



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060

Planning (831) 454-2580 Public Works (831) 454-2160

sccoplanning.com dpw.co.santa-cruz.ca.us

Matt Machado -Deputy CAO, Director of Community Development & Infrastructure

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

Date: June 30, 2022

Application Number: 201238

Project Name: 49 Shearwater Lane

Staff Planner: Nathan MacBeth

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Fuse Architects

APN(s): 052-291-12

OWNER: Donahue

SUPERVISORIAL DISTRICT: 2nd District

PROJECT LOCATION: The project is located on the north side of Shearwater Lane, which is a cul-de-sac located within the community of Pajaro Dunes in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

SUMMARY PROJECT DESCRIPTION:

Proposal to demolish an existing 1,342 square foot residence and construct a new two-story, 2,645 square foot residence with attached garage.

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

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

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- Hydrology/Water Supply/Water Quality Mandatory Findings of Significance
 Land Use and Planning

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- General Plan Amendment Coastal Development Permit
 Land Division Grading Permit
 Rezoning Riparian Exception
 Development Permit LAFCO Annexation
 Sewer Connection Permit Other:

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

Permit Type/Action

Agency

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

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

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

DocuSigned by:

Matt Johnston

6/30/2022

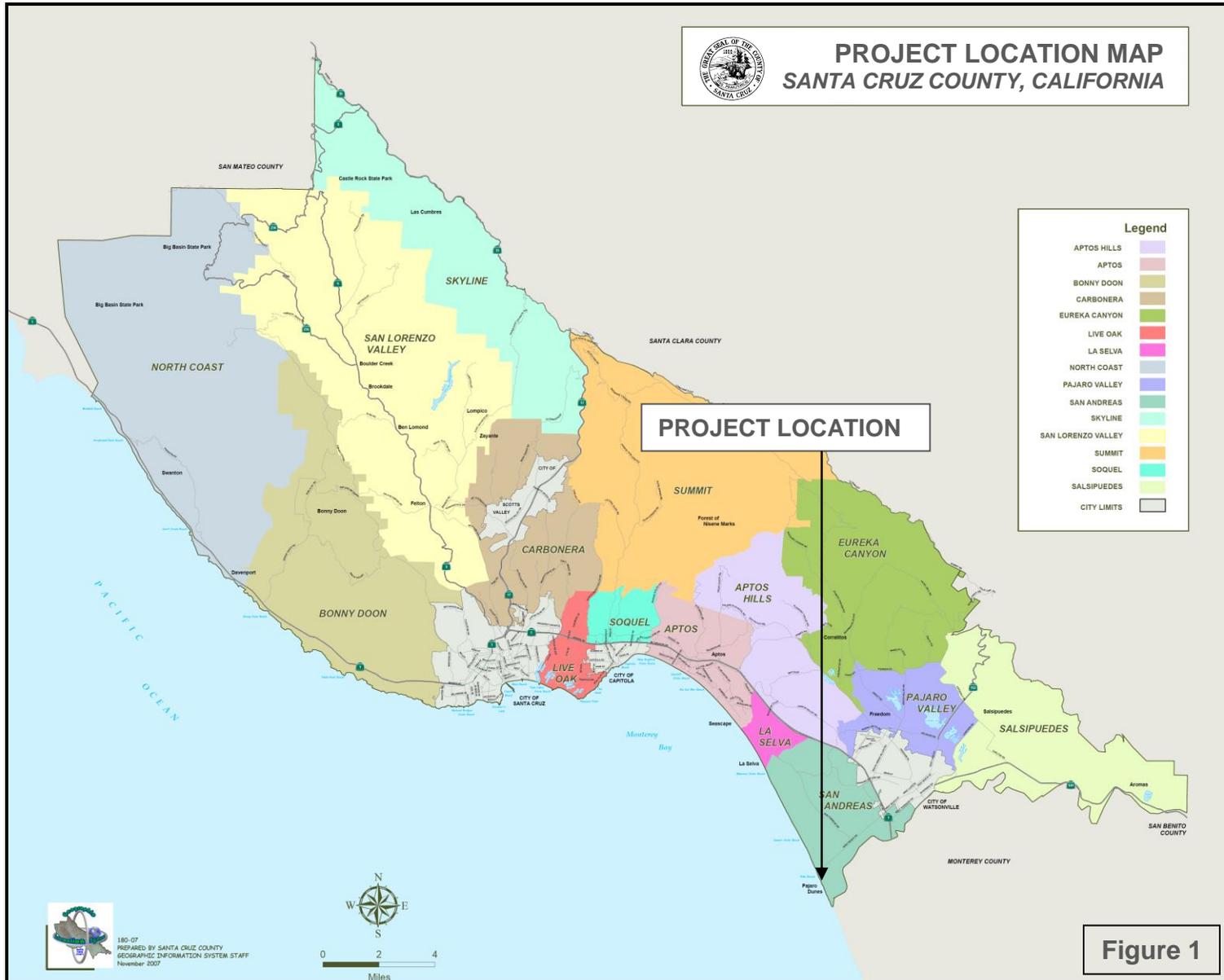
MATT JOHNSTON, Environmental Coordinator

Date



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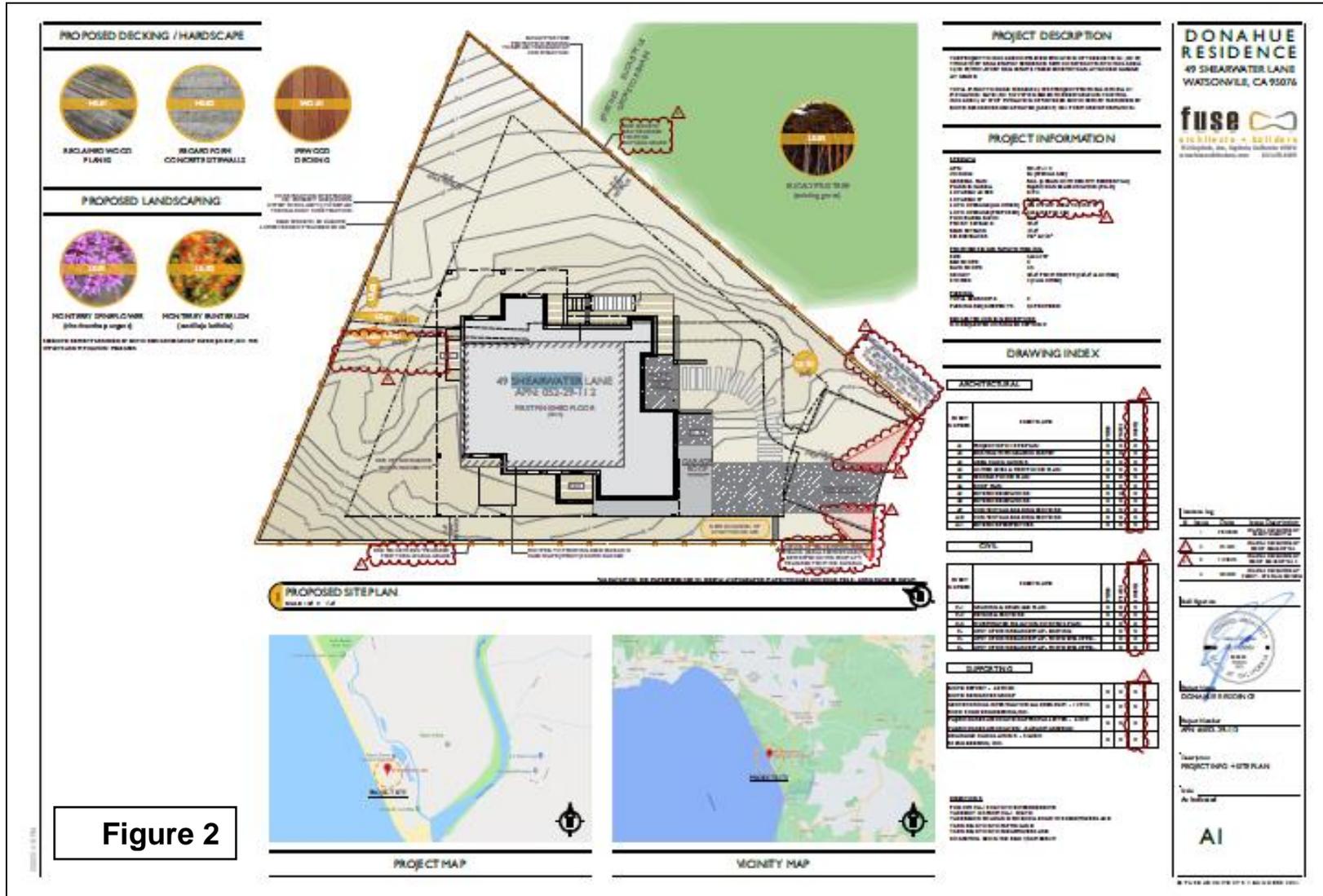
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II. BACKGROUND INFORMATION**EXISTING SITE CONDITIONS:**

Parcel Size (acres): 8,500 square feet
 Existing Land Use: Residential
 Vegetation: Dune grass
 Slope in area affected by project: 0 - 30% 31 – 100% N/A
 Nearby Watercourse: Monterey Bay & Pajaro River
 Distance To: 390 feet to Monterey Bay; 520 feet to Pajaro River

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Pajaro Valley	Fault Zone:	No
Groundwater Recharge:	Yes	Scenic Corridor:	Yes
Timber or Mineral:	No	Historic:	No
Agricultural Resource:	No	Archaeology:	Not mapped
Biologically Sensitive Habitat:	Yes	Noise Constraint:	No
Fire Hazard:	No	Electric Power Lines:	Underground
Floodplain:	AE; VE	Solar Access:	No
Erosion:	No	Solar Orientation:	South
Landslide:	No	Hazardous Materials:	No
Liquefaction:	HIGH	Other:	

SERVICES:

Fire Protection:	CSA 04-Pajaro Dunes	Drainage District:	Zone 7
School District:	Pajaro	Project Access:	Rio Boca to Shearwater
Sewage Disposal:	Sewer	Water Supply:	Watsonville

PLANNING POLICIES:

Zone District:	SU	Special Designation:	N/A
General Plan:	R-UL		
Urban Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside	
Coastal Zone:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:**Natural Environment**

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these

natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

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

DETAILED PROJECT DESCRIPTION:

The proposed project entails demolition of a two-story, 1,342 square foot single-family dwelling and construction of a new two-story, 2,645 square foot single-family dwelling, including an attached garage, on an approximately 8,500 square foot lot located in the community of Pajaro Dunes.

The existing development footprint on the property is approximately 1,842 square feet including the existing parking area, pathways, and house. The development footprint of the proposed project is approximately 2,610 square feet, overlapping the existing developed area. The project would increase the permanent development footprint on the parcel by approximately 768 square feet. Grading to accommodate the proposed development would temporarily impact approximately 2,805 additional square feet around the new developed area during construction.

There are sensitive habitat constraints on the project site associated with coastal dune scrub habitat, special-status species, and habitat for nesting birds that must be considered prior to and during project implementation. Measures to avoid impacts to sensitive resources during project construction, including protecting/retaining existing dune scrub and special status plant species, implementing a pre-construction breeding bird nest survey, and monitoring construction for the black legless lizard have been incorporated into the Mitigation and Monitoring Program for the project.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

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

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

Discussion: The project is located in the Pajaro Dunes beach community in Watsonville, which is primarily developed with two-story dwellings in a range of architectural styles; however, most of the structures feature wood siding or wood-like siding in a natural color palette. The entire Pajaro Dunes community is located within a designated scenic area as the parcels within the community front on, or are in proximity to, a public beach. The parcel on which the replacement dwelling is proposed (project site) is two parcels inland from the beach. The parcels located between the subject parcel and the beach to the west are developed with two-story single-family dwellings; therefore, it is unlikely the proposed dwelling will be visible from the beach. At most, a beachgoer may catch a glimpse of the dwelling from certain narrow vantage points (side yards of the existing beach-fronting dwellings). The parcel to the east of the subject parcel is an undeveloped, wooded common space parcel associated with the Pajaro Dunes community. Presently there are no views of the beach from this parcel; therefore, the project would not impact scenic views looking west across the parcel.

The subject parcel is zoned SU (Special Use), where single-family residential uses are principally permitted. Pursuant to SCCC 13.10.383, “for single-family dwellings and accessory structures, the district development standards shall be the same as those contained in SCCC [13.10.323](#) pertaining to residential districts and shall further be based on the size of the parcel for purposes of applying SCCC [13.10.323](#)(B).” The parcel is approximately 8,500 square feet in size and entirely within the Pajaro Dunes PUD; therefore, the specific site and development standards adopted for Pajaro Dunes apply. The replacement dwelling has been designed in compliance with the Pajaro Dunes PUD development standards. The dwelling is designed to meet the 30-foot height limit and the combined floor area of the dwelling and garage is approximately 2,645 square feet. The replacement dwelling, which is modern in design, features varying roof pitches and wall planes. Materials include weathered cedar siding, and black metal accent trim. The project would not directly impact any public scenic vistas in the area.

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

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Discussion:

The project is located in the Pajaro Dunes community, which is developed on and around beach dunes adjacent to a public beach. The entire community is designated as scenic resource area due to its proximity to the beach. The subject parcel does not front on the beach, it is two parcels inland of the beach. The project consists of replacement of an existing two-story dwelling with a new two-story dwelling. The dwelling, as designed, meets all PUD standards established for Pajaro Dunes. Once constructed, there will be no or nominal views of the new dwelling from the vantage point of the beach. Further, there will be no impacts to views of the beach from parcels east of the project site, as there are currently no views of the beach now due to the heavily forested nature of the area.

There are no rock outcroppings or historic structures on the parcel. Further, the parcel is not adjacent to a scenic highway.

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

Discussion:

The existing visual setting is a developed parcel in the Pajaro Dunes community of Watsonville. The proposed project, a replacement dwelling and minor site improvements, is designed and landscaped to fit in with the existing pattern of development; therefore, the project will result in less than significant impact.

The project is designed to be consistent with County Code sections that regulate height, bulk, density, setback, landscaping, and design of new structures in the County, including County Code Chapter 13.11, Site, Architectural and Landscape Design Review, including all applicable design guidelines.

4. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*
-

Discussion: The project could create an incremental increase in night lighting; however, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses (residential neighborhood).

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B. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

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

Discussion: The project site is zoned Special Use (SU), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act contract. No impact is anticipated.

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

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51104(g)?

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

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

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

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

Discussion: The project site is located approximately 850 feet west of Prime Farmland. Between the farmland and the subject parcel are two large common area parcels owned by the Pajaro Dunes Association; one consists of open space, the other is developed with tennis courts, with the remainder consisting of wooded area. The project, a replacement dwelling on a parcel where residential development is principally permitted, will not impact the farmland.

The project site contains no forest land, and no forest land occurs within 11 mile(s) of the project site. Therefore, no impacts are anticipated.

C. AIR QUALITY

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

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

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

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

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plans, impacts to air quality plan objectives are less than significant.

2. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

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

3. *Expose sensitive receptors to substantial pollutant concentrations?*

Discussion:

The proposed construction of a replacement single family dwelling would not generate substantial pollutant concentrations. Emissions from construction activities represent temporary impacts that are typically short in duration. Impacts to sensitive receptors would be less than significant.

Impacts

The project is located in the community of Pajaro Dunes, and sensitive receptors would be as close as 20 feet from the project area. Since grading activity is anticipated to occur over a period of less than two weeks, the sensitive receptors would be affected for a maximum of two weeks, which is well below of the 70-year maximum exposed individual (MEI) criteria used for assessing public health risk due to emissions of certain air pollutants (MBUAPCD 2008).

Due to the intermittent and short-term temporary nature of construction activities (i.e., two weeks), emissions of DPM, TACs, or MSATs would not be sufficient to pose a significant risk to sensitive receptors from construction equipment operations during the project.

4. *Result in other emissions (such as those leading to odors) adversely affecting a*

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substantial number of people?

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

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). As the project site is in a coastal area that contains coastal breezes off of the Monterey Bay, construction-related odors would disperse and dissipate and would not cause substantial odors at the closest sensitive receptors (located approximately 20 feet to the west, 52 feet to the south, 60 feet to the north and 228 feet to the east of the project site). Construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project. The project would not create objectionable odors affecting a substantial number of people; therefore, the project is not expected to result in significant impacts related to objectionable odors during construction or operation.

D. BIOLOGICAL RESOURCES

Would the project:

1. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?*

Discussion:

The project site is located in an area of biotic concern. A biotic report was prepared for this project by Biotic Resource Group, dated June 29, 2021, with an Addendum dated April 26, 2022. (Attachment 2). This report has been reviewed and accepted by the Planning Department Environmental Section (Attachment 3). The biotic report determined that the undeveloped portions of the project site are comprised of Coastal Dune Scrub, Dune Plant

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Habitat, Dunes, and habitat for special-status species, the black legless lizard. Federal Threatened Monterey spineflower (*Chorizanthe pungens* var. *pungens*) and Monterey paintbrush (*Castilleja latifolia*), a locally unique plant species, are located on the southern portion of the subject parcel. Further, the project site contains suitable habitat for two wildlife State Species of Special Concern: Northern California legless lizard (*Anniella pulchra*) and coast horned lizard (*Phrynosoma blainvillii*). Pursuant to the recommendations of the Biotic Report, avoidance, and minimization measures for protection of these species and/or their habitat is required. An overview of these species and potential project related impacts is included below. The avoidance and minimization measures in the Biotic Report, and conditions of approval in the County Biotic Approval Letter have been incorporated into the mitigation measures below to reduce project related impacts to less than significant.

Monterey Spineflower

Monterey spineflower (*Chorizanthe pungens* var. *pungens*). This species is federally listed as endangered under the Federal Endangered Species Act (FESA). This species is also listed as rare (List 1B.1) by the California Native Plant Society and is considered rare by the County of Santa Cruz. The species is not listed under the California Endangered Species Act (CESA). The Monterey spineflower is an annual species that grows in sandy soils within portions of Santa Cruz County; there are several known occurrences from dune scrub habitat in the Pajaro Dunes development and from nearby Sunset State Beach.

The spineflower is characterized by its whitish to pinkish flowers, low-growing habit and spiny bracts surrounding the flowers. Individuals of Monterey spineflower were observed on the parcel during the April 2020 field survey. A colony was observed along both sides of the wooden pathway in the northwestern portion of the parcel. A second colony was observed north of the existing asphalt parking area. A total of 53 plants were found on site.

Impacts

The proposed project will avoid direct impact to three colonies of Monterey spineflower; however, one colony (5 plants) will be in close proximity to site grading. Inadvertent impact could occur to this colony.

Mitigation Measures

BIO-1 Special Status Plant Species. Prior to construction, install orange construction fencing at the limit of grading line. Install silt fencing around the rare plant colonies (Monterey spineflower and Monterey paintbrush) that are to be retained (inside and outside of limit of grading line). Retain a qualified botanist to field check the placement of the fencing prior to any other site work. In the summer prior to construction, collect Monterey spineflower seed from the parcel and utilize this seed in the on-site dune restoration areas created after

construction. Under the direction of a qualified revegetation specialist, hand broadcast seed into designated open sandy areas of the on-site dune restoration areas. Retain a qualified botanist to monitor the progress of the Monterey spineflower revegetation for a minimum of 3 years. Seeded spineflower areas should achieve a minimum of 15 plants each year for a period of 5 years. This will provide a 3:1 replacement ratio for plants impacted by the project.

Monterey Paintbrush

Monterey paintbrush (*Castilleja latifolia*). Individuals of Monterey paintbrush, a locally unique species (CNPS List 4.3 — a watch list), were observed on the parcel during the April 2020 field survey. This hemiparasitic perennial plant grows amid the dune scrub. A colony was observed along both sides of the wooden pathway in the northwestern portion of the parcel. A second colony was observed northwest of the existing asphalt parking area. A total of 8 plants were found on site.

Impacts

The project will impact two of the four colonies of Monterey paintbrush, affecting four plants.

Mitigation Measures

BIO-2 Special Status Plant Species. Prior to construction, install orange construction fencing at the limit of grading line. Install silt fencing around the rare plant colonies (Monterey spineflower and Monterey paintbrush) that are to be retained (inside and outside of limit of grading line). Retain a qualified botanist to field check the placement of the fencing prior to any other site work. In the summer prior to construction, collect Monterey paintbrush seed from the parcel and utilize this seed in the on-site dune restoration areas created after construction. Under the direction of a qualified revegetation specialist, have a minimum of 14 replacement plants grown at a native plant nursery, then outplant these plants into the on-site dune restoration area. Retain a qualified botanist to monitor the progress of the Monterey paintbrush revegetation for a minimum of 3 years. Installed plants should achieve an 80% survival rate (12 plants) each year for a period of 5 years. This will provide a 3:1 replacement ratio for plants impacted by the project.

Special Status Species – Black legless lizard

Black legless lizard (*Anniella pulchra nigra*). The black legless lizard is a California species of special concern. It was proposed for federal listing as endangered in 1995 (USFWS 1995), but it was subsequently determined that listing was not warranted based primarily on the preservation of a large section of the former Fort Ord where this lizard occurs (USFWS 1998). The black legless lizard inhabits coastal dunes in Monterey County between the Salinas and Carmel Rivers (USFWS 1998). This lizard burrows into loose sand under plants including bush lupine, mock heather, mock aster (Jennings and Hayes 1994). It hunts for its insect prey while concealed in

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the leaf litter below the plants and is rarely observed on the ground surface.

Impacts

The dune scrub habitat at this site provides only marginal habitat for the black legless lizard, due to the sparse occurrence of native vegetation which this species is usually associated with, fragmentation of habitat from other suitable dune areas, and the predominance of dense mats of non-native plants, such as ice plant. However, this lizard has a slight chance to occur in the areas in small numbers where loose sand, leaf litter, and adequate prey base exists.

Mitigation Measures

BIO-3 The applicant shall retain a qualified biologist to monitor the initial ground stripping and grading of the development area for black legless lizards. If any black legless lizards are observed during the work, the biologist shall capture the lizards by hand or net, place the individuals in a bucket with sand, and relocate the individuals to an adjacent area of suitable habitat outside the construction zone. The biologist shall obtain all necessary permits from CDFW (e.g., Memorandum of Understanding, Scientific Collecting Permit) to handle and relocate black legless lizards for this project. Immediately prior to any ground disturbing activity the biologist shall be given enough time to manually rake underneath suitable native plants (e.g., mock heather) to locate any lizards.

Coastal Dune Scrub

The parcel was found to support two vegetation types: eucalyptus grove and coastal dune scrub. The coastal dune scrub is a sensitive habitat under County Code. The proposed project is to replace the existing 2-story house with the new 2-story house, with attached garage. The new development footprint will be 3,130 square feet and will affect portions of the parcel's dune scrub and eucalyptus grove, as well as 1,409 square feet of the existing residentially developed area.

Impacts

Temporary construction impacts will occur to 2,285 square feet of dune scrub, eucalyptus grove, and areas currently developed.

Mitigation Measures

BIO-4: The site supports coastal dune scrub, a sensitive habitat under County Code as well as

being ranked S3 (sensitive/imperiled) by CDFW. The project will encompass 5,415 square feet, which is comprised of 3,130 square feet of permanent disturbance and 2,285 square feet of temporary disturbance. A portion of the new development will occur in areas that already support a residence, parking area and/or pathways. Impacts by resource type are presented in Table 3.

Table 3. Impacts to Habitat Types, June 2021

Habitat	Existing Resources (sq. ft.)	Residential Development Permanent Impact (Sq. ft.)	Residential Development Temporary Impact (Sq. ft.)	Total Impact by Resource (Sq. ft.)
Dune Scrub	3,726	1,669	1,490	3,159
Eucalyptus Grove	2,816	52	306	358
Existing Residential Development	1,898	1,409	489	1,898
Total	8,440	3,130	2,285	5,415

Coastal Dune Scrub Restoration and Revegetation. To compensate for the removal of dune scrub vegetation, the landowner shall develop and implement a dune restoration plan that provides a 3:1 restoration to impact ratio for temporary and permanent impacts to this habitat. This ratio will provide suitable mitigation by restoring degraded scrub with higher quality dune scrub that supports native dune plant species and creating new dune scrub on site. The plan shall specify restoration and management of a minimum of 9,477 square feet of dune scrub on site and off- site, as presented in Table 4.

The plan shall identify existing dune areas to be enhanced as well as new dune areas to be created; a preliminary restoration concept is depicted on Figure 11. The plan shall identify the specific areas to be revegetated, site preparation and soil requirements, plant species palette, planting methodology, and supplemental irrigation requirements. The plan shall identify the location and techniques for the removal and control of invasive, non-native plant species from retained dune scrub and the dune scrub restoration areas. (i.e., control/removal of ice plant and European dune grass). The plan shall identify maintenance and monitoring actions and indicate a minimum 5-year monitoring and reporting program, or as so indicated by County Conditions of Approval.

Figure 11 shows dune scrub restoration on the subject parcel and a potential off-site area to the north on a neighboring parcel. The property owners shall be responsible for the dune

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restoration on their property as identified on Figure 11, plus some other part of Pajaro Dunes, as approved by Santa Cruz County, that is of equal square footage to the specified area beyond the property, should the neighboring property not elect for dune restoration work.

Table 4. Dune Scrub Restoration Requirements, June 2021

Habitat	Retained on Site After Construction and Restored (sq. ft.)	On-Site Dune Scrub Restoration (Sq. ft.)	Off-Site Dune Scrub Restoration (Sq. ft.)	Total Restoration by Resource (Sq. ft.)
Dune Scrub	567	1,490	4,167	6,224
Eucalyptus Grove	0	2,764		2,764
Previously Disturbed Residential Development	0	489		489
Total	567	4,743	4,167	9,477

Migratory Bird Treaty Act

Migratory birds are protected under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a “take” of the species under federal law.

Impacts

The project area provides potential nesting habitat for birds of prey and birds listed by the MBTA. No nests or evidence of past nests were observed in the project area during the general biological survey; however, nests could become established in the vegetation to be removed before construction begins. As a result, implementation of the following mitigation would reduce impacts to below a level of significance.

Mitigation Measures

BIO-5: Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following

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measures will avoid potential impacts.

- If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.
- If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.
- If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers depends on the species of bird, the location of the nest relative to the project, project activities during the time the nest is active, and other project specific conditions.
- No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring.
- If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest.

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

Discussion:

The project site does not contain riparian habitat, native grassland, special forests or intertidal zone; however the site does contain coastal dune scrub and non-native eucalyptus

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(See Impacts and Mitigation discussion under Biological Resources Question 1).

3. *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

4. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

5. *Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

6. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

E. CULTURAL RESOURCES

Would the project:

1. *Cause a substantial adverse change in the significance of a historical resource*
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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pursuant to CEQA Guidelines Section 15064.5?

Discussion: The existing structure on the property is not designated as a historic resource on any federal, state or local inventory. As a result, no impacts to historical resources would occur from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Pursuant to section 16.40.040 of the SCCC, if archaeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in SCCC Chapter 16.40.

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

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

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F. ENERGY

Would the project:

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

Discussion: The project, like all development, would be responsible for an incremental increase in the consumption of energy resources during site grading and construction of the replacement dwelling. All project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered. In addition, the project would comply with General Plan policy 8.2.2, which requires all new development to be sited and designed to minimize site disturbance and grading. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

In addition, the County has strategies to help reduce energy consumption and greenhouse gas (GHG) emissions. These strategies included in the *County of Santa Cruz Climate Action Strategy* (County of Santa Cruz, 2013) are outlined below.

Strategies for the Reduction of Energy Use and GHG Emissions

- Develop a Community Choice Aggregation (CCA) Program, if feasible.²
- Increase energy efficiency in new and existing buildings and facilities.
- Enhance and expand the Green Business Program.
- Increase local renewable energy generation.
- Public education about climate change and impacts of individual actions.
- Continue to improve the Green Building Program by exceeding the minimum standards of the state green building code (Cal Green).
- Form partnerships and cooperative agreements among local governments, educational institutions, nongovernmental organizations, and private businesses as a cost-effective way to facilitate mitigation and adaptation.
- Reduce energy use for water supply through water conservation strategies.

² Monterey Bay Community Power (MBCP) was formed in 2017 to provide carbon-free electricity. All Pacific Gas & Electric Company (PG&E) customers in unincorporated Santa Cruz County were automatically enrolled in the MBCP in 2018.

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Strategies for the Reduction of Energy Consumption and GHG Emissions from Transportation

- Reduce vehicle miles traveled (VMT) through County and regional long-range planning efforts.
- Increase bicycle ridership and walking through incentive programs and investment in bicycle and pedestrian infrastructure and safety programs.
- Provide infrastructure to support zero and low emissions vehicles (plug in, hybrid plug-in vehicles).
- Increase employee use of alternative commute modes: bus transit, walking, bicycling, carpooling, etc.
- Increase the number of electric and alternative fuels vehicles in the County fleet.

Therefore, the project will not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are expected to be less than significant.

2. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Discussion: AMBAG’s 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) recommends policies that achieve statewide goals established by CARB, the California Transportation Plan 2040, and other transportation-related policies and state senate bills. The SCS element of the MTP targets transportation-related greenhouse gas (GHG) emissions in particular, which can also serve to address energy use by coordinating land use and transportation planning decisions to create a more energy efficient transportation system.

The Santa Cruz County Regional Transportation Commission (SCCRTC) prepares a County-specific regional transportation plan (RTP) in conformance with the latest AMBAG MTP/SCS. The 2040 RTP establishes targets to implement statewide policies at the local level, such as reducing vehicle miles traveled and improving speed consistency to reduce fuel consumption.

In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) focused on reducing the emission of greenhouse gases, which is dependent on increasing energy efficiency and the use of renewable energy. The strategy intends to reduce energy consumption and greenhouse gas emissions by implementing a number of measures such as reducing vehicle miles traveled through County and regional long-range planning efforts, increasing energy efficiency in new and existing buildings and facilities, increasing local renewable energy

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generation, improving the Green Building Program by exceeding minimum state standards, reducing energy use for water supply through water conservation strategies, and providing infrastructure to support zero and low emission vehicles that reduce gasoline and diesel consumption, such as plug in electric and hybrid plug in vehicles.

In addition, the Santa Cruz County General Plan has historically placed a priority on “smart growth” by focusing growth in the urban areas through the creation and maintenance of an urban services line. Objective 2.1 (Urban/Rural Distinction) directs most residential development to the urban areas, limits growth, supports compact development, and helps reduce sprawl. The Circulation Element of the General Plan further establishes a more efficient transportation system through goals that promote the wise use of energy resources, reducing vehicle miles traveled, and transit and active transportation options.

Energy efficiency is a major priority throughout the County’s General Plan. Measure C was adopted by the voters of Santa Cruz County in 1990 and explicitly established energy conservation as one of the County’s objectives. The initiative was implemented by Objective 5.17 (Energy Conservation) and includes policies that support energy efficiency, conservation, and encourage the development of renewable energy resources. Goal 6 of the Housing Element also promotes energy efficient building code standards for residential structures constructed in the County.

The project will be consistent with the AMBAG 2040 MTP/SCS and the SCCRTC 2040 RTP. The project would also be required to comply with the Santa Cruz County General Plan and any implemented policies and programs established through the CAS. In addition, the project design would be required to comply with CALGreen, the state of California’s green building code, to meet all mandatory energy efficiency standards. Therefore, the project would not conflict with or obstruct any state or local plan for renewable energy or energy efficiency.

G. GEOLOGY AND SOILS

Would the project:

1. *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <ol style="list-style-type: none"> A. <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone or any County-mapped fault zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). The project site is likely to be subject to strong seismic shaking during the life of the improvements, though the potential for ground surface rupture is low. The improvements would be designed in accordance with the California Building Code, which should reduce the hazards of seismic shaking and liquefaction. There is no indication that landsliding is a significant hazard at this site. Therefore, impacts related to seismic shaking and landslides are less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the slopes on the parcel are less than 30 percent and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved stormwater pollution control plan (SCCC Section 7.79.100), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts from soil erosion or loss of topsoil would be considered less than significant.

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3. <i>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

A Geotechnical Investigation was prepared for the project by Rock Solid Engineering Inc. on May 1, 2019. Per the report, the project site is located on a frontal dune adjacent to a beach. The substrate consists of sand, which is subject to liquefaction. Pursuant to the report, a foundation system of rigid mat or grade beam waffle is recommended. The recommendations contained in the geotechnical report will be implemented to reduce this potential hazard to a less than significant level.

4. <i>Be located on expansive soil, as defined in section 1803.5.3 of the California Building Code (2016), creating substantial direct or indirect risks to life or property?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The geotechnical report for the project did not identify any elevated direct or indirect risks associated with expansive soils. Therefore, no impact is anticipated.

5. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: No septic systems are proposed. The project proposes to connect to existing sanitation facilities, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

6. <i>Directly or indirectly destroy a unique paleontological resource or site of unique geologic feature?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: No unique paleontological resources or sites or unique geologic features are known to occur in the vicinity of the project. A query was conducted of the mapping of identified geologic/paleontological resources maintained by the County of Santa Cruz Planning Department, and there are no records of paleontological or geological resources in the vicinity of the project parcel. No direct or indirect impacts are anticipated.

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H. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion: The project, like all development, would be responsible for an incremental increase in greenhouse gas (GHG) emissions by usage of fossil fuels during the site grading and construction. In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under Assembly Bill (AB) 32 legislation. The strategy intends to reduce GHG emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long-range planning efforts and increasing energy efficiency in new and existing buildings and facilities. Implementing the CAS, the MBCP was formed in 2017 to provide carbon-free electricity. All PG&E customers in unincorporated Santa Cruz County were automatically enrolled in the MBCP in 2018. All project construction equipment would be required to comply with the CARB emissions requirements for construction equipment. Further, all new buildings are required to meet the State's CalGreen building code. As a result, impacts associated with the temporary increase in GHG emissions are expected to be less than significant.

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

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

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Create a significant hazard to the public or the environment through reasonably</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

Discussion: The nearest Watsonville city schools are located approximately 3 ½ miles away from the project site. No impacts are anticipated.

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

Discussion: The project site is not included on the list of hazardous sites in Santa Cruz County compiled pursuant to Government Code section 65962.5. No impacts are anticipated from project implementation.

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

Discussion: The project is located more than four miles away from the nearest airport, Watsonville Municipal Airport.

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

Discussion: The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation plan would occur from

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project implementation.

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

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

J. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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

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

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

Discussion: The project would obtain water from the City of Watsonville and would not rely on private well water. Although the project would incrementally increase water demand.

The project site is located in a mapped groundwater recharge area; however the project consists of demolition of an existing single-family dwelling and construction of a replacement single-family dwelling; therefore, the project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be

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less than significant.

The proposal would be consistent with General Plan policies 5.8.2 (Land Division and Density Requirements in Primary Groundwater Recharge Areas), 5.8.3 (Uses in Primary Groundwater Recharge Areas), and 5.8.4 (Drainage Design in Primary Groundwater Recharge Areas).

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| A. <i>result in substantial erosion or siltation on- or off-site;</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. <i>substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. <i>create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. <i>impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The County Department of Public Works Stormwater Management Section staff has reviewed and approved the proposed drainage plan prepared for the project. The project is consistent with SCCC section 7.79.070, which states, “No person shall make any unpermitted alterations to drainage patterns or modifications to the storm drain system or any channel that is part of receiving waters of the county. No person shall deposit fill, debris, or other material in the storm drain system, a drainage channel, or on the banks of a drainage channel where it might enter the storm drain system or receiving waters and divert or impede flow.” The Project will not substantially alter the existing drainage pattern of the site in a manner that would result in erosion or siltation, or an increase in runoff from the site. Impacts would be less than significant.

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4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Discussion:

Flood Hazards: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated September 29, 2017, the project site lies within the VE flood hazard zone. However, the project will meet the minimum flood plain management standards of the National Flood Insurance Program and the minimum flood plain design criteria in County Code section 16.10.070(F)(3). Impacts would be less than significant.

Tsunami and Seiche Zones:

There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a teletsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

A greater risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010).

Seiches are recurrent waves oscillating back and forth in an enclosed or semi-enclosed body of water. They are typically caused by strong winds, storm fronts, or earthquakes.

According to the 2015 County of Santa Cruz Local Hazard Mitigation Plan, Santa Cruz County is currently providing the following measures to reduce the effects of any future tsunami/seiche impacts in the area. The County is:

- Coordinating a communication system with other agencies and cities, including evacuation operations for homes and businesses within specific areas;
- Providing management of the early warning system including a defined public information process including establishing a review 911 system that will notify all homes and businesses within the tsunami inundation areas, and a public address protocol to have local and regional radio, TV and cable outlets announce evacuation notifications to the community;

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- Updating tsunami maps; and
- Encouraging investigation of the tsunami threat to the County of Santa Cruz and updating development regulations based on upon this investigation.

The project site is located within a tsunami/seiche zone, approximately 350 feet from the Monterey Bay. However, due to the implementation of the measures included in the County of Santa Cruz Local Hazard Mitigation Plan, impacts would be less than significant.

5. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Discussion: As a replacement of an existing single family dwelling, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

K. LAND USE AND PLANNING

Would the project:

1. *Physically divide an established community?*

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

2. *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Discussion: The project would not cause a significant environmental impact due to a conflict with any land use plan, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are anticipated.

L. MINERAL RESOURCES

Would the project:

1. *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

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

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project implementation.

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

Discussion: The project site is zoned SU (Special Use), which is not considered to be an Extractive Use Zone (M-3) nor does it have a land use designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

M. NOISE

Would the project result in:

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

Discussion:

County of Santa Cruz General Plan

The County of Santa Cruz has not adopted noise thresholds for construction noise. The following applicable noise related policy is found in the Public Safety and Noise Element of the Santa Cruz County General Plan (Santa Cruz County 1994).

- Policy 6.9.7 Construction Noise. Require mitigation of construction noise as a condition of future project approvals.

The General Plan also contains the following table, which specifies the maximum allowable noise exposure for stationary noise sources (operational or permanent noise sources) (Table 2).

	Daytime ⁵ (7:00 am to 10:00 pm)	Nighttime ^{2, 5} (10:00 pm to 7:00 am)
Hourly Leq average hourly noise level, dB ³	50	45
Maximum Level, dB ³	70	65
Maximum Level, dB – Impulsive Noise ⁴	65	60

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Notes:

- 1 As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied to the receptor side of noise barriers or other property line noise mitigation measures.
- 2 Applies only where the receiving land use operates or is occupied during nighttime hours
- 3 Sound level measurements shall be made with "slow" meter response.
- 4 Sound level measurements shall be made with "fast" meter response
- 5 Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced to 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.

Source: County of Santa Cruz 1994

County of Santa Cruz Code

There are no County of Santa Cruz ordinances that specifically regulate construction or operational noise levels. However, Section 8.30.010 (Curfew—Offensive noise) of the SCCC contains the following language regarding noise impacts:

- (A) No person shall make, cause, suffer, or permit to be made any offensive noise.
- (B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, activity, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, tool, structure, construction, vehicle, ride, machine, implement, or instrument.
- (C) The following factors shall be considered when determining whether a violation of the provisions of this section exists:

(1) Loudness (Intensity) of the Sound.

(a) Day and Evening Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 8:00 a.m. and 10:00 p.m. and it is:

- (i) Clearly discernible at a distance of 150 feet from the property line of the property from which it is broadcast; or
- (ii) In excess of 75 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(b) Night Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m.

and it is:

- (i) Clearly discernible at a distance of 100 feet from the property line of the property from which it is broadcast; or
- (ii) In excess of 60 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

- (2) Pitch (frequency) of the sound, e.g., very low bass or high screech;
- (3) Duration of the sound;
- (4) Time of day or night;
- (5) Necessity of the noise, e.g., garbage collecting, street repair, permitted construction activities;
- (6) The level of customary background noise, e.g., residential neighborhood, commercial zoning district, etc.; and
- (7) The proximity to any building regularly used for sleeping purposes. [Ord. 5205 § 1, 2015; Ord. 4001 § 1, 1989]

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Sensitive Receptors

Some land uses are generally regarded as being more sensitive to noise than others due to the type of population groups or activities involved. Sensitive population groups generally include children and the elderly. Noise sensitive land uses typically include all residential uses (single- and multi-family, mobile homes, dormitories, and similar uses), hospitals, nursing homes, schools, and parks.

The nearest sensitive receptors, neighboring dwellings, are located approximately 20 feet to the west of the project area.

Impacts

Potential Temporary Construction Noise Impacts

The use of construction equipment to accomplish the project would result in noise in the project area, i.e., construction zone. Table 3 shows typical noise levels for common construction equipment. The sources of noise that are normally measured at 50 feet, are used to determine the noise levels at nearby sensitive receptors by attenuating 6 dB for each doubling of distance for point sources of noise such as operating construction equipment. Noise levels at the nearest sensitive receptors for each site were analyzed on a worst-case basis, using the equipment with the highest noise level expected to be used.

Although construction activities would likely occur during daytime hours, noise may be audible to nearby residents. However, periods of noise exposure would be temporary. Noise from construction activity may vary substantially on a day-to-day basis.

Construction activity would be expected to use equipment listed in Table 3. Based on the activities proposed for the project, the equipment with the loudest operating noise level that would be used often during activity would be an excavator or cement mixer, which would produce noise levels of 85 dBA at a distance of 50 feet. The nearest sensitive receptor is located approximately 20 feet from the construction site. At that distance, the decibel level will not be reduced. However, these impacts would be temporary (24 weeks) and short in duration due to time restrictions on building and grading permits issued by the County of Santa Cruz. All construction activities would be restricted to the hours of 8am to 5pm Monday through Friday.

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

Source: Federal Transit Authority, 2006, 2018.

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Noise generated during project construction would increase the ambient noise levels in adjacent areas. Construction would be temporary, and construction hours would be limited as a condition of approval. Given the limited duration of construction and the limited hours of construction activity, this impact is considered to be less than significant.

Potential Permanent Impacts

The project would not result in a permanent increase in the ambient noise level. The main source of ambient noise in the project area is traffic noise along Rio Boca Road. However, no substantial increase in traffic trips is anticipated as a result of the project. Impacts are expected to be less than significant.

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

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

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

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

N. POPULATION AND HOUSING

Would the project:

1. *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Discussion: The project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a

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restriction to or encourage population growth in an area. The project proposes only to demolish an existing single-family dwelling and construct a replacement dwelling; therefore, the project would not induce population growth. No impact would occur.

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

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

O. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

P. RECREATION

Would the project:

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

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facility would occur or be accelerated?

Discussion: As a replacement of an existing single family dwelling, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities.

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

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

Q. TRANSPORTATION

Would the project:

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

Discussion:

Senate Bill (SB) 743, signed by Governor Jerry Brown in 2013, changed the way transportation impacts are identified under CEQA. Specifically, the legislation directed the State of California’s Office of Planning and Research (OPR) to look at different metrics for identifying transportation impacts. OPR issued its “Technical Advisory on Evaluating Transportation Impacts in CEQA” (December 2018) to assist practitioners in implementing the CEQA Guidelines revisions to use vehicle miles traveled (VMT) as the preferred metric for assessing passenger vehicle related impacts. The CEQA Guidelines were also updated in December 2018, such that vehicle level of service (LOS) will no longer be used as a determinant of significant environmental impacts, and an analysis of Vehicle Miles Traveled (VMT) will be required as of July 2020. A discussion of consistency with the Santa Cruz County General Plan LOS policy is provide below for informational purposes only.

There would be no operational changes to the vehicle circulation system because no additional traffic would be generated.

The project would be consistent with applicable Santa Cruz County plans, policies, and ordinances.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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(Vehicle Miles Traveled)?

Discussion: In response to the passage of Senate Bill 743 in 2013 and other climate change strategies, OPR amended the CEQA Guidelines to replace LOS with VMT as the measurement for transportation impacts. The “Technical Advisory on Evaluating Transportation Impacts in CEQA,” prepared by OPR (2018) provides recommended thresholds and methodologies for assessing impacts of new developments on VMT. There are also a number of screening criteria recommended by OPR that can be used to determine whether a project will have a less-than-significant impact. The screening criteria include projects that generate less than 110 net new trips, map-based screening, projects within a ½ mile of high quality transit, affordable housing projects, and local serving retail. Since Santa Cruz County has a Regional Transportation Planning Authority and generally conducts transportation planning activities countywide, the county inclusive of the cities is considered a region.

In June of 2020, the County of Santa Cruz adopted a threshold of 15% below the existing countywide average per capita VMT levels for residential projects, 15% below the existing countywide average per employee VMT for office and other employee-based projects, no net increase in the countywide average VMT for retail projects, and no net increase in VMT for other projects. Based on the countywide travel demand model the current countywide average per capita VMT for residential uses is 10.2 miles. The current countywide per employee average VMT for the service sector (including office land uses) is 8.9 miles, for the agricultural sector is 15.4, for the industrial sector is 13.9, and for the public sector is 8.2. Therefore, the current VMT thresholds for land use projects are 8.7 miles per capita for residential projects. For employee-based land uses the current thresholds are: 7.6 miles per employee for office and services projects, 13.1 miles per employee for agricultural projects, 11.8 miles per employee for industrial projects, and 7 miles per employee for public sector land use projects. The threshold for retail projects and all other land uses is no net increase in VMT. For mixed-use projects, each land use is evaluated separately unless they are determined to be insignificant to the total VMT.

The project consists of demolition of an existing single-family dwelling and construction of a replacement single-family dwelling and would not cause any increase in vehicle trips and therefore would not increase VMT. No impact from project implementation would occur.

- 3. *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Discussion: The project consists of demolition of an existing single-family dwelling and

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construction of a replacement single-family dwelling in a residential community (Pajaro Dunes). No increase in hazards would occur from project design or from incompatible uses. No impact would occur from project implementation.

4. Result in inadequate emergency access?

Discussion: The project's road access, Rio Boca Road, meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate.

R. TRIBAL CULTURAL RESOURCES

1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| A. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project proposes to demolish an existing single-family dwelling and construct a replacement single-family dwelling in the Pajaro Dunes community. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. However, no Tribal Cultural Resources are known to occur in or near the

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project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Discussion:

Water

The project site is already connected to the City of Watsonville municipal water supply and no new facilities are required to serve the project. No impact would occur from project implementation.

Wastewater

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

Stormwater

The proposed project, demolition of an existing single-family dwelling and construction of a replacement single-family dwelling in the Pajaro Dunes community, would not generate increased runoff; therefore, it would not result in the need for new or expanded drainage facilities. No impact would occur.

Electric Power

Pacific Gas and Electric Company (PG&E) provides power to existing and new developments in the Santa Cruz County area. As of 2018, residents and businesses in the County were automatically enrolled in MBCP’s community choice energy program, which provides locally controlled, carbon-free electricity delivered on PGE’s existing lines.

The proposed site is already served by electric power, and no further improvements to serve the site are necessary; therefore, there will be no impact.

Natural Gas

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PG&E serves the urbanized portions of Santa Cruz County with natural gas.

The proposed site is already served with natural gas, and no further improvements to serve the site are necessary; therefore, there will be no impact.

Telecommunications

Telecommunications, including telephone, wireless telephone, internet, and cable, are provided by a variety of organizations. AT&T is the major telephone provider, and its subsidiary, DirectTV provides television and internet services. Cable television services in Santa Cruz County are provided by Charter Communications in Watsonville and Comcast in other areas of the county. Wireless services are also provided by AT&T, as well as other service providers, such as Verizon.

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

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

Discussion: All the main aquifers in this County, the primary sources of the County’s potable water, are in some degree of overdraft. Overdraft is manifested in several ways including 1) declining groundwater levels, 2) degradation of water quality, 3) diminished stream base flow, and/or 4) seawater intrusion. Surface water supplies, which are the primary source of supply for the northern third of the County, are inadequate during drought periods and will be further diminished as a result of the need to increase stream baseflows to restore habitat for endangered salmonid populations. In addition to overdraft, the use of water resources is further constrained by various water quality issues.

The project site is already served by Watsonville Water Department and no additional impacts are expected to result from water use. The development would also be subject to the water conservation requirements in Chapter 7.69 (Water Conservation) and 13.13 (Water Conservation—Water Efficient Landscaping) of the County Code and the policies of section 7.18c (Water Conservation) of the General Plan. Therefore, existing water supplies would be sufficient to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Implementation of the requirements cited above will result in a negligible beneficial impact to water supply.

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

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existing commitments?

Discussion: The project site is already served by Watsonville Sanitation District and the existing sewer collection system will continue to serve the project, subject to the payment of fees and charges in effect at the time of service. Therefore, existing wastewater collection/treatment capacity would be sufficient to serve the project. No impact would occur from project implementation.

4. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Discussion: The project would not generate solid waste during the operational phase of the project. However, construction debris would be generated during demolition and construction, much of which would be recycled. The waste generated would not exceed local or state standards, or require additional landfills or recycling centers; therefore, impacts would be less than significant.

5. *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

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

T. WILDFIRE

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

1. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

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

2. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

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

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

Discussion: The project is not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area and will not exacerbate risk of fire or associated impacts to the environment. No impact would occur.

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

Discussion: The project is flat in topography and not located in a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area and will not expose people or structures to significant risk of flooding or landslides as a result of fire. No impact would occur. In addition, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.

U. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion: The potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife

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population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through T) of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly Coastal Dune Scrub, Dune Plant Habitat, Dunes, and habitat for special-status species, the black legless lizard. Federal Threatened Monterey spineflower (*Chorizanthe pungens* var. *pungens*) and Monterey paintbrush (*Castilleja latifolia*), a locally unique plant species, are located on the southern portion of the subject parcel. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes pre-construction site surveys and habitat restoration. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

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

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

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IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation, 1980

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

California Department of Fish and Wildlife, 2019

California Natural Diversity Database Moss Landing USGS 7.5 minute quadrangle; queried 7/31/21.

CalFIRE, 2010

Santa Cruz County-San Mateo County Community Wildfire Protection Plan. May 2010.

Caltrans, 2018

California Public Road Data 2017: Statistical Information Derived from the Highway Performance Monitoring System. Released by the State of California Department of Transportation November 2018.

County of Santa Cruz, 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

County of Santa Cruz, 2015

County of Santa Cruz Local Hazard Mitigation Plan 2015-2020. Prepared by the County of Santa Cruz Office of Emergency Services.

DOF, 2018

E-5 Population and Housing Estimates for Cities, Counties and the State—January 1, 2011-2018. Released by the State of California Department of Finance May 2018.

Federal Transit Administration, 2006

Transit Noise and Vibration Impact Assessment Manual.

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FEMA, 2017

Flood Insurance Rate Map 06087C0452F Federal Emergency Management Agency. Effective on September 29, 2017.

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MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment_Status_January_2013_2.pdf

MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Unified Air Pollution Control District. Adopted April 17, 2013.

OPR, 2018

“Technical Advisory on Evaluating Transportation Impacts in CEQA.” Available online at http://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.



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Attachment 1

Mitigation Monitoring and Reporting Program



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