COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date:	March 9, 2016
To:	All Recipients on the Distribution List (Attachment 1)
Lead Agency:	County of Santa Cruz Planning Department
Contact:	Todd Sexauer, Environmental Planner 701 Ocean Street, 4th Floor Santa Cruz, CA 95060
Subject:	Notice of Preparation of a Draft Environmental Impact Report
Project Title:	Felton Meadow Project
Project Applicant:	Mount Hermon Association

In implementing its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the County of Santa Cruz Planning Department (as Lead Agency) intends to prepare an Environmental Impact Report (EIR) for the Felton Meadow Project (Proposed Project). In accordance with Section 15082 of the CEQA Guidelines, the County of Santa Cruz Planning Department has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies with sufficient information describing the Proposed Project and its potential environmental effects.

In 2014, the County of Santa Cruz Planning Department prepared an Initial Study/Mitigated Negative Declaration (IS/MND) on the proposed project. The IS/MND was circulated for public review and comment from August 21, 2014 through September 19, 2014. Based upon comments received during public review, the County concluded that an EIR should be prepared rather than adopting an MND. The Initial Study is available for review online and at the Santa Cruz County Planning Department; see page 14 of this NOP for details. The analyses contained in the Initial Study are being used to focus the EIR on relevant subject areas and to eliminate discussions of subject areas where effects will not be significant.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The County of Santa Cruz Planning Department welcomes responsible and trustee agency input during this review; specifically input is requested as to the scope and content of environmental information that is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Proposed Project. In the event that no response is received by your agency by the end of the review period, the County of Santa Cruz Planning Department may presume that your agency has no comment.

Comments may be submitted in writing during the review period and addressed to:

Todd Sexauer, Environmental Coordinator
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Because of time limits mandated by state law, all comments related to this notice must be postmarked or received no later than 5 p.m. on **April 11, 2016**

Project Location

The subject property includes two undeveloped parcels located in the unincorporated Felton community in Santa Cruz County's San Lorenzo Valley. The site is comprised of two adjacent parcels (APNs 071-331-05 and 06). The parcels are situated adjacent to and north of Conference Drive and Graham Hill Road, and adjacent to and west of East Zayante Road. Existing vehicular access to the site is from the east end of the Felton Fair Shopping Center parking lot adjacent to the bank building and from Conference Drive. The property is located approximately 100 feet west of Zayante Creek and 750 feet north of the San Lorenzo River. It is bordered by Mt. Hermon Road, open space, and residential neighborhoods to the north; Graham Hill Road/Conference Drive and commercial development to the south; Mount Hermon Christian Conference Center Redwood Camp and single-family residences to the east; and the Felton Fair Shopping Center to the west. The project also includes the rehabilitation of an existing parking lot/sports area in Redwood Camp across East Zayante Road (APN 066-081-01). Figure 1 illustrates the regional location of the proposed project, and Figure 2 shows the project within the local context.

Project Setting

The undeveloped parcels support a mosaic of non-native grassland, oak forest, and chaparral habitats. In addition, the project site is located approximately 100 feet west of Zayante Creek and 750 feet north of the San Lorenzo River. Four biotic habitats occur on the project site: California annual grassland, coyote brush scrub/French broom thicket, coast live oak/box elder forest and rush-sedge meadow. No new development is proposed within the riparian corridor of Zayante Creek.

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

Background

Policy 2.3.6 of the Santa Cruz County General Plan (1994) designates the two subject parcels as a possible location for development of 100 percent affordable housing. Application 08-0338 was submitted in July 2008 for the construction of 55 affordable housing units, and included a proposal to develop a small public water system. Based on community opposition to the affordable housing project, the application was withdrawn. Objections to the housing project were based largely on water use and sewage disposal.

The property was subsequently sold to Mount Hermon Association, Inc., which owns property adjacent to and east of East Zayante Road. The current application was made in August 2013. Unlike the previous residential development proposal, the current proposal does not rely on public water or sewage package treatment plant, in that water would be provided by an onsite well and from existing

sources at Mount Hermon. In addition, a septic system has been proposed to treat effluent from the project site.

Project Description

Land Use and Zoning

The project proposes a General Plan amendment to change the existing land use designation from Urban Very Low Residential (R-UVL) to Parks, Recreation and Open Space (O-R). In addition, a zone change from Special Use (SU) to Parks, Recreation and Open Space (PR) is also proposed. See the Table 1 below for a complete description.

Table 1: Proposed General Plan and Zone Changes

Assessor Parcel Number	Existing		Proposed	
	Zoning District	**General Plan Land Use Designation**	**Zoning District**	**General Plan Land Use Designation**
071-331-05	Special Use – (SU)	Urban Very Low Residential (R-UVL)	Parks, Recreation and Open Space (PR)	Parks, Recreation and Open Space (O-R)
071-331-06	Special Use – (SU)	Urban Very Low Residential (R-UVL)	Parks, Recreation and Open Space (PR)	Parks, Recreation and Open Space (O-R)
066-081-01	Parks, Recreation and Open Space (PR-GH; PR-L)	Parks, Recreation and Open Space (O-R)	No Change	No Change

Notes: GH – Geologic Hazards
L – Historic Landmark
Source: County of Santa Cruz, 2015.

The project site totals 14.7 acres. Outdoor recreation and educational facilities would occupy approximately 12 acres of the site, and would be organized into two main operational zones: a general public zone and a secured zone that would be used predominantly for Mount Hermon Association children's programs. The public zone would include the following primary components:

Public Zone

The Public Zone would include the following primary components:

- **Mountain biking and bicycle motocross (BMX) facilities**
  - *Pump Tracks and Skills Area* - Pump tracks are manmade closed circuits with rollers in between and berms at each end. They are designed to be ridden without pedaling.
  - *Hillside Flow Trails* - The flow trails would be built trails for mountain bikes and contain linked berms and rollers. Riders would be lifted to the top of the slope via a conveyance system called a "magic carpet," similar to a lift system used on beginner slopes at ski resorts.
- **Aerial adventure (ropes) course**
  The aerial adventure course, or ropes course, includes platforms built on poles and interconnected by a series of aerial obstacles. One of the platforms would be constructed to a height of 53 feet, measured on the downslope side.
- **Welcome Center**
  Welcome Center - A 6,673 SF welcome center would be located southeast of the small pump track, west of the proposed entry loop. The welcome center would be used to support the mountain biking and BMX facilities and aerial ropes course, and would include a registration area, retail areas, bike sales, bike rental and repair shop, lounge area, small concessions area,

restrooms, and offices. All guests to the public zone of the proposed project would be required to check in at the welcome center to sign appropriate paperwork prior to participating in their activity. The retail section of the building would offer both necessities and souvenirs relating to activity functions. The small concessions section would provide hot and cold beverages, snacks, and prepackaged food and pastries.

- Community garden
  The Mount Hermon Community Garden would be an organic garden with individual plots, some used by Mount Hermon, with the majority leased for use by local community members. There would be 50 plots total, with 40 available to the general public, and 10 reserved for use by Mount Hermon's Food Service Department, and Outdoor Science Program.

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

The public zone would be open to the general public and formal affiliation with the Mount Hermon Association would not be required. To participate in the public zone activities, guests would typically reserve their activity in advance either on-line or by telephone, based on pre-established time slots. Activities would be available for walk-up guests only if space is available. The public zone would be open from 8 a.m. to 8 p.m. most days.

Children's Zone

The Children's Zone would include the following primary components:

- Education and Day Camp Building
  A 7,444 SF education and day camp building would be located east of the proposed entry loop. This building would primarily be used for multi-week summer day camp programs, before and after school care, and other camps or meetings, primarily serving elementary and junior high school aged children. The day camp programs would offer a variety of activities such as art, music, science, and recreational sports for up to 100 participants supervised by two shifts of 12 staff each. Hours of operation would be Monday through Friday from 7:00 AM to 7:00 PM.

  The building would include a reception area, eight classrooms ranging in size from 200 SF to 700 SF, nine single restrooms, and offices. An outdoor play area would be constructed north of the proposed education and day camp building and a water-pervious patio would surround the building on north, east, and south sides of the building; a drop off area would be constructed directly west of the building to allow for day camp drop off.

- Target Sports Area
  The target sports area would be an approximately 0.5 acre area located directly east of the Education and Day Camp Building, adjacent to Conference Drive. This area would be surrounded by 10-foot tall safety and sound screen fencing, which would be made of 1/8-inch thick woven nylon knit mesh. A 500 SF target sports building and a five-row portable/accessible bleachers would be located in the target sports area. This area would be used for non-ammunition, retrievable projectiles such as archery.

- **Play field**
  A 28,750 SF (125 feet by 230 feet) play field would be constructed in the eastern portion of the site, south of the hillside flow trails. This would be a flat, graded surface with turf for general field play. Sport-specific facilities would not be provided. North of the play field, a one to nine-foot tall concrete, gabion, or natural stone bouldering wall would be constructed. This area would be used by the children at Mount Hermon's existing Redwood Camp facility, located across East Zayante Road. The play field would be fenced off and secured from the general public, to comply with state camping regulations related to organized camps with minors in their care.

- **Pedestrian bridge**
  A pedestrian bridge is proposed to be constructed at the eastern edge of the site crossing East Zayante Road. The bridge would connect the project site with Mount Hermon Association's existing Redwood Camp facility, and would serve Redwood Camp patrons. An Encroachment Permit would be required from the County of Santa Cruz Department of Public Works for construction of the bridge. The fence surrounding the play field would prohibit the general public from accessing the bridge.

Infrastructure

- **Circulation and Parking**

  Vehicular, pedestrian, and bicycle access to the project site would be provided from Conference Drive. A secondary access for pedestrians and bicycles would be provided at the west end of the project site near the existing bank in the Felton Fair Shopping Center. Entry improvements would include an approximately 962 SF driveway for ingress and egress. The driveway would include a four-foot asphalt crosswalk with striping; new curb, gutter, and sidewalk adjacent to the driveway; two accessible curb ramps; a concrete path and pedestrian entry gate; and a manual operating wooden gate. An existing parking lot/sports area located within Redwood Camp (APN 066-081-01) immediately across East Zayante Road would be rehabilitated into a 49 space parking lot for use by Redwood Camp (see Figure 2). One accessible space would be provided.

  Offsite improvements would include: (1) Restriping on Conference Drive east of Graham Hill Road to provide a 150-foot left-turn lane with 50-foot opening and 100 feet of storage from eastbound Conference Drive into the project entrance; (2) Restriping on Graham Hill Road to extend the eastbound left-turn lane onto Conference Drive to a 135-foot storage length; (3) A 10-foot wide crosswalk with median pedestrian refuge; and (4) Relocation of the existing stop sign on Conference Drive.

- Water Supply

  Water for the project would be provided via a connection to an existing private water company owned and operated by the Mount Hermon Association, which currently supplies domestic water to the Mount Hermon Association Christian Conference Center, Ponderosa Lodge, Redwood Camp, and 420 private residential properties in the Mount Hermon community. The Mount Hermon water system includes three existing groundwater wells: two active wells (MH2 and MH3) and one standby well (MH1) that draw water from the Pasatiempo subunit of the Lompico Sandstone aquifer. The project would connect to this existing water system via a proposed six-inch diameter water main that would extend from the easternmost edge of the project site along the western shoulder of East Zayante Road

(outside the paved roadway) for approximately 160 linear feet. This proposed water main would connect with an existing water main from Redwood Camp that crosses beneath East Zayante Road and ending at an existing standpipe within the road right-of-way. Directional drilling would be used to extend the water main within the road right-of-way to the project site. If directional drilling is not feasible, trenching would be used. A gate valve would be installed at the project boundary and at the connection to the existing water main.

- Wastewater Treatment

  Wastewater treatment would be provided by a proposed on-site wastewater treatment and discharge system. The system would include a 5,000 gallon primary tank, a 1,500 gallon recirculation tank, and 1,500 gallon dosing tank. The tanks would be located underground just west of the main entry gate at Conference Drive (adjacent to the southern property boundary). The system would also include three leach lines (each 100 feet long, four feet deep, and three feet wide) installed at the southeast portion of the site, east of the education and day camp building, and a 3,000 SF Geoflow subsurface drip dispersal system located beneath the proposed play field.

- Stormwater Management

  Stormwater runoff from proposed improved areas would be directed toward an existing well-defined swale at the southwest corner of the site, maintaining existing drainage patterns. Most of the runoff would overland flow in grass lined swales. Concentrated runoff from impervious surfaces and swales would be directed to six percolation pits distributed throughout the property to retain water and promote infiltration. Infiltration of stormwater would also be achieved in the subgrade below pervious pavers and pervious concrete. Runoff discharged from driving surfaces and parking lots would be conveyed to biofiltration swales and catch basins with silt and grease traps to provide water quality treatment. An earth embankment with outlet control is proposed at the downslope edge of the well-defined swale. An outlet control structure for the detention area would serve to discharge at predevelopment rates for a variety of design storms. The additional runoff created from larger design storms would be detained in a proposed stormwater detention area to be constructed in the well-defined swale at the southwest corner of the site. An embankment would be constructed in this area with an outlet control structure. Habitat enhancement would occur at the basin, including planting of mugwort (*Artemisia douglasiana*), spreading rush (*Juncus patens*), California hazelnut (*Corylus cornuta*), California coffeeberry (*Frangula californica*), flowering currant (*Ribes sanguineum*), California rose (*Rosa californica*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*).

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

- Lighting

  Nighttime lighting would be provided at the pump tracks and skills area, as well as within the parking lots and pedestrian path. Lighting for the pump tracks and skills area would include

up to 15 pole-mounted fixtures at a height of approximately 30 feet. This lighting system would be designed to provide adequate lighting to safely utilize these facilities after dusk. Accordingly, these fixtures would be flood light style fixtures. In addition, six 18-inch wide downcast luminary fixtures would be located along the eastern edge of the pump tracks and skills area. No nighttime lighting would be provided in these areas after 8 PM.

Parking lot lighting would consist of 22 pole-mounted fixtures at a height of 15 feet. In addition, 17 40-inch tall bollard style lights and three 14 feet tall pole-mounted fixtures would be installed within the education and day camp building patio and along the pedestrian path connecting this building to the proposed pedestrian bridge. Approximately 10 percent of the parking lot lights and exterior building lighting would remain on for security purposes from dusk until dawn.

- Grading and Construction, and Staging

A total of 12 acres would be affected by site preparation and construction activity. Grading would involve 16,044 cubic yards of excavation and 14,724 cubic yards of fill. The majority of the proposed earthwork would be to create the hillside flow trails, magic carpet lift, and play field. Most of the grading would be balanced on site, but it is expected that project grading would result in a net import of 1,320 cubic yards of material.

Approximately 600 linear feet of retaining/bouldering wall is proposed for the area south of the hillside flow trails, north of the play field. The wall would range from one to nine feet in height and would be constructed with concrete, gabion, or natural stone. Impervious surface areas on-site would be introduced by proposed buildings and accessory structures. On-site paving, including vehicle access, parking areas, and patios, would be constructed with permeable asphalt, gravel, decomposed granite, or permeable pavers. Offsite impervious features would include a concrete sidewalk along Conference Drive, and the asphalt paved entrance at Conference Drive. Eighteen trees are proposed for removal to accommodate the trails and structures. Protective fencing would be placed around the trees to be retained prior to the start of construction.

Proposed landscaping includes the visual buffer planting of canopy trees at the Conference Drive frontage and adjacent to the western parking lot on both the west side adjacent to the existing shopping center and the east side adjacent to the pump tracks and skills area. The landscape plan also includes the planting of native riparian species at the ephemeral drainage swale at the southwestern corner of the property. These native riparian species would also be used within the interior of the pump tracks and skills area. On the perimeter of the pump tracks and skills area, a mixture of meadow grasses and a California coastal wildflower mix would be planted. The turf viewing area west of the pump tracks and skills area would be a native mow free fescue mix turf.

Construction staging would occur primarily on constructed parking areas. Phase 1 of construction would stage in the newly constructed parking area to be located at the rear of the project site adjacent to the Felton Fair shopping center. Construction staging for phase II of the project would likely occur on the second parking area to be constructed near the entrance to the project site along Conference Drive.

- Construction Phasing

  The project is designed so that it could be built as a single project, but would most likely be phased over multiple years. Phase I (2017-2020) and Phase II (2021-2025). These dates would be subject to change depending on permit approvals and availability of funding.

  Phase I – 2016 to 2018

  - Bike pump tracks and Bike skills area, hillside flow trails and Magic Carpet lift.
  - Graham Hill Road and Conference Drive improvements.
  - Main entrance gate, parking lots, and vehicle bridge.
  - Community Garden, soil stock pile area, and trash enclosure.
  - Mechanical Building, well head construction, sewer treatment system, and leach area.
  - Main water line installation from Mount Herman System on East Zayante Road to Phase I development, and stubs for Phase II development projects.
  - PG&E drop and transformer, switch gear and underground electrical for Phase I construction project.
  - Site lighting for parking lots, pump tracks, pathways in Phase I, and entrance gate.
  - Temporary buildings for office space (40x24) and bathrooms (12x24).
  - Required landscape and biotic mitigation.
  - Installation of onsite well equipment.

  Phase II – 2019 to 2024

  - Aerial Adventure Park, Retail Building, circular driveway, and Zero-depth Splash Park.
  - Day Camp/Educational building, playground, and target sports area.
  - Pedestrian bridge over East Zayante Road and improvements to Redwood camp Parking lot.
  - Recreation field with its associated retaining walls.
  - Pathways, lighting, landscaping, biotic mitigation and irrigation associated with Phase II projects.

Potential Approvals and Permits Required

Federal

- U.S. Army Corps of Engineers, Section 404 Nationwide Permit (NWP 18 and NWP 12)

State

- California Department of Fish and Wildlife, Region 3 (Section 1302 Lake and Streambed Alteration Agreement)
- California Regional Water Quality Control Board, Central Coast Region (401 Water Quality Certification)

Local

- The propose project would require a Development Permit, Soils Report Review, Biotic Report Review, Archaeological Report Review, Riparian Exception, and Preliminary Grading Approval. A General Plan amendment and zone change would also be required.

Potential Environmental Effects

Pursuant to CEQA and CCR Section 15064, the discussion of potential project effects on the environment in the project EIR will concentrate on those impacts that the County has determined may be potentially significant. The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The County has determined that the proposed project could potentially result in environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services and Utilities
- Transportation and Traffic
- Cumulative Impacts

- <u>Aesthetics</u>

  The project will be evaluated consistent with General Plan Policy 5.10.2, which states, "Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment and regulate structure, height, setbacks and design to protect these resources consistent with the objectives and policies of this section." Highway 9, Mount Hermon Road, and Graham Hill Road are designated as scenic roads under General Plan Policy 5.10.10. Views will be considered from these roadways. In addition, The Felton Town Plan identifies Scenic View Corridor #4 that will also be evaluated. Scenic View Corridor #4 includes the area bordered by County Bank to the west, Graham Hill Road to the South and Mount Hermon Road to the north.

- <u>Air Quality</u>

  The air quality analysis will be prepared in conformance with the methodologies outlined in the Monterey Bay Unified Air Pollution Control District (MBUAPCD) 2008 CEQA Guidelines. The analysis will include a detailed discussion of the current air quality setting within the local airshed along with local climatic and air pollution data from local air monitoring stations. Significance criteria will be based on APCD thresholds.

  Potential long-term emissions associated with the project would primarily be the result of increased traffic and/or increased vehicle miles traveled. This input data will be carefully coordinated with the traffic study, in consultation with MBUAPCD staff. Mobile emissions will be quantified using the California Emissions Estimator Model (CalEEMod) software. Vehicle usage factors to be employed in the analysis will be coordinated with the traffic study based upon the increase in trips associated with the proposed project, as determined by the traffic analysis.

  Short-term (construction-related) emissions will be compared to current state and federal Air Quality Standards and MBUAPCD construction emissions thresholds of significance (82 pounds per day of PM_{10}). Projected long-term emissions will be compared to the MBUAPCD's operational thresholds of significance (137 pounds per day of VOC or NO_2, 82 pounds per day of PM_{10}, 550 pounds per day of CO, and 150 pounds per day of SO_2).

- **Biological Resources**

  The EIR will evaluate the project's impacts to sensitive biological resources to include the following: baseline description of flora and fauna, sensitive flora and fauna and their habitat, sensitive natural communities, wetland and riparian resources, wildlife corridors, and conflicts with the provisions of any adopted plans. The biological resources analysis will include a review of existing reports and environmental documents, plans, databases, and literature as well as reconnaissance-level field surveys to ground-truth existing information and document incidental observations of special status plant and animal taxa (species, subspecies, varieties) and terrestrial natural communities known or with potential to occur on the proposed project site. Existing reports will be peer reviewed, summarized, and attached as appendices to the EIR.

- **Cultural Resources**

  Consistent with Section 21083.2 of CEQA, the EIR section addressing cultural resources and archaeology will be based on the records search and field survey results documented in the Cultural Resources Evaluation of the Proposed Mt. Hermon Recreational Facility (Archaeological Resource Management, March 18, 2013). This report will be peer reviewed and attached as an appendix to the EIR (excluding any confidential documents). The EIR cultural resources section will include a description of the cultural resources setting based on the existing report, methodologies used in the analysis, an assessment of any cultural resources identified (including direct impacts from onsite development as well as off-site impacts due to extension of infrastructure), and a discussion of mitigation measures needed to fully mitigate the impacts of the proposed project.

  The County will also conduct government to government tribal consultations in conformance with Assembly Bill (AB) 52 (Gatto, 2014) and Senate Bill 18 of 2005 (SB 18; California Public Resources Code § 65351—65352), which is required for plan amendments and zoning changes. The NAHC will provide a list of Native American tribal contacts for the project that should be contacted under AB 52 and SB 18.

- **Geology and Soils**

  The project site is located in an area that is potentially subject to strong ground shaking during a seismic event. A site-specific geotechnical study was prepared for the project. This section will incorporate the findings and recommendations of the geotechnical study. The findings of the study will be summarized in the EIR and attached to the EIR as an appendix. The EIR impact assessment will provide graphic representation of potential hazard areas and will identify specific mitigation requirements for each hazard identified. Specifically, this section will include the following:

  - Discussion of existing geologic and soil conditions (e.g., seismic capabilities, soils, subsurface structure, landforms) based on the data available (e.g., U.S. Department of Agriculture Soil Conservation Service Soil Survey for Santa Cruz County). This will include a summary of soil suitability and constraints for development.
  - Identification of potential geologic hazards and seismic characteristics in the project area, including information regarding seismic hazards, liquefaction, landslides and slope instability, expansive soils, and erosion.
  - Mapping of geologic hazards from background analysis data sources.
  - Discussion of local groundwater characteristics.

- Evaluation of the effect of geologic hazards (e.g., liquefaction, erosion, seismic, etc.) on proposed development. This will include an evaluation of the preliminary grading plan with respect to areas of grading, cut and fill amounts, slopes, road grades, retaining walls, and access grading, as well as an evaluation of the utility infrastructure plan to identify any offsite impacts associated with construction of bridges and the extension of utility lines to the project site.
- Evaluation of the adequacy of onsite soils for septic disposal. Identification of mitigation measures for any significant impacts identified based on review of County development standards. This will include specific Best Management Practices performance standards to address potential erosion impacts both during and after construction.

- <u>Greenhouse Gas Emissions</u>

  The EIR will evaluate impacts related to greenhouse gases (GHGs) and climate change. This analysis will consider the proposed project's potential contribution to cumulative impacts related to climate change. The study will include an overview of the types and sources of GHGs, and the potential environmental effects of GHGs and climate change. An overview of the current regulatory framework regarding GHGs/climate change, including Assembly Bill (AB) 32, Senate Bill (SB) 97, and SB 375, as well as adopted amendments to the State CEQA Guidelines, will also be described.

  The analysis will quantify carbon dioxide equivalent (CDE) units associated with project construction and operation. Emission factors and methodologies from the Local Government Operations Protocol (LGOP) for the Quantification and Reporting of Greenhouse Gas Emissions Inventories (June 2010) will be used to calculate GHG emissions from the proposed project. These emission factors will be applied through the use of CalEEMod software. CalEEMod quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. Further, the model calculates the benefits from implementing mitigation measures, including GHG mitigation measures developed and approved by the California Air Pollution Control Officers Association (CAPCOA).

  The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not formally adopted thresholds to evaluate GHG emissions, and encourages lead agencies to consider a variety of metrics for evaluating GHG emissions and related mitigation measures as they best apply to the specific project. County staff will consult with MBUAPCD staff during the preparation of this section to determine appropriate thresholds for this project. A GHG section will be prepared using the results from CalEEMod that focuses on the impacts of the proposed project on climate change, as well as the impacts of climate change on the project region.

- <u>Hazards and Hazardous Materials</u>

  The EIR will discuss impacts related to hazardous materials, including those associated with the storage of hazardous materials. This analysis will be based on a Phase I Environmental Site Assessment (ESA) conducted for the site. The results of the Phase I ESA will be summarized in the EIR section, and included as an appendix to the EIR. This section will also

involve identification of applicable local, state, and federal codes and regulations that are in place to manage hazards. Specifically, the scope includes the following:

- Contact with local agencies to identify potential public safety hazards in the project area.
- Identify potential project specific and cumulative public safety impacts associated with the proposed project.
- Develop mitigation measures needed to avoid or minimize public safety impacts.

- Hydrology and Water Quality

  The Hydrology and Water Quality Section of the EIR will be based on the preliminary drainage report and the Downstream Drainage Assessment report prepared in 2013. The preliminary and downstream drainage reports will be attached to the EIR as an appendix. Potentially significant impacts could relate to increased rate and volume of runoff from impervious surfaces, erosion and sedimentation, and transport of urban contaminants.

- Land Use and Planning

  The project site is currently designated Urban Very Low Residential (R-UVL) under the Santa Cruz County General Plan, and is zoned Special Use (SU). Under the proposed project, the site would be redesignated to Parks, Recreation and Open Space (O-R) and rezoned Parks, Recreation and Open Space (PR; see Table 1 above). Given the site's undeveloped character and proximity to existing commercial and residential land uses, development of the site as proposed could result in significant land use compatibility impacts. This section of the EIR will describe potential conflicts for the project from a planning and policy perspective, including cross-references to other EIR sections where these issues are addressed in detail.

  The policy consistency analysis requires a thorough review of the project against the various regulatory documents adopted by the County and other responsible agencies. The land use analysis will focus on:

  - Compatibility with adjacent properties, including changes in the character of the site and the scale and appropriateness of the proposed new development.
  - Policy consistency with the General Plan, Mount Hermon Master Plan, and Zoning District.

- Noise

  The noise analysis will assess the potential for construction noise and operational noise to affect sensitive receptors in the area, which include off-site residences east of the project site. Construction noise will be evaluated based on noise emission levels established under the County of Santa Cruz General Plan and Code, and by the U.S. Environmental Protection Agency. The analysis will consider the type and amount of equipment, the time and duration of equipment uses, and the distance to nearby sensitive receptors. Noise levels associated with construction activities will be quantified and projected at adjacent sensitive receptors.

  Operational noise will also be evaluated. The use of the site for active recreation (including bike pump track, zero depth splash park, and aerial adventure course) could result in daytime operational noise, including from vehicles accessing the site and from patrons of the facility. Such noise could affect nearby sensitive receptors.

- Public Services and Utilities

  The EIR will provide an inventory of public utilities and service facilities. Where deficiencies presently exist, plans for facility expansion or service improvements will be discussed including identification of the probable locations for infrastructure improvements as well as funding mechanisms and timing. Generation and demand factors will be developed and verified through contact with affected service agencies. The analysis will quantify existing demand and compare projected demands to service capabilities. If service deficiencies are identified, mitigation programs will be developed to avoid or minimize potentially adverse impacts. This section will also include maps of facilities and the necessary technical data that will provide a framework for evaluation of subsequent future projects within the area. Where appropriate, a discussion of existing impact fee programs will be provided.

- Transportation and Traffic

  The transportation/circulation section of the EIR will be based on an existing 2014 Traffic Impact Analysis prepared for the project. Traffic impacts are a major concern for the public. The existing Traffic Impact Analysis will be summarized in the EIR section, and attached to the EIR as an appendix. This EIR section will be drafted to identify existing traffic conditions, background traffic conditions, traffic calculated to be generated by the proposed project, and analysis of estimated impacts to area circulation and transportation resulting from the proposed project. Project contributions to cumulative traffic impacts in the area resulting from the project and other approved/pending projects will also be analyzed in this section. The EIR will identify mitigation measures determined to be appropriate and those determined to be feasible for implementation, and as appropriate will identify impacts that would remain significant and unavoidable if required.

- Cumulative Impacts

  Consistent with Section 15130 of the CEQA Guidelines, the County will discuss cumulative impacts of the project when the project's incremental effect is cumulatively considerable. The analysis will be conducted using either a "list of past, present and probable future projects producing related or cumulative impacts" or "a summary of projections contained in the adopted general plan. Assumptions will be coordinated with the cumulative traffic analysis and with the assumptions of other projects in the vicinity to ensure consistency. This analysis will address each topic covered in the EIR environmental analysis and will identify appropriate mitigation measures intended to reduce any potentially significant cumulative impacts to a less than significant level.

These issue areas will be discussed further in the project EIR, and feasible and practicable mitigation measures will be recommended to reduce any identified potentially significant and significant impacts. Pursuant to CEQA, the discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of "environment"). Effects identified in the Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR

Section 15143). Environmental issue areas scoped out of the Project EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that would be scoped out of the focused EIR are listed below.

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Recreation

Alternatives to be Evaluated in the EIR

In accordance with the State CEQA Guidelines (14 CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the proposed project that are capable of meeting most of the projects' objectives, and would avoid or substantially lessen any potential significant effects that may be identified. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No-Project Alternative and will also identify the environmentally superior alternative.

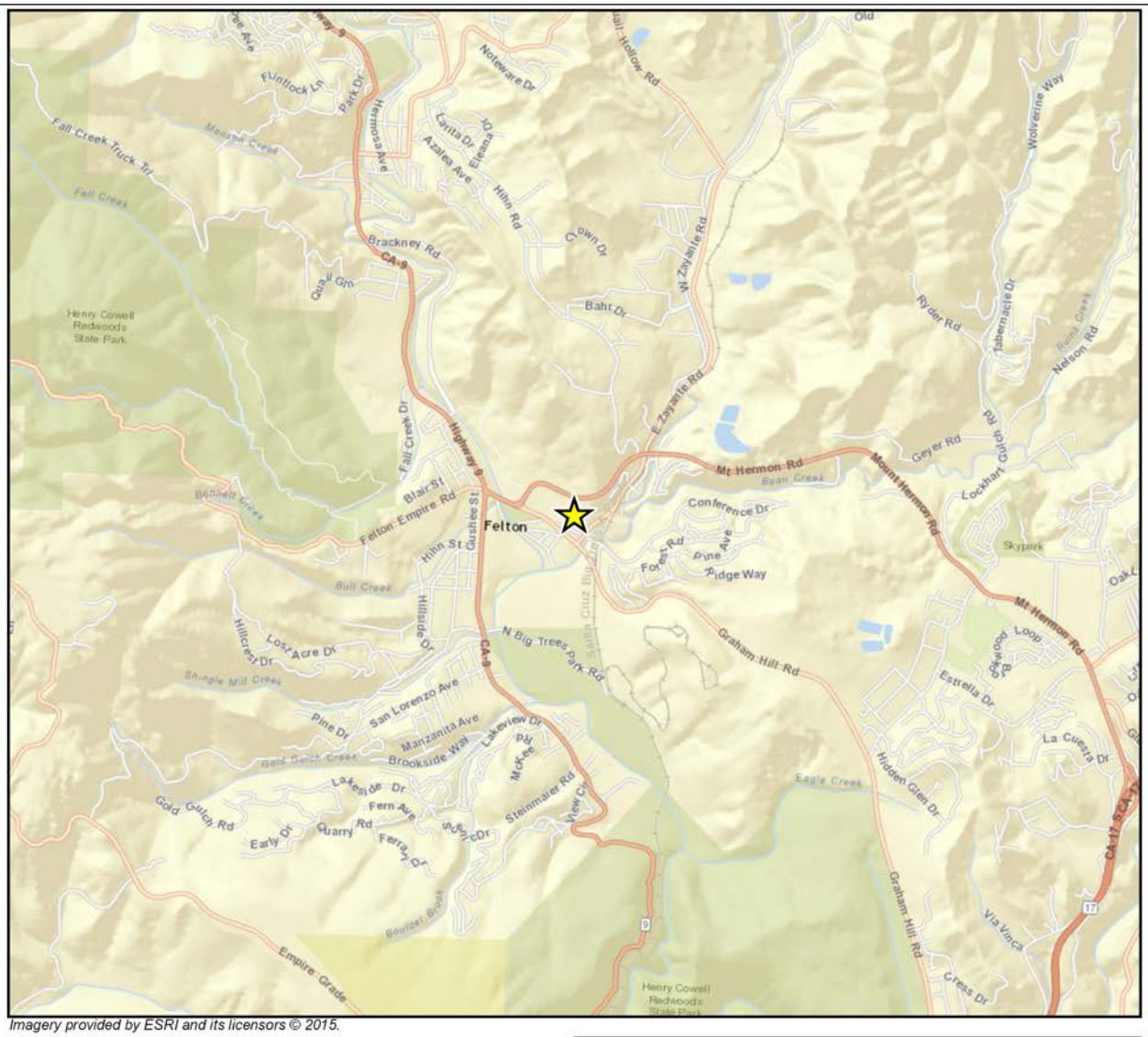
Documents Available for Public Review

The NOP and Initial Study are available for public review at the following location:

County of Santa Cruz Planning Department
Records Room
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

The NOP and Initial Study are also available for public review online at:

http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx



Project Location

N

0 2,000 4,000
Feet

Regional Location Figure 1

This page intentionally left blank.

Mount Hermon Felton Meadow Project Vicinity Map

February 22, 2016

1:4,590

0 215 430 860 ft

0 62.5 125 250 m

Source: County of Santa Cruz, 2016.

FIGURE 2

This page intentionally left blank.

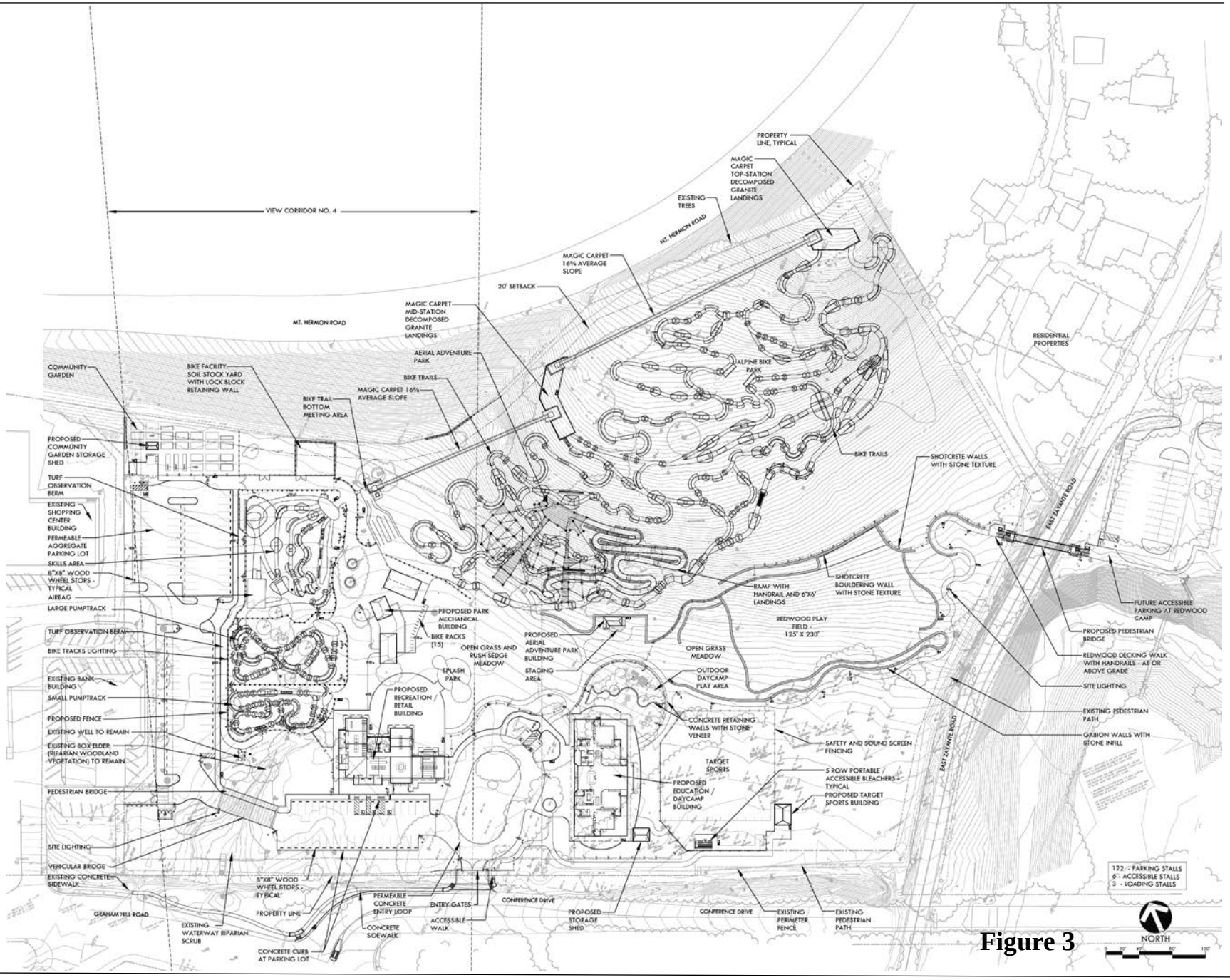

VIEW CORRIDOR NO. 4
MT. HERMON ROAD
PROPERTY LINE, TYPICAL
MAGIC CARPET TOP-STATION DECOMPOSED GRANITE LANDINGS
EXISTING TREES
MAGIC CARPET 16% AVERAGE SLOPE
20' SETBACK
MAGIC CARPET MID-STATION DECOMPOSED GRANITE LANDINGS
AERIAL ADVENTURE PARK
BIKE TRAILS
MAGIC CARPET 16% AVERAGE SLOPE
BIKE TRAIL BOTTOM MEETING AREA
COMMUNITY GARDEN
BIKE FACILITY SOIL STOCK YARD WITH LOCK BLOCK RETAINING WALL
PROPOSED COMMUNITY GARDEN STORAGE SHED
TURF OBSERVATION BERM
EXISTING SHOPPING CENTER BUILDING
PERMEABLE AGGREGATE PARKING LOT
SKILLS AREA
8"X8" WOOD WHEEL STOPS - TYPICAL
AIRBAG
LARGE PUMPTRACK
TURF OBSERVATION BERM
BIKE TRACKS LIGHTING
EXISTING BANK BUILDING
SMALL PUMPTRACK
PROPOSED FENCE
EXISTING WELL TO REMAIN
EXISTING BOX ELDER (RIPARIAN WOODLAND VEGETATION) TO REMAIN
PEDESTRIAN BRIDGE
SITE LIGHTING
VEHICULAR BRIDGE
EXISTING CONCRETE SIDEWALK
GRAHAM HILL ROAD
EXISTING WATERWAY RIPARIAN SCRUB
8"X8" WOOD WHEEL STOPS - TYPICAL
PROPERTY LINE
PERMEABLE CONCRETE ENTRY LOOP
CONCRETE SIDEWALK
CONCRETE CURB AT PARKING LOT
ENTRY GATES
ACCESSIBLE WALK
CONFERENCE DRIVE
PROPOSED STORAGE SHED
CONFERENCE DRIVE
EXISTING PERIMETER FENCE
EXISTING PEDESTRIAN PATH
PROPOSED PARK MECHANICAL BUILDING
BIKE RACKS (15)
OPEN GRASS AND RUSH SEDGE MEADOW
SPLASH PARK
PROPOSED RECREATION / RETAIL BUILDING
PROPOSED AERIAL ADVENTURE PARK BUILDING
STAGING AREA
OPEN GRASS MEADOW
OUTDOOR DAYCAMP PLAY AREA
CONCRETE RETAINING WALLS WITH STONE VENEER
SAFETY AND SOUND SCREEN FENCING
TARGET SPORTS
PROPOSED EDUCATION / DAYCAMP BUILDING
5 ROW PORTABLE / ACCESSIBLE BLEACHERS - TYPICAL
PROPOSED TARGET SPORTS BUILDING
ALPINE BIKE PARK
BIKE TRAILS
SHOTCRETE WALLS WITH STONE TEXTURE
RAMP WITH HANDRAIL AND 6'X6' LANDINGS
SHOTCRETE BOULDERING WALL WITH STONE TEXTURE
REDWOOD PLAY FIELD - 125' X 230'
RESIDENTIAL PROPERTIES
EAST LAVANTE ROAD
FUTURE ACCESSIBLE PARKING AT REDWOOD CAMP
PROPOSED PEDESTRIAN BRIDGE
REDWOOD DECKING WALK WITH HANDRAILS - AT OR ABOVE GRADE
SITE LIGHTING
EXISTING PEDESTRIAN PATH
GABION WALLS WITH STONE INFILL
122 - PARKING STALLS
6 - ACCESSIBLE STALLS
3 - LOADING STALLS
NORTH

Figure 3

This page intentionally left blank.

Attachment 1
Felton Meadow Project EIR Distribution List for the Notice of Preparation

COUNTY OF SANTA CRUZ

County of Santa Cruz Department of Public Works
701 Ocean Street, Suite 410
Santa Cruz, CA 95060
Attn: Jack Sohriakoff

County of Santa Cruz Department of Public Works
701 Ocean Street, Suite 410
Santa Cruz, CA 95060
Attn: Rachel Fatoohi

County of Santa Cruz Dept. of Environmental Health
701 Ocean Street,
3rd Floor - Room 312
Santa Cruz, CA 95060
Attn: John Ricker

County of Santa Cruz
Mosquito Abatement and Vector Control District
640 Capitola Road
Santa Cruz, CA 95062
Attn: Paul Binding

County of Santa Cruz Sheriff's Office
5200 Soquel Avenue
Santa Cruz, CA 95062
Attn: Sergeant Roy Morales

County of Santa Cruz, Board of Supervisors
701 Ocean Street, Room 500
Santa Cruz, CA 95060
Attn: Bruce McPherson, 5th District Supervisor

County of Santa Cruz
Agricultural Commissioner
175 Westridge Drive
Watsonville, CA 95076
Attn: Juan Hildalgo

Economic Development Coordinator
County of Santa Cruz
County Administration Office
701 Ocean St, Room 520
Santa Cruz, Ca 95060
Attn: Barbara Mason

County of Santa Cruz
Commission on Disabilities
701 Ocean Street, Room 30
Santa Cruz, California 95060

LAFCO of Santa Cruz County
701 Ocean Street #318D
Santa Cruz CA 95060
Attn: Pat McCormick

County of Santa Cruz Planning Commission, 5th District
6060 Graham Hill Rd # A
Felton, CA 95018
Attn: Renee Shepherd

Santa Cruz County Regional Transportation Commission
1523 Pacific Avenue
Santa Cruz, CA 95060
Attn: Grace Blakeslee

CITY OF SANTA CRUZ

City of Santa Cruz Water Department
212 Locust Street, Suite A
Santa Cruz, California 95060
Attn: Chris Berry

REGIONAL GOVERNMENT

Association of Monterey Bay Area Governments
P.O. Box 809
Marina, California 93933

SPECIAL DISTRICTS

Felton Fire Protection District
131 Kirby Street
Felton, CA 95018

Scotts Valley Water District
2 Civic Center Dr.
Scotts Valley, CA 95066
Attn: Piret Harmon, General Manager

San Lorenzo Valley Water District
13060 Highway 9
Boulder Creek, CA 95006
Attn: Jennifer Michelsen, Environmental Department Manager

Santa Cruz Metropolitan Transit District
110 Vernon Street
Santa Cruz, CA 95060
Attn: Ciro Aguirre

PUBLIC LIBRARIES

Boulder Creek Public Library
13390 West Park Avenue
Boulder Creek, CA 95006-9301
Attn: References Desk

Felton Public Library
6299 Gushee
Felton, CA 95018-9140
Attn: References Desk

Scotts Valley Public Library
251 Kings Village Road
Scotts Valley, CA 95066
Attn: References Desk

STATE OF CALIFORNIA

California Department of Fish and Wildlife
Bay Delta Region (Region 3)
7329 Silverado Trail
Napa, CA 94558
Attn: Melissa Farinha

California Department of Transportation
District 5
50 Higuera Street
San Luis Obispo, CA 93401-5415
Attn: Jennifer Calate'

California Highway Patrol
Coastal Division
4115 Broad Street, Suite B-10
San Luis Obispo, CA 93401

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

State of California
Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

State of California
Public Utilities Commission
320 West 4th Street, Suite 500
Los Angeles, CA 90013
Attn: Ken Chiang, P.E., Utilities Engineer

California Regional Water Quality Control Board
Region 3
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401-7906

California Department of Water Resources
P.O. Box 942836
Sacramento, CA 94236

Monterey Bay Unified Air Pollution Control District
24580 Silver Cloud Court
Monterey, CA 93940
Attn: Amy Clymo

County Deputy Fire Marshall
CalFire CZU Headquarters
6059 Highway 9
Felton, CA 95018
Attn: Chris Walters

FEDERAL

U.S. Army Corps of Engineers
San Francisco District
Regulatory Division
1455 Market Street, 16th Floor
San Francisco, California 94103-1398

U.S. Fish and Wildlife Service
Ventura Office
2493 Portola Road, Suite B
Ventura, CA 93003

NOAA Fisheries Service
Habitat Conservation Division
777 Sonoma Avenue, Room 325
Santa Rosa, CA 95404
Attn: Joyce Ambrosius

OTHER

San Lorenzo River Alliance
345 Lake Avenue, Suite F
Santa Cruz, CA 95062
Attn: Greg Pepping, Executive Director

Valley Women's Club of San Lorenzo Valley
P.O. Box 574
Ben Lomond, CA 95005
Attn: Nancy Macy

Wittwer/Parkin, LLP
147 S. River St., Suite 221
Santa Cruz, CA 95060
Attn: Jonathan Wittwer

Mount Hermon Association
P.O. Box 413
Mount Hermon, CA 95041
Dale Pollock, Facility Engineer