Alternative [24 CFR 58.40(e)]:**

The project site has an existing house and existing cabins with a few guests. The site is no longer used as vacation rentals and is significantly underutilized, receiving too little income to pay expenses and maintain the property. The veterans group found the site and proposed the project to the County. The County determined that even with the need to mitigate some environmental impacts, there are few benefits to be obtained by not developing the site as proposed by the veterans group. The project will increase the much-needed supply of housing for low-income veterans living in the project area which has existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the production of much needed affordable veteran housing in the community.

## **Summary of Findings and Conclusions:**

The County of Santa Cruz finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable housing for area veterans and reducing overcrowding and excessive housing cost burdens among veteran lower-income households in the area.

The project will benefit the County of Santa Cruz veteran low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, public transportation and all standard community services.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p><b>Contamination and Toxic Substances</b></p> <p><b>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</b></p>	<p><u>Asbestos</u></p> <ul style="list-style-type: none"> <li>• <i>Prior to renovation activities that will impact the materials identified in this report as containing or assumed asbestos containing at any level the materials must be removed and disposed of by a registered asbestos abatement contractor using proper engineering controls and worker protection.</i></li> <li>• <i>Wallboard samples with low concentrations of asbestos may be re-analyzed by PLM point counting to determine if they are considered hazardous waste.</i></li> <li>• <i>If any other suspect ACM not identified in this report is found during any renovation or demolition, work should cease, and additional sampling and analysis should be performed to determine if the materials contain asbestos.</i></li> <li>• <i>Contractors and others responsible for any renovation or demolition activities on the property should be notified as to the presence of the asbestos so that compliance with regulatory requirements may be met in any planning and bidding phases.</i></li> <li>• <i>Abatement contractors must notify the nearest Cal/OSHA district office at least 24 hours prior to any asbestos related work.</i></li> <li>• <i>Notification to the appropriate Planning and Building Department and MBARD advising that this survey has been conducted.</i></li> </ul> <p><u>Lead</u></p> <ul style="list-style-type: none"> <li>• <i>Prior to impacting any painted components determined to be lead containing, all flaking, peeling paint should be removed and disposed of from a licensed abatement contractor using CDPH certified workers using protection and proper engineering controls. All other paint in good condition (not peeling from the substrate) may remain in place during renovation or demolition.</i></li> <li>• <i>Lead related activities shall not include the use of wire brushing, flame torching, dry scraping, sanding, stripping, abrasive methods, or the use of heat guns unless proper engineering controls and worker protection are in place.</i></li> <li>• <i>At the time of removal of any LCP, samples of the lead containing/contaminated waste should be collected and</i></li> </ul>

	<p><i>analyzed by the TTLC, STLC, and TCLP in order to determine whether wastes are classified as non-hazardous solid or hazardous waste in California or as defined under the RCRA before transportation and disposal to either a Class I, II, or III landfill.</i></p> <ul style="list-style-type: none"> <li>• <i>Contractors bidding for renovation work should be compliant with the requirements of the Cal/OSHA Lead in Construction Standard (Title 8 CCR 1532.1).</i></li> </ul>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>1. The landowner shall implement standard erosion control BMP's and riparian habitat protection measures during the construction period to minimize impacts to the creek located adjacent to the work area, including:</i></p> <ul style="list-style-type: none"> <li><i>a. Establish and maintain a 30-foot setback to the bankfull of the intermittent creek, as this is the County-defined riparian corridor and a sensitive habitat. No work or other disturbance shall occur within the riparian corridor. All structures shall be located a minimum of 40-feet from the creek bankfull location, as per County Code.</i></li> <li><i>b. Install plastic mesh fencing at the perimeter of the work area to prevent inadvertent impacts to the creek and it adjacent riparian forest vegetation. Protective fencing shall be in place prior to ground disturbances and removed once all construction is complete. During construction, no grading, construction or other work shall occur outside the designated limits of work.</i></li> <li><i>c. Install perimeter silt fencing and construction area limit-of-work fencing.</i></li> <li><i>d. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work.</i></li> <li><i>e. All staging of equipment and materials, and refueling of equipment, shall be located in existing roadways and parking areas. The contractor shall prepare and implement a fuel spill prevention and clean-up plan.</i></li> </ul> <p><i>2. If project construction activities are scheduled between February 1 and August 15, a focused survey for active bird nests shall be conducted by a qualified biologist. The survey shall be conducted within seven days prior to any project construction (i.e., vegetation removal, ground disturbance, building/structure demolition) and if there is a four-day or more lapse in project construction. The minimum survey radii shall be: i) 250 feet for passerines; ii) 500 feet for</i></p>

	<p><i>small raptors; and iii) 1,000 feet for larger raptors. If no active bird nests are observed, then no additional measures are recommended. If an active bird nest may be directly or indirectly damaged during the project work, as determined by the qualified biologist, then the biologist will flag a buffer zone where no work will occur until the biologist has determined that all young have fledged the nest. If that is not practical, then the work will be delayed until all young have fledged the nest, as confirmed by the biologist.</i></p> <p><i>3. To avoid impacts to Santa Cruz black salamander and California giant salamander, if any are present, install silt fencing at the downstream end of the creek (at concrete culvert) to prevent any animals from moving into the work area. A qualified biologist shall field check the fencing and be on-site during initial ground disturbance to search for any salamanders under vegetation or rocks. A qualified biologist shall recover and relocate animals to suitable cover habitat outside the work area.</i></p> <p><i>4. Prior to the start of construction, a qualified biologist shall provide an educational session for workers addressing identification and protection of the Santa Cruz black salamander, California giant salamander and active bird nests and actions to be taken if any are observed on site during construction. Work on the site in the vicinity of any observed salamanders or active bird nests is to be stopped immediately and the biologist notified.</i></p> <p><i>5. One or more workers shall be appointed as on-site monitors to check the site daily prior to the start of construction for the presence of salamanders or active bird nests and that best management practices are in place and being observed. If salamanders or active bird nests are observed prior to or during construction, an on-site monitor shall be notified, who shall then notify the biologist.</i></p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the planning area or any nearby area reasonably suspected to overlie adjacent human remains until:</i></p> <ul style="list-style-type: none"> <li><i>• The Santa Cruz County Sheriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and</i></li> <li><i>• If the remains are of Native American origin,</i></li> </ul>

	<ul style="list-style-type: none"> <li>○ <i>The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i></li> </ul>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p> <p><b>Hazards</b> and Nuisances including Site Safety and Noise</p>	<p><i>The recommendations contained in the geotechnical report for the project prepared by CE&amp;G and as approved and/or required by the County, are required to be incorporated into all project plans and implemented during project construction.</i></p>
<p>Hazards and Nuisances including Site Safety and <b>Noise</b></p>	<p><i>The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities but this will be a short-term impact with no long-term noise increases.</i></p> <ul style="list-style-type: none"> <li>- <i>- During construction, the County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:</i></li> <li>- <i>- In accordance with Policy 9.2.6 of the County of Santa Cruz General Plan Noise Element and Section 13.15.040 – Exemptions, paragraph (A) of the Santa Cruz County Code, the County will limit construction that involves motorized equipment to Monday through Friday from 8:00 am to 5:00 pm with no construction permitted on legal holidays. Equipment maintenance and servicing will be confined to the same restrictions. Exceptions to the specified construction hours will only be allowed for construction emergencies and when approved by the County of Santa Cruz Planning Department.</i></li> <li>- <i>The County will require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items:</i></li> <li>- <i>Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.</i></li> </ul>

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 7.22.22

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature:  Date: 7/22/2022

Name/Title: Matt Johnston / Environmental Coordinator, Principal Planner for Environmental Planning, County of Santa Cruz

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).