County of Santa Cruz

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Matt Machado - Deputy CAO / Director

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

Date: April 11, 2023

Application Number: 211089

Project Name: Bonny Doon Elementary School Water System Improvements

Staff Planner: Evan Ditmars

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Bonny Doon Unified Elementary School District

APN(s): 080-352-02

OWNER: Bonny Doon Unified Elementary School District

SUPERVISORAL DISTRICT: 3

PROJECT LOCATION: Construction of the Bonny Doon Elementary School Water System Improvements (project) is proposed at the Bonny Doon Union Elementary School, located at 1492 Pine Flat Road. The school serves the community of Bonny Doon and is located approximately 8 miles northwest of the City of Santa Cruz, in the unincorporated area of Santa Cruz County (see FIGURE 1). The surrounding area supports residential, agricultural and timber production land uses. 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:

The project involves the redevelopment of the on-site water distribution network at the Bonny Doon Elementary School, including the demolition of two water tanks and replacement with three new 9,000-gallon tanks and two potable water pressure tanks and associated water lines, construction of a retaining wall, replacement of a pump house, and trenching for new water lines. Seven trees, three of which are dead, would be removed during construction.

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.*

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

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

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

Permit Type/Action	Agency
Coastal Development Permit	County of Santa Cruz & California Coastal Commission
Project Funding	Responsible Agency: State Water Board
Less than 3-acre conversion	Cal Fire/Forestry

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 and culturally affiliated with the area of Santa Cruz County have requested consultation pursuant to Public Resources Code Section 21080.3.1.

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

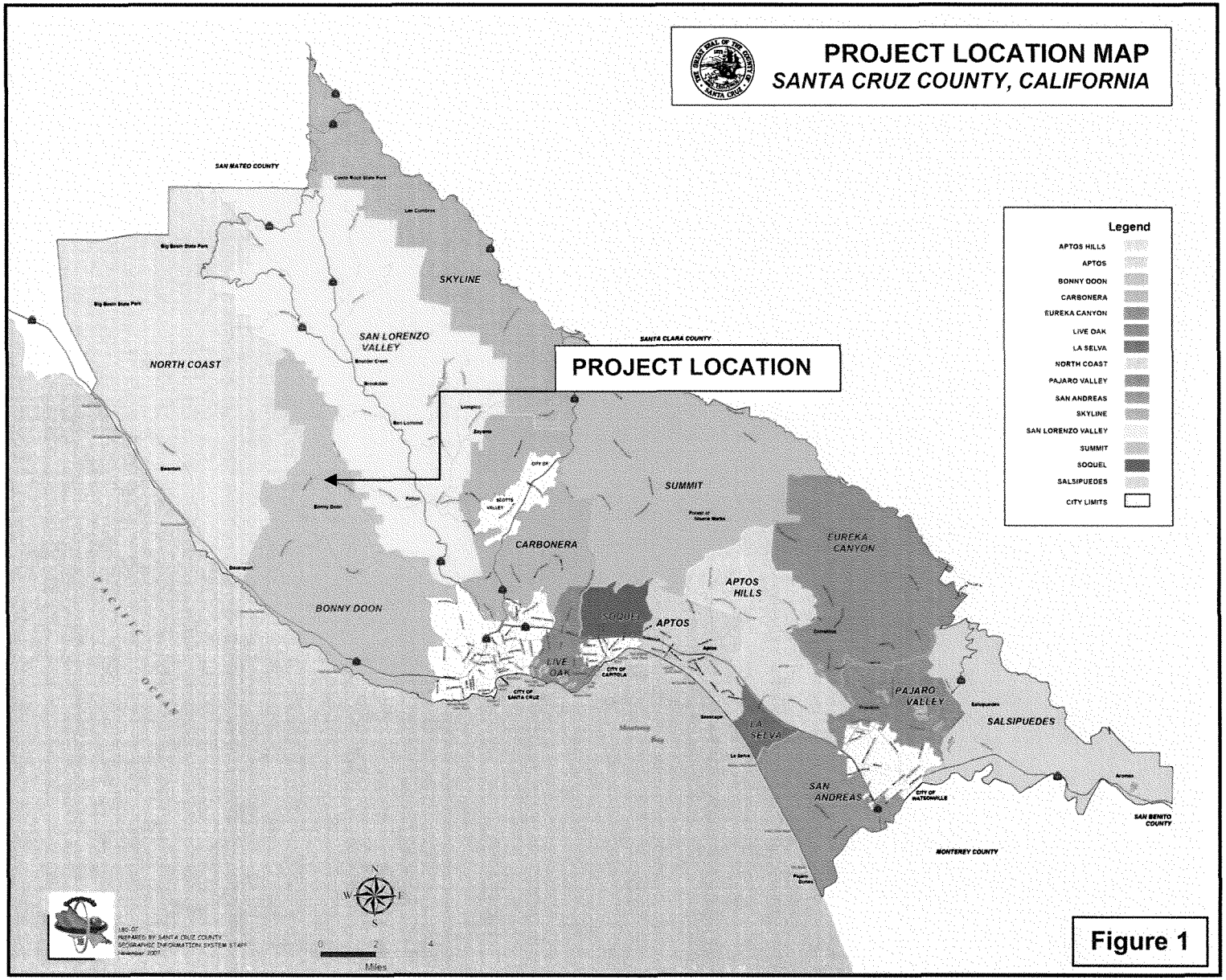
☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MATT JOHNSTON, Environmental Coordinator

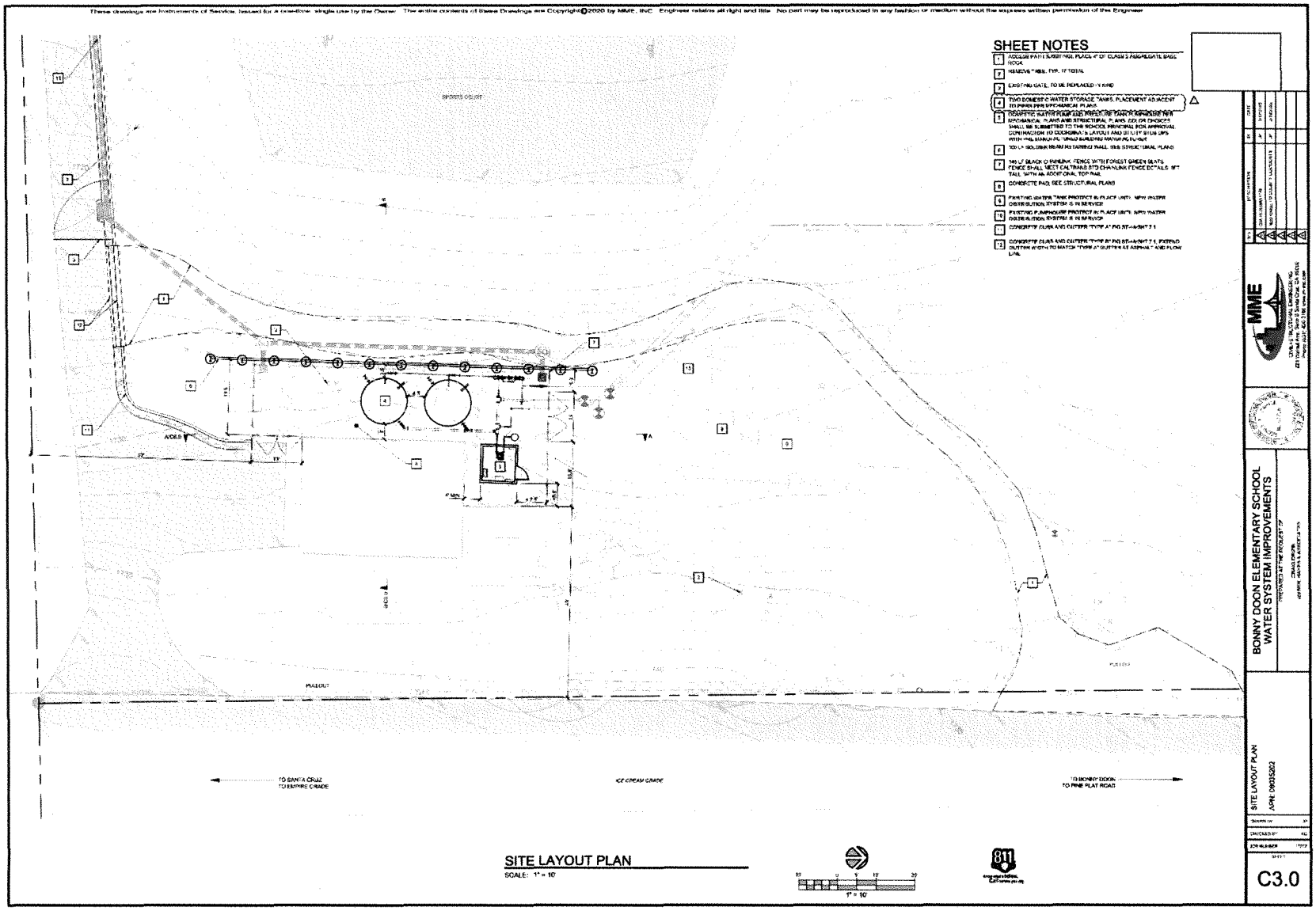
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PROJECT LOCATION MAP
SANTA CRUZ COUNTY, CALIFORNIA
PROJECT LOCATION
Legend
APTOS HILLS
APTOS
BONNY DOON
CARBONERA
EUREKA CANYON
LIVE OAK
LA SELVA
NORTH COAST
PAJARO VALLEY
SAN ANDREAS
SKYLINE
SAN LORENZO VALLEY
SUMMIT
SOQUEL
SALSIPUEDES
CITY LIMITS
SAN MATEO COUNTY
SANTA CLARA COUNTY
MONTEREY COUNTY
SAN BENITO COUNTY
PACIFIC OCEAN
Miles
Figure 1

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Project Site Plan **Figure 2**

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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres):	6.878 (299,609 sqft)
Existing Land Use:	Public Facilities (PF), Historically and currently used as an Elementary School
Vegetation:	Mixed evergreen forest

Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100% ☐ N/A

Nearby Watercourse: Mill Creek (110 m); Laguna Creek (0.8 miles)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Yes, Mapped	Fault Zone:	Not Mapped or identified
Groundwater Recharge:	Yes, Mapped	Scenic Corridor:	Yes, Mapped
Timber or Mineral:	Not Mapped or identified	Historic:	Not Mapped or identified
Agricultural Resource:	Not Mapped or identified	Archaeology:	Yes, Mapped
Biologically Sensitive Habitat:	Yes, Mapped	Noise Constraint:	Not Mapped or identified
Fire Hazard:	Not Mapped	Electric Power Lines:	Electric Transmission lines on site
Floodplain:	Not Mapped or identified	Solar Access:	N/A
Erosion:	Not Mapped or identified	Solar Orientation:	N/A
Landslide:	Not Mapped or identified	Hazardous Materials:	Not Mapped or identified
Liquefaction:	Not Mapped or identified	Other:	

SERVICES:

Fire Protection:	CalFire	Drainage District:	None
School District:	Bonny Doon Union School	Project Access:	Highway 1 & Bonny Doon Road
Sewage Disposal:	Septic, CSA12	Water Supply:	On-site well

PLANNING POLICIES:

Zone District:	PF (Public Facilities)	Special Designation:	N/A
General Plan:	Public Facilities		
Urban Services Line:	☐ Inside	☒ Outside	
Coastal Zone:	☐ Inside	☒ Outside	

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

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

Construction of the Bonny Doon Elementary School Water System Improvements (project) is proposed at the Bonny Doon Union Elementary School, located at 1492 Pine Flat Road. The school serves the community of Bonny Doon and is located approximately 8 miles northwest of the City of Santa Cruz, in the unincorporated area of Santa Cruz County (see FIGURE 1). The surrounding area consists of residential, agricultural and timber production land uses. 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.

PROJECT BACKGROUND:

Weber, Hayes & Associates (WHA) is a hydrogeology and environmental engineering firm which is the state-certified operator of the Bonny Doon Elementary School potable water system. Following a routine sampling and maintenance of the potable water system at Bonny Doon Elementary School, water quality testing indicated the intermittent presence of bacteria in the water system. A detailed investigation by WHA indicated the cause of the bacterial growth was related to cracks in the 10,000-gallon concrete water storage tank. Following this discovery, WHA chlorinated and flushed the water tank to resolve the bacteria issue. This process temporarily addressed the problem; however, the permanent solution requires the replacement of the failing concrete water tank. While investigating funding to replace the tank, it was determined that the Drinking Water State Revolving Fund (State Fund) would provide a grant for replacing the water storage tank and associated aging infrastructure.

DETAILED PROJECT DESCRIPTION:

A majority of pre- and post- construction work will occur within areas that are developed and does not include a substantial amount of grading in previously undisturbed land. Grading will consist of 127 cubic yards of imported fill. The purpose of the project is to replace a failing domestic water storage tank and distribution piping that serves the Bonny Doon Elementary School. The existing domestic water storage tank to be replaced is damaged and has allowed bacteria to contaminate the water system. In addition to the two new water storage tanks, new pressure pumps, two new fire hydrants and distribution piping is proposed within the scope of the project. The new fire water storage tanks and associated infrastructure will provide necessary potable water storage for the Bonny Doon School and increase the fire-fighting water storage to the maximum amount allowed by the State Fund.

The project consists of the following components: (1) Replacing the failing 10,000-gallon concrete potable water storage tank and 5,000-gallon plastic tank with two new bolted-steel 13,000-gallon tanks; (2) Installing new potable water tank inlet and outlet piping and valve controls to allow for isolating the potable water storage tanks for service flexibility without water interruption; (3) Replacing the failing potable water pressure pump with a duplex pump system with Variable Frequency Drive Control for redundancy and efficiency; (4) Replacing two potable water pressure tanks; (5) Replacing the outdated back flow prevention device between irrigation and potable water supply; (6) Installing precautionary disinfection system (liquid chlorine injection) for potable water; (7) Replacing the distribution piping to remove unnecessary fittings, and replacing failed isolation valves, to allow for emergency gravity flow during loss of power; (8) Increasing fire water storage (to approximately 26,000 gallons), installing two fire hydrants and associated 6-inch lines, which requires grading and trenching, a retaining wall system, and concrete pads; (9) replacing the old water system control building with a larger one to allow room for new duplex pumps and controls; (10) Expanding the water system fenced compound to encompass the proposed water storage tanks and new control

building ; and (11) providing connections for a back-up generator and/or a backup battery to run the potable water system.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES (AVR)

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 would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views from scenic vistas. Although Pine Flat Road and Ice Cream Grade are designated scenic roads pursuant to Santa Cruz County (SCC) General Plan Policy 5.10.10 (Designated Scenic Roads), the project will not be visible from Pine Flat Road. Views of the water tanks from Ice Cream Grade will be blocked by an existing structure. The impact to the Ice Cream Grade scenic corridor will therefore be less than significant.

2.	*Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*	☐	☐	☐	☒
3.	*In non-urbanized areas, 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?*	☐	☐	☒	☐
4.	*Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*	☐	☐	☐	☒

Discussion: The project scope does not include a source of light and therefore would not affect either day or nighttime views in the area. No impact in this area is anticipated to occur.

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?*	☐	☐	☐	☒

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 as well as the Santa Cruz County GIS. 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 as a result of project implementation.

2. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*	☐	☐	☐	☒

Discussion: The project site is zoned PF (Public Facilities), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. The project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract, therefore no impact is anticipated.

3. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*	☐	☐	☐	☒

Discussion: Although the project is adjacent to land designated as Timber Resource (approximately 1,200 ft to the northeast), the proposed project would not conflict with existing zoning for forest land. The nearest timber production zoned area is located approximately 1.0 mile to the northwest. The project would not affect the resource or access to harvest the resource in the future. The proposed project would not conflict with any existing

zoning, cause any type of rezoning, or hinder the harvesting of neighboring timber production resources. Therefore, no impact is anticipated.

4.	*Result in the loss of forest land or conversion of forest land to non-forest use?*	☐	☐	☒	☐

Discussion: Although forest land occurs on the project site, it is considered to be fragmented forestland with existing buildings, roads and development intertwined. The proposed project will result in minimal loss of forest lands or the conversion of forest lands to non-forest use, and a Less Than 3 Acre Conversion Permit may be required.

As discussed in previous sections, the scope of the project does include the removal of trees which are either in the direct impact area of the project or are considered to be in decline. Native trees will be used to replace any trees which are removed as a result of the project. Impacts are considered to be less than significant.

5.	*Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*	☐	☐	☐	☒

Discussion: The project site and surrounding area does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of statewide importance or Farmland of local importance as shown on the maps prepared pursuant to the Farmland Mapping and monitoring program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. The loss of individual trees on the developed school property is not considered as a conversion of forest land to non-forest use. No impact is anticipated.

C. AIR QUALITY

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

1.	*Conflict with or obstruct implementation of the applicable air quality plan?*	☐	☐	☒	☐

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

included in the air quality plans, impacts to air quality plan objectives are less than significant. See C-2 below.

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

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: Project construction would have a limited and temporary potential to contribute to existing violations of California air quality standards for ozone and PM_{10} primarily through diesel engine exhaust and fugitive dust. However, the Santa Cruz monitoring station has not had any recent violations of federal or state air quality standards mainly through dispersion of construction-related emission sources. BMPs and BACT described above under C-2 would ensure emissions remain below a level of significance. Therefore, the project would not result in a cumulatively considerable net increase in criteria pollutants. The impact on ambient air quality would be less than significant.

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

The proposed water system upgrade project 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.

4.	*Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*	☐	☐	☒	☐

Discussion: 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). Therefore, no objectionable odors are anticipated from construction activities associated with

the project, and no mitigation measures would be required. The project would not create objectionable odors affecting a substantial number of people; therefore, impacts are expected to be less than significant.

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: A Biotic Report was prepared for this project by Coast Range Biological LLC, dated November 2017(Attachment 1). Research was specifically done by Tom Mahony, plant ecologist, and Mark Allaback, wildlife biologist. Prior to conducting field studies, area specific background research was conducted to determine which special-status species and other sensitive biological resources have potential to inhabit the project site and surrounding areas. The primary sources for this search include the following: California Natural Diversity Data Base (CNDDB), California Native Plant Society records (CNPS), Inventory of Rare and Endangered Plants prepared by the U.S. Fish and Wildlife Service (USFWS), the Santa Cruz County GISWeb, California Department of Fish and Wildlife (CDFW), and the National Wetlands Inventory among other sources.

In addition, an Arborist Report was prepared for this project by Kurt Fouts, certified arborist, dated January 22nd, 2019 (Attachment 2). The scope of the report is a tree inventory and resource analysis of trees in the direct vicinity of the proposed project area proposed for removal. The arborist evaluated a total of 80 trees representing seven species, within or near the project area limits in terms of their suitability for preservation. Of these, four live and three dead trees are proposed for removal. These trees will be replaced with native coniferous species at a 2:1 ratio.

The following information was derived from the Biotic and Arborist reports, as well as review of the County of Santa Cruz resources maps and reports.

Federally Listed Special Status Plant Species

According to the report prepared by biological assessment prepared Coast Range Biological LLC, ten (10) federally-listed plant species area documented to occur in the area(s) surrounding the subject property. The study area is not located within designated Critical Habitat for any federally-listed plant species. No federally-listed plant species were observed on the project area or surrounding area during field visits, but the visits occurred outside the

typical blooming period of most plant species. All ten federally-listed plant species identified for the region are unlikely to inhabit the project area or surrounding study area, as the project site lacks suitable habitat components such as soil type, micro-habitat, and plant community for the federally-listed plant species known from the region and the project area is heavily disturbed by ongoing land use associate with Bonny Doon Union Elementary School. While, based on this information, it is unlikely that federally-listed plant species are present on the project site, a mitigation measure (BIO-1) is proposed to ensure no impacts occur.

Non-Federally Listed Special Status Plant Species

In addition to listed species, the authors of the biotic report evaluated the potential for the project to impact non-federally listed special status plant species. Forty-seven (47) non-federally listed special status plant species are documented to occur in wider the project area region. One special-status plant species, the Santa Cruz Manzanita, was observed on or adjacent to the project site area during the field visits. Mitigation measure BIO-1 has been added to ensure no significant impacts occur. The remaining special-status plant species identified for the region during the background literature search and field reconnaissance are unlikely to inhabit the project site area or surrounding area because the project site area lacks suitable habitat components such as soil type, micro-habitat, and plant community, for special status plant species known from the region and is heavily disturbed by past and current land use associated with Bonny Doon Union Elementary School.

According to an Arborist Report prepared by Kurt Fouts, the entire project area is comprised of 6 species of native trees; the Coast Redwood, Douglas Fir, Madrone, Tan Oak, Monterey Pine, and Coast Live Oak. In addition, Incense Cedar was also found, which is not native to the central California coast area. Of the 80 total trees evaluated, 35 trees are Coast Redwood; 14 are Douglas Fir, 12 are Madrone, 9 are Tan Oak, 5 are Incense Cedar, 3 are Monterey Pine, 2 are Coast Live Oak. Seven trees would be removed as a result of the project, four of which are dead.

Impacts

Santa Cruz Manzanita: Santa Cruz Manzanita is perennial evergreen shrub that is not listed as threatened or endangered by the state or federal endangered species acts but has a CNPS Rare Plant ranking. Two individuals were observed a few feet off the northern boundary of the project site area, and one individual was observed on the western edge of the project site area. Due to the relatively dense vegetation cover on portions of the action area, additional small individuals could be present in the wider project region, though none were observed during the reconnaissance survey.

Tree Removal: The project area is subject to the Significant Tree Protection Ordinance Chapter 16.34 of the SCC Code. Some trees will be removed for the project to accommodate water tanks and other project elements. According to the Arborist report, 7 trees are

recommended for removal; 3 Monterey pines (2 are dead), 2 Madrones (1 is dead), 1 Douglas Fir, and 1 Coast Live Oak. These trees are recommended for removal because they are either dead, decaying, or are within the direct impact area of the project area.

Federally-Listed Special Status Wildlife Species

According to the Biotic Report, nine (9) federally-listed special status wildlife species were identified with the potential to occur in the wider project site area. A search of the CNDDB GIS database found no documented occurrences of federally listed wildlife species in the vicinity, nor were any of the wildlife species detected during field reconnaissance. However, the study area is located within designated Critical Habitat for California Red-Legged Frog, a federally listed species.

The nearest documented occurrence of the CRLF is 1.8 miles southwest of the project site. The project site and surrounding area lack suitable aquatic and upland habitat for CRLF, and no wetland habitat has been mapped within 1 mile of the project site. Due to a lack of suitable habitat on or adjacent to the project site area, the proposed project will not have an effect on California Red-Legged Frog and its critical habitat.

The remaining eight federally-listed wildlife species identified for the region surrounding the project site are considered unlikely to inhabit the project site area based upon the findings of the associated biotic reports. Therefore, neither the project itself, nor the construction phase will negatively impact these species or their habitat.

Non-Federally Listed Special-Status Wildlife Species

According to the biological assessment prepared by Coast Range Biological LLC, twenty-one (21) non-federally listed special status wildlife species have been previously documented to inhabit the wider project area and its vicinity. A search of the CNDDB GIS database found no documented occurrence of special-status wildlife species within the specified project boundary. The San Francisco Dusky-Footed Woodrat (SFDFW) (Neotoma fuscipes annectens), was observed 30 feet west of the project site area and has potential for occurrence within the project boundary. The report identifies an additional eight (8) special status wildlife species having a moderate potential to occur on the project site: Santa Cruz Black Salamander (Aneides niger), California giant salamander (Dicamptodon ensatus), Allen's hummingbird (Selasphorus sasin), Olive-sided flycatcher (Contopus cooperi), Oak titmouse (Baeolophus inornatus), Pallid bat (Antrozous pallidus), Fringed Myotis (Myotis thysandodes), and the Long-legged Myotis (Myotis volans).

San Francisco Dusky-Footed Woodrat: No SFDW nests were observed within the proposed project limits of disturbance, but an SFDW nest was found 30 feet west of the project site area. SFDW have been known to colonize debris piles, structures or other suitable habitat that can be found on the action area prior to the project construction. Ground disturbance

associated with the project could also adversely impact SFDW houses by crushing or complete removal, if present within the project site.

California Giant Salamander (CGS) & Santa Cruz Black Salamander (SCBS): While no indivudals were observed during the field reconnaicsce, Suitable habitat for California Giant Salamander and the Santa Cruz Black Salamander is present on the project site. Vegetation removal and grading could result in direct mortality to the species if present.

Pallid Bat: Potential roosting habitat for the Pallid Bat is present in mature trees and structures on the action area and surrounding study area. If special status bat species are roosting in the vicinity, they could be directly impacted by project construction by removal of roosting trees or structures or indirectly by noise and other disturbance associated with project construction.

Allen's Humming Bird, Olive-sided Flycatcher & Oak Titmouse: Suitable habitat for Allen's Humming Bird, Olive Flycatcher, Oak Titmouse and potentially other native nesting bird species protected under the MBTA and CDFW Code is present in trees, shrubs and vegetation in the project area. Due to the fact the project will require removal of native trees and other vegetation, as well as noise and disturbance during construction, this could result in direct or indirect disturbance to nesting bird species, if present, potentially resulting in nest destruction or abandonment.

Roosting Habitat for Special Status Bat(s) including but not limited to; Fringed Myotis, Long-Legged Myotis: Potential roosting habitat for special-status bats is present in mature trees and structures on the action area and surrounding study area. If special-status bat species are roosting in the vicinity, they could be directly (by removal of roosting trees or structures) or indirectly (by noise and other disturbance associated with project construction) impacted by project implementation.

The project area provides potential nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act (MBTA). 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.

No nests or evidence of past nests were observed in the project area during the general biological survey conducted in November of 2017. However, nests could become established in the vegetation to be removed before construction begins. As a result, several mitigation

measures listed within this BIO section have been added to reduce potential impacts to below a level of significance.

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: There are no mapped or designated riparian corridors, riparian habitats, riparian woodlands, special forests, or intertidal zones on or directly adjacent to the project site, according to the biotic report and a review of the Santa Cruz County GIS resource maps.

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?*	☐	☐	☐	☒

Discussion: There are no mapped or designated federally protected wetlands on or directly adjacent to the project site. No wetlands, drainages or other water related features are mapped or occur on the project site. Therefore, because these resources are absent from the study area, no impacts to these resources will occur from the construction or operation of the project.

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?*	☐	☐	☒	☐

Discussion: The project does not involve any activities that would directly or indirectly interfere with the movements or migrations of fish or impede use of a known wildlife nursery site. Potential impacts to bird and bat habitats during the construction phase may arise from construction related activities, however.

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

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

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

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

7.	*Produce nighttime lighting that would substantially illuminate wildlife habitats?*	☐	☐	☐	☒

Discussion: All construction will be completed during daylight hours, between the hours of 8 AM to 6 PM, approximately. No nighttime lighting impacts from project implementation or during the construction phase would occur. The scope of the project does not include any factors that would install permanent lighting. No impact is anticipated to occur from nighttime lighting.

MITIGATION MEASURES:

BIO-1: Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.

BIO-2: A plant survey shall be conducted on the project site, and adjacent accessible areas within 50-feet, for Santa Cruz Manzanita. The plant survey shall be conducted by a qualified botanist during the spring, though the precise timing of the survey shall be determined by the botanist based on field conditions and shall be floristic in nature so that any other special-status plants potentially present on or adjacent to the project site, can be identified. All Santa Cruz Manzanita individuals, or other special-status plants, present within 50-feet of the project boundary shall be identified and mapped. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist.

BIO-3: Prior to project implementation, a suitable buffer zone based on species requirements, proximity to disturbance, and other site-specific factors, shall be established around special-status plants within or immediately adjacent to the project boundary along with other protection measures, such as fencing, to prevent project impacts to the species. If special-status plants are located within the project boundary, ground disturbance shall be modified to the maximum extent practicable to avoid direct or indirect impacts.

BIO-4: The tree protection zone (TPZ), is an area defined within which certain activities are prohibited or restricted to minimize potential impacts to designated trees during construction related activities. Fencing will be installed to delineate the TPZ, and to also project tree roots, trunk, and scaffold branches from construction equipment. Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.

BIO-5: Once the TPZ is delineated and fenced, construction related activities will only be permitted within the TPZ if allowed for and specified by the project arborist.

BIO-6: Where tree protection fencing cannot be used, tree wrap and or the armoring of tree trunks and roots with barriers to prevent damage from construction related activities, will be implemented.

BIO-7: Replacement trees will be planted for trees which are removed as a part of this project at a 2:1 ratio. Replacement trees shall be the same species as those removed.

BIO-8: A qualified biologist shall conduct a pre-construction survey prior to project construction to determine the presence of any California Giant Salamander or Santa Cruz Black Salamander or report a negative finding. If individuals are found within the project boundary following surveys by a qualified biologist, the CDFW shall be contacted for approval to relocate individuals out-of-harm's way to the nearest appropriate habitat.

BIO-9: No surface disturbance shall occur until a qualified biologist has completed a ground survey and inspection. Pre-construction surveys shall be conducted prior to, during, and after vegetation removal. The biologist shall be present during all the vegetation removal required to prepare the site for construction. If any California Giant Salamander or Santa Cruz Black Salamander are encountered, the CDFW shall be contacted for approval to relocated individuals out-of-harm's way to the nearest appropriate habitat outside the action area.

BIO-10: Within 30 days prior to the project construction phase, a qualified biologist shall inspect the action area and adjacent areas within 50 feet for San Francisco Dusky-Footed Woodrat nests. An exclusion zone shall be erected around any San Francisco Dusky-Footed Woodrat houses occurring within 50 feet of the action area, using flagging or a temporary

fence that does not inhibit the natural movements of wildlife. Avoidance is the primary mitigation, however if avoidance of San Francisco Dusky-Footed Woodrat houses is not feasible, the CDFW shall be contacted for approval to relocate individuals by live-trapping and building a nearby structure as a release site. Approval to relocate must be acquired from the CDFW, however if San Francisco Dusky-Footed Woodrat are found in structures which are to be removed, an alternative approach to live-trapping may be recommended due to safety concerns regarding the San Francisco Dusky-Footed Woodrat.

BIO-11: Within 30 days prior to the project construction phase, a qualified bat biologist shall inspect high impact areas of the project site for bat roosts. If no potential roost sites are found, no additional mitigation is necessary. If special status bat roosts are found, the biologist shall develop measures in consultation with the CDFW to avoid impacts.

BIO-12: Under the Migratory Bird Treaty Act, 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 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.

BIO-13: Before any construction activities begin, the project biologist shall conduct a worker awareness environmental training session for all construction personnel. At a minimum, the training shall include a description of the protected species that may be encountered, the avoidance and minimization measures that are being implemented, and the boundaries within which work may occur. Personnel will also be instructed on the penalties for not complying with avoidance and minimization measures. If new construction personnel are added to the project, the contractor will ensure that the new personnel received the mandatory training before starting work.

E. CULTURAL RESOURCES

Would the project:

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

Discussion: The existing structures on the property are not designated as historic resources on any federal, State, or local inventory. This site does not include any historic objects, buildings, structures, areas, or places, that are significant from an architectural, engineering, scientific, economic, agricultural, or historical perspective. As a result, no impacts to historical resources would occur from project implementation.

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

Discussion: A search of records at the Northwest Information Center indicated a cultural resources study has been previously conducted within the Project area, that a portion of the parcel is part of a mapped resource site, and that additional cultural resources have been identified in the vicinity of the project area.

Albion Environmental conducted an intensive pedestrian survey and limited subsurface testing of the project area and, in conjunction with the search of records at the Northwest Information Center, determined that there were two potential cultural resources that could be impacted; one that was determined not to be significant, the other which was avoided through modification for the project.

The records and results of the archaeological investigation by Albion Environmental are confidential and retained on file with the County.

3.	*Disturb any human remains, including those interred outside of dedicated cemeteries?*	☐	☒	☐	☐

Discussion: Similar to the discussion under E.2 above, although records search and field survey did not identify the presence of human remains within the project area, other pre-historic resources have been identified within 0.5 miles of the project area and project construction has the potential to uncover previously undocumented human remains.

MITIGATION MEASURES:

CUL-1: In consultation with Native American Tribes and the County an Archaeological Treatment Plan shall be prepared by a qualified archaeologist for implementation during all ground disturbance associated with the project. The Archaeological Treatment Plan shall outline the treatment of archaeological resources encountered during ground disturbance and shall include the following at minimum:

a) Background information that summarizes the sensitivity of the project area for archaeological resources and significant Native American Cultural Sites.

b) Avoidance and preservation in place is the preferred method of treatment. Archaeological resources shall be avoided and preserved in place as much as feasible. Reasonable efforts shall be made to preserve archaeological resources in place or leave in an undisturbed state.

c) Describe the methods for identification, evaluation, and treatment of any discoveries. (e.g., leave in place and cap based on Native American recommendations).

d) Outline the notification procedures given in SCCC Chapter16.40 for discovery of archaeological resources and human remains.

e) If disturbance is unavoidable, the preferred method of treatment would be to record any data necessary to adequately document the scientifically consequential information from and about the disturbed historical resource, and then return all artifacts as close to their original location as possible before capping or covering with soil.

CUL-2: A Construction Monitoring Plan for Cultural and Historic Resources shall be prepared by a qualified Archaeologist. This formal monitoring plan shall be intended to provide a detailed outline for targeted archaeological monitoring of construction in the project area. The

monitoring plan shall be a standalone document prepared in conjunction with an Archaeological Treatment Plan.

CUL-3: Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist.

CUL-4: Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.

CUL-5: A California trained Archaeologist and qualified trained Native American Monitor shall be on site during all ground-disturbing activities in the vicinity of CA-SCR-54 and any other areas where monitoring is determined necessary through Native American Consultation and preconstruction testing. Both monitors shall have the authority to stop construction to implement the Archaeological Treatment Plan if necessary.

CUL-6 Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or project implementation, work shall cease and the notification procedures provided in County Code Chapter 16.40.040, shall be followed.

CUL-7: If ground disturbing activity takes place and possible artifacts are discovered, then all construction activities within a 50-foot radius of the find shall be halted immediately and a qualified, County approved archaeologist who meets the Secretary of the Interior standards, shall be consulted to determine whether the resources requires further study.

CUL-8: 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 archeological report shall be prepared, and representatives of local Native American Indian groups shall be contacted. If it is determined that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to

provide recommendations for management of the Native American human remains. Pursuant to Public Resources Code section 5097, the descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Disturbance shall not resume until the significance of the resource is determined and appropriate mitigations to preserve the resource on the site are established.

F. ENERGY

Would the project:

1.	*Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*	☐	☐	☒	☐

Discussion: The project, like all development would be responsible for an incremental increase in the consumption of energy resources during site grading and construction due to onsite construction equipment, material processing and potential traffic delays. These impacts would occur at different levels throughout the construction phase. The frequency and occurrence can be reduced through innovations in plans and specifications and by implementing better traffic management during construction phases. In addition, all project construction equipment would be required to comply with the California Air Resources Board (CARB) emissions requirements for construction equipment, which includes measure to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced or repowers. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

Once the project is completed, consumption of energy will be minimal, as the project involves replacing an existing domestic water storage tank and appurtenances, as well as the installation of a new fire water storage tank and appurtenances. Energy use will be minimal, and no impacts are expected from project implementation. Therefore the project will not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts will be less than significant.

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

Discussion: The Association of Monterey Bay Area Governments (AMBAG) 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)

recommended 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 established 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) which is focused on reducing the emission of GHG, which is dependent on increasing energy efficiency and the use of renewable energy. This strategy intends to reduce energy consumption and GHG 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 generation, improving the Green Building Program by exceeding minimum state standards, reducing energy use for water supply through water conservation strategies and proving infrastructure to support zero and low emission vehicles that reduce gasoline and diesel consumptions.

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 CAS. 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:*

A. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of*	☐	☐	☐	☒

Mines and Geology Special Publication 42.

B.	*Strong seismic ground shaking?*	☐	☐	☒	☐
C.	*Seismic-related ground failure, including liquefaction?*	☐	☐	☒	☐
D.	*Landslides?*	☐	☐	☒	☐

Discussion (A through D):

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 located approximately 5 miles southwest of the San Andreas fault zone, and approximately 3 miles southwest of the Zayante fault zone. A geologic report for the project was performed by Zinn Geology, April 2019, (Attachment 7). The report concluded that, while the project site could be subject to significant ground shaking during a seismic event, there is no potential for ground rupture.

A geotechnical investigation was prepared by Pacific Crest Engineering, May 2020 (Attachment 8). The primary geotechnical considerations presented in the report were related to divergent bearing conditions and differential settlement and to seismic shaking. Over excavation and recompaction with 24 inches of engineered fill beneath a structural mat foundation designed to 2019 Building Code standards are recommended to address these issues. Therefore, impacts associated with geologic hazards will be less than significant.

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

Discussion: Limited potential for erosion exists during the construction phase of the project, however, this potential is minimal because the maximum grade sustained throughout the project would be generally less than 15%. All construction will need to be completed outside of the school year and, therefore, outside of the rainy season. The project grading will only comprise 127 cubic yards of imported fill. Disturbed areas will be treated for erosion control and planted with ground cover to minimize surface erosion. Impacts from soil erosion or loss of topsoil is considered less than significant.

3.	*Be located on a geologic unit or soil that is unstable, or that would become unstable*	☐	☐	☒	☐

as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Discussion: The report cited above (see Discussion of items A-D, above) concluded that there is a potential risk from seismic ground shaking primarily. The recommendations contained in the geotechnical report and geological report will be incorporated into the project design, to reduce this potential hazard to a less than significant level. See Discussion under G-1 for a detailed description of potential geologic hazards associated with the subject property.

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

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

5. *Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?* ☐ ☐ ☐ ☒

Discussion: The project involves placement of water tanks and associated infrastructure. No sewer or onsite sewage disposal system connection or improvements will occur, and the improvements proposed are not in the area of the existing septic system. Therefore, no impacts will occur related to water dispersal.

6. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* ☐ ☐ ☐ ☒

Discussion: As part of the Cultural Resources Study, prepared for the project as discussed under Cultural Resources, above, a paleontological records search was conducted, with negative results. In addition, there are no known unique geologic features that occur on the subject property nor within the project area. Therefore, the project will not directly or indirectly destroy unique paleontological resources or unique geologic features.

7. *Result in coastal cliff erosion?* ☐ ☐ ☐ ☒

Discussion: The project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion. No impact is anticipated.

H. GREENHOUSE GAS EMISSIONS

Would the project:

1.	*Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐

Discussion: The project, like all development, would be responsible for an incremental increase in greenhouse gas emissions by usage of fossil fuels during the site grading and construction. No measurable increase in greenhouse gas emissions would result from the operation of the proposed water system improvement facilities. Due to the small amount of grading (127 cubic yards) and other equipment needed for construction-related work, greenhouse gas emissions are expected to be minimal.

2.	*Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐

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

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1.	*Create a significant hazard to the public or the environment as a result of the routine transport, use, or disposal of hazardous materials?*	☐	☐	☒	☐

Discussion: The project would not involve the transport or disposal of hazardous materials. Small amounts of potentially hazardous materials associated with mechanical equipment would be used during the construction phase. However, these construction activities would not be a large enough quantity, due to the small scale of the project, to create a hazard to the public or the environment. Standard precautions and BMPs would be used to prevent spills and would minimize exposure of hazardous materials to people and to the environment. The operational phase of the project does not include and features which would require the transport or disposal of hazardous materials.

Therefore, the project would not create a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials and would not create a hazardous

condition that would lead to the reasonably foreseeable upset that could release hazardous materials into the environment. Impacts are expected to be less than significant.

2.	*Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*	☐	☐	☒	☐

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

3.	*Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*	☐	☐	☒	☐

Discussion: The Bonny Doon Union Elementary School is located on the project site location, and is the main use for the subject property. Although fueling of construction equipment may occur within the staging area, BMPs to contain spills would be implemented. Additionally, as discussed in I.2 and I.3, the project would not manage, transport, or release hazardous emissions during the operational phase, and rarely during the construction phase. Impacts are expected to be less than significant.

4.	*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?*	☐	☐	☐	☒

Discussion: The California State Department of Toxic-Substance Control (DTSC) EnviroStar database indicated that there are no cleanup sites on the subject property. The closest facility is the Sunnyvale Nirop, Santa Cruz Facility located on 16020 Empire Grade with a "no further action as of 12/10/2009" clean-up status. Therefore, development of the project would not create a significant hazard to the public or to the environment by virtue of its location in proximity to a known hazardous materials site and no impact would occur.

5.	*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?

Discussion: The project is not located within an airport land use plan or within two miles of a public airport or public use airport. Additionally, the project would not result in any additional people residing or working in close proximity to an airport. Therefore, the project would not expose people to safety hazards from airports. No impact would occur.

6.	*Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*	☐	☐	☐	☒

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 project implementation.

7.	*Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*	☐	☐	☒	☐

Discussion: See discussion under Wildfire section T.2. Impacts would be less than significant.

J. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1.	*Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*	☐	☐	☒	☐

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. In addition, no commercial or industrial activities are proposed that would generate contaminants. Any potential siltation from the project would be addressed through implementation of erosion control BMPs. No water quality standards or waste discharge requirements will be violated, and surface or ground water quality would not otherwise be substantially degraded. Impacts would be less than significant.

2.	*Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*	☐	☐	☒	☐

Discussion: The scope of the project includes the replacement of a 10,000-gallon concrete potable water storage tank and the installation of two new 9,000-gallon fire water storage tank, along with associated appurtenances. The project will be served by an on-site well. The change in water use resulting from the project will simply involve filling the two 9,000-gallon tanks. Once filled, no additional water use will be required. No substantial decrease in water supply will occur and impacts are expected to be less than significant.

3.	*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:*	☐	☐	☐	☒
	A. result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	B. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
	C. 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;	☐	☐	☐	☒
	D. impede or redirect flood flows?	☐	☐	☐	☒

Discussion: The project is not located near any watercourses and would not alter the existing overall drainage pattern of the site. The project does not include the addition of impervious surfaces and would not create or increase runoff.

No impact would occur from project implementation.

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

Discussion: According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated September 29, 2017, no portion of the project site lies within a flood hazard zone.

The project site is located approximately 4.5 miles inland, and at approximately 1,500 feet of elevation. The subject property is well beyond the effects of a potential tsunami. No impact is anticipated to occur.

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

Discussion: The project will not result in an increase in water use and includes improving potable water quality at a local, public school. Therefore, the project will not conflict or obstruct with any groundwater management plans. No impact is anticipated to 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. The project is expected to be consistent with all local land use plans, policies in conjunction with regulations in SCC Code title 16, Environmental and Resource Protection. 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: Following a geologic and soils report, as well as a review of Santa Cruz County resource maps, the project site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

2.	*Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*	☐	☐	☐	☒

Discussion: Following a geologic and soils report, as well as a review of Santa Cruz County resource maps, it has been determined that the project site does not contain any known mineral resources that would be of value to the region and the residents of the state. The project site is zoned PF for Public Facilities, which is not considered to be an Extractive Use Zone (M-3), nor does it have a Land Use Designation with a Quarry Designation Overlay (Q). Therefore, no potentially significant loss of availability of a known mineral resource 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. Therefore, no impact is anticipated from project implementation.

M. NOISE

Would the project result in:

1.	*Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*	☐	☒	☐	☐

Discussion: Per County policy, noise sources normally and reasonably associated with construction activities occurring between the hours of 8:00AM and 5:00PM on weekdays are exempt from the Noise Planning Ordinance (Santa Cruz County Code 13.15). Mitigation measures required for the project would result in compliance with those regulations.

County of Santa Cruz General Plan

The County of Santa Cruz has not adopted noise thresholds for construction noise but does require mitigations and/or best management practices to reduce construction noise, particularly if noise levels would exceed 75 dB at neighboring sensitive land uses or if construction would occur for more than 7 days (General Plan Policy 9.2.6). Construction will periodically employ equipment that exceeds 75dB, but exposure would be temporary and limited to operating between the hours of 8:00AM and 5:00PM, Monday through Friday and operation would be prohibited on weekends.

County of Santa Cruz Code

The County of Santa Cruz Noise Ordinance exempts noise sources normally and reasonably associated with construction activities occurring between the hours of 8:00AM and 5:00PM on weekdays. Mitigation measure NOI-1 limits construction activity to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. and prohibits construction activity on Sundays and Saturdays.

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.

Table 3: Typical Noise Levels for Common Construction Equipment (at 50 feet)

Equipment	L_{max} (dBA)
Air Compressor	81
Backhoe	80
Cement Mixer Truck	85
Cement Pump Truck	82
Chain Saw	85
Compactor	82
Crane	83
Concrete Saw	90
Dozer	85
Excavator	85
Dump Truck	84
Flat Bed Truck	84
Front End Loader	80
Fork Lift	75
Generator	81
Grader	85
Hoe-rams	90
jackhammers	88
Paver	85
Pick-up Truck	55
Pneumatic Tools	85
Rollers	74
Tree Chipper	87

Source: Federal Transit Authority, 2006.

Construction equipment will be audible in the area immediately adjacent to 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.

The nearest sensitive receptors are located approximately 50 feet away from the construction area.

Impacts

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.

Potential Temporary Construction Noise Impacts

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/backhoe (80dB) and a dump truck (84dB).

The County of Santa Cruz has not adopted significance thresholds for construction noise, and the County's noise ordinance exempts construction related noise. However, Policy 6.9.7 of the General Plan requires mitigation of construction noise as a condition of future project approvals.

The following mitigation measures will be required to assist in the reduction of temporary construction noise impacts. With the implementation of those measures, no adverse noise impacts are expected occur during construction activities.

Mitigation Measures

NOI-1: Limit construction activity to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Prohibit construction activity on Sundays and Saturdays.

NOI-2: Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.

NOI-3: Prohibit gasoline or diesel engines from having un-muffled exhaust.

NOI-4: Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

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 Ice Cream Grade. However, no substantial increase in traffic trips is anticipated as a result of the project. Impacts are expected to be less than significant.

See discussion under L-1 above. 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 with mitigation incorporated.

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

Discussion: During construction, the use of grading equipment would potentially generate periodic vibration in the project area. This impact would be temporary and intermittent during constriction. The nearest sensitive receptor is approximately 50 ft away (Bonny Doon Union Elementary School) and the nearest residential property is located at approximately 250 feet to the west of the project site on Southwest Drive. Due to this distance, and limited number of residences within the direct vicinity of the project area, none of the area residences would experience significant ground-borne vibration or ground-borne noise levels during construction activities associated with the project. Noise from construction related activities will be noticeably from Bonny Doon Union Elementary School, however mitigation measures will lower potential impacts to a less than significant level. Additionally, the scope of the project does not include any component which will cause permanent generation of ground-borne vibration or noise. Therefore, impacts would be considered less than 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: There is a private airstrip located at 8647 Empire Grade which is approximately 1.25 miles away in the northwestern direction, from the project area. This airstrip is locally known as the Bonny Doon Airport, is privately owned and operated, containing no commercial component, and this air strip experiences very little activity. The project would not result in any additional people residing or working in close proximity to this private airstrip. Therefore, the project would not expose residents or workers to excessive noise levels. No project-related impacts are expected.

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 restriction to or encourage population growth in an area. The project proposes only to replace an existing water storage tanks for the use of the Bonny Doon Elementary School as well as the installation of two fire water storage tanks which will serve the Bonny Doon Elementary School and the Bonny Doon Community and 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?*	☐	☐	☐	☒

Discussion: The project site does not contain any existing housing; thus, no people or housing would be displaced as a result of this project. Therefore, implementation of the project would result in no impact related to displacement of existing population or housing units.

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?*	☐	☐	☐	☒
	b. *Police protection?*	☐	☐	☐	☒
	c. *Schools?*	☐	☐	☐	☒
	d. *Parks?*	☐	☐	☐	☒
	e. *Other public facilities; including the maintenance of roads?*	☐	☐	☐	☒

Discussion (a through e): While the project represents an incremental contribution to the need for services, the increase would be minimal. The project includes improvements to an existing water system, as well as the replacement of a water storage tanks for the use of the Bonny Doon Elementary School and installation of fire storage tanks for the benefit of the

entire community. The project does not include any components which would alter government facilities or require the need for new or altered facilities.

Moreover, the project meets all of 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 any incremental increase in demand for school and recreational facilities and public roads. Additionally, the project would have a positive effect on public services as well as governmental facilities because of the installation of new fire storage tanks. There fire water storage tanks will provide a new resource to the entire community to combat fires in the Bonny Doon Area. Impacts would be considered less than significant.

P. RECREATION

Would the project:

1.	*Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*	☐	☐	☐	☒

Discussion: The project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. The project would increase the quality and safety of the recreational options in the area, by ensuring the provision of clean drinking water adjacent to recreational areas. This project would not result in the physical deterioration of or require the expansion of an existing park or recreational facility, nor would it require the addition of new parks. Impacts would be considered less than significant.

2.	*Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*	☐	☐	☐	☒

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

Q. TRANSPORTATION

Would the project:

1.	*Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*	☐	☐	☐	☒

Discussion: There would be no transportation-related impact because no additional traffic would be generated, and the project would be consistent with applicable Santa Cruz County plans, policies, and ordinances.

All construction activities and construction related transportation to and from the project area will also be consistent with applicable Santa Cruz County plans, policies, and ordinances.

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

Discussion: In response to the passage of Senate Bill 743 in 2013 and other climate change strategies, the governor's office of Planning and Research amended the CEQA Guidelines to replace LOS with VMT as the measurement for traffic impacts. New Section 15064.3 - Determining the Significance of Transportation Impacts was added to the guidelines. Subsection (c) Applicability allows jurisdictions until July 1, 2020 to implement VMT provisions. Santa Cruz County is currently evaluating methodologies for implementation a VMT methodology prior to that date. See discussion under Q-1 for an evaluation of traffic impacts.

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 improvements to existing water storage facilities including the installation of a new water storage tank and fire water storage tanks and their appurtenances. The scope of the project does not include any aspects which would substantially increase hazards due to a geometric design or from incompatible uses. 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 meets County standards and has been approved by the local fire agency or California Department of Forestry, as appropriate. Emergency access is currently adequate for the site's current use, and the scope of the project does not include any aspect which would alter or change emergency access. No impacts are anticipated to occur from project implementation.

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*	☐	☒	☐	☐
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.*	☐	☒	☐	☐

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

A cultural and archeological resources assessment was conducted on the proposed project site by Stella D'Oro of Albion Environmental Inc. in March of 2018. As discussed under section D of this report, implementation of mitigation measures such as avoidance, would reduce impacts to potentially occurring archeological resources and Native American remains to a less than significant level. Please see section E, Cultural Resources, of this report for potential impacts to cultural resources and mitigation measures that will be implemented in order to reduce potential impacts to a less than significant level.

S. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. *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?

Discussion:

Water

The parcel relies on an individual well for water supply. Public water delivery facilities would not have to be expanded. Impacts from project construction would be less than significant.

Wastewater

The parcel is served by an onsite sewage disposal system, and the project will not result in an increase in the generation of wastewater. Impacts would be considered less than significant.

Stormwater

The proposed project would generate a very small increase in runoff. The project plans include piping runoff to rock filled spreaders. Project impacts are expected to be less than significant.

Electric Power

Pacific Gas and Electric Company (PG&E) provides power to existing and new developments in the Santa Cruz County Area. During the construction phase, electricity would be wired to a construction trailer within the proposed development area. Impacts are expected to be less than significant.

Natural Gas

PG&E serves the urbanized portions of the Santa Cruz County with natural gas. Permanent use of natural gas is not proposed for the project. No impacts are anticipated to occur.

Telecommunications

The site would not be served by any permanent telecommunications facilities, and there would be no impact.

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

Discussion: The project would only use a limited amount of water for dust control and concrete working during the construction phase. During project operation, the two new 9,000-gallon fire water storage tanks would remain filled as required for fire protection services. While the initial filling of the tank would require a short duration and small increase in water use, no other water use would be required or utilized for the project. Therefore, implementation of the proposed subject project would not place any substantial demands on the water supply that serves the region. Impacts are expected to be less than significant.

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

Discussion: The project will not result in change to the existing on-site water treatment system. No impacts are expected to 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. No impact is anticipated.

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 located within a high fire hazard area as mapped by the California Department of Forestry and Fire Prevention. The project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). In addition, the installation of the new fire water storage tank will provide aid to the emergency responders and the subject site as well as on surrounding properties. Therefore, no impacts to an adopted emergency response plan or evacuation plan 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?*	☐	☐	☐	☒

Discussion: Although the project is located in a Fire Hazard Area, construction of the project will be required to comply with applicable fire safety codes. Slope, prevailing winds and other factors that can exacerbate wildfire risks within and surrounding the project site area are not expected to directly or indirectly impact project occupants to pollutant concentration from a wildfire or the uncontrolled spread of a wildfire. Therefore, project impacts are expected to be less than significant.

3.	*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?*	☐	☐	☐	☒

Discussion: New infrastructure that would exacerbate fire risk is proposed (installation of fire water storage tanks). As a result, project impacts will be less than significant.

4.	*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?*	☐	☐	☒	☐

Discussion: Although the project is located in a Fire Hazard Area, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. The limited development proposed, as well as the sensitivity to the existing landscape, will reduce instability, run-off, and landslides, and impacts will be less than significant with mitigation incorporated.

U. MANDATORY FINDINGS OF SIGNIFICANCE

1.	*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?

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 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 Aesthetics & Visual Resources, Biological Resources, Cultural Resources, and Geology & Soils. However, mitigation has been included that clearly reduces these effects to a level below significance. 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.

V. 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.

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

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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.

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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.

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Transit Noise and Vibration Impact Assessment Manual.

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Transit Noise and Vibration Impact Assessment Manual. September 2018.

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.

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County of Santa Cruz

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MITIGATION MONITORING AND REPORTING PROGRAM

FOR
Bonny Doon Water Tank Replacement Project
APPLICATION NO. 211089, MARCH 2023

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-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?*	Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. Results of all surveys shall be presented at this meeting. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to site disturbance.
BIO-2		A plant survey shall be conducted on the project site, and adjacent accessible areas within 50-feet, for Santa Cruz Manzanita. The plant survey shall be conducted by a qualified botanist during the spring, though the precise timing of the survey shall be determined by the botanist based on field conditions and shall be floristic in nature so that any other special-status plants potentially present on or adjacent to the project site, can be identified. All Santa Cruz Manzanita individuals, or other special-status plants, present within 50-feet of the project boundary shall be identified and mapped. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist.	Applicant	Compliance monitored by the County Planning Department and Applicant at preconstruction meeting	To be implemented prior to project construction
BIO-3		Prior to project implementation, a suitable buffer zone based on species requirements, proximity to disturbance, and other site-specific factors, shall be established around special-status plants within or immediately adjacent to the project boundary along with other protection measures, such as fencing, to prevent project impacts to the species. If special-status plants are located	Applicant	Compliance monitored by the County Planning Department and Applicant at	To be implemented prior to project construction and maintained

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		within the project boundary, ground disturbance shall be modified to the maximum extent practicable to avoid direct or indirect impacts.		preconstruction meeting	throughout construction
BIO-4		The tree protection zone (TPZ) is an area defined within which certain activities are prohibited or restricted to minimize potential impacts to designated trees during construction related activities. Fencing will be installed to delineate the TPZ, and to also project tree roots, trunk, and scaffold branches from construction equipment. Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.	Applicant	Compliance monitored by the County Planning Department and Applicant at preconstruction meeting	To be implemented prior to and maintained during project construction
BIO-5		Once the TPZ is delineated and fenced, construction related activities will only be permitted within the TPZ if allowed for and specified by the project arborist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented during project construction
BIO-6		Where tree protection fencing cannot be used, tree wrap and or the armoring of tree trunks and roots with barriers to prevent damage from construction related activities, will be implemented.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be implemented prior to and maintained during project construction
BIO-7		Replacement trees will be planted for trees which are removed as a part of this project at a 2:1 ratio. Replacement trees shall be the same species as those removed.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to final inspection
BIO-8		A qualified biologist shall conduct a pre-construction survey prior to project construction to determine the presence of any California Giant Salamander or Santa Cruz Black Salamander or report a negative finding. If individuals are found within the project boundary following surveys by a qualified biologist, the CDFW shall be contacted for approval to relocate individuals out-of-harm's way to the nearest appropriate habitat.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be implemented prior to and during project construction

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
BIO-9		No surface disturbance shall occur until a qualified biologist has completed a ground survey and inspection. Pre-construction surveys shall be conducted prior to, during, and after vegetation removal. The biologist shall be present during all the vegetation removal required to prepare the site for construction. If any California Giant Salamander or Santa Cruz Black Salamander are encountered, the CDFW shall be contacted for approval to relocated individuals out-of-harm's way to the nearest appropriate habitat outside the action area.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-10		Within 30 days prior to the project construction phase, a qualified biologist shall inspect the action area and adjacent areas within 50 feet for San Francisco Dusky-Footed Woodrat nests. An exclusion zone shall be erected around any San Francisco Dusky-Footed Woodrat houses occurring within 50 feet of the action area, using flagging or a temporary fence that does not inhibit the natural movements of wildlife. Avoidance is the primary mitigation, however if avoidance of San Francisco Dusky-Footed Woodrat houses is not feasible, the CDFW shall be contacted for approval to relocate individuals by live-trapping and building a nearby structure as a release site. Approval to relocate must be acquired from the CDFW, however if San Francisco Dusky-Footed Woodrat are found in structures which are to be removed, an alternative approach to live-trapping may be recommended due to safety concerns regarding the San Francisco Dusky-Footed Woodrat.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be completed prior to project construction
BIO-11		Within 30 days prior to the project construction phase, a qualified bat biologist shall inspect high impact areas of the project site for bat roosts. If no potential roost sites are found, no additional mitigation is necessary. If special status bat roosts are found, the biologist shall develop measures in consultation with the CDFW to avoid impacts.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be complete prior to construction
BIO-12		Under the Migratory Bird Treaty Act, 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 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	Applicant	Compliance monitored by the County Planning Department and Applicant	To be completed prior to and during construction

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		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.			
BIO-13		Before any construction activities begin, the project biologist shall conduct a worker awareness environmental training session for all construction personnel. At a minimum, the training shall include a description of the protected species that may be encountered, the avoidance and minimization measures that are being implemented, and the boundaries within which work may occur. Personnel will also be instructed on the penalties for not complying with avoidance and minimization measures. If new construction personnel are added to the project, the contractor will ensure that the new personnel received the mandatory training before starting work.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	After surveys have been conducted and fencing has been install, and prior to any construction activities.

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Cultural Resources					
CUL-1	*Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?*	In consultation with Native American Tribes and the County an Archaeological Treatment Plan shall be prepared by a qualified archaeologist for implementation during all ground disturbance associated with the project. The Archaeological Treatment Plan shall outline the treatment of archaeological resources encountered during ground disturbance and shall include the following at minimum: a) Background information that summarizes the sensitivity of the project area for archaeological resources and significant Native American Cultural Sites. b) Avoidance and preservation in place is the preferred method of treatment. Archaeological resources shall be avoided and preserved in place as much as feasible. Reasonable efforts shall be made to preserve archaeological resources in place or leave in an undisturbed state. c) Describe the methods for identification, evaluation, and treatment of any discoveries. (e.g., leave in place and cap based on Native American recommendations). d) Outline the notification procedures given in SCCC Chapter16.40 for discovery of archaeological resources and human remains. e) If disturbance is unavoidable, the preferred method of treatment would be to record any data necessary to adequately document the scientifically consequential information from and about the disturbed historical resource, and then return all artifacts as close to their original location as possible before capping or covering with soil.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-2		A Construction Monitoring Plan for Cultural and Historic Resources shall be prepared by a qualified Archaeologist. This formal monitoring plan shall be intended to provide a detailed outline for targeted archaeological monitoring of construction in the project area. The monitoring plan shall be a standalone document prepared in conjunction with an Archaeological Treatment Plan.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
CUL-3		Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist. This meeting may be held in conjunction with or separate from the biological pre-construction meeting	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-4		Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-5		A California trained Archaeologist and qualified trained Native American Monitor shall be on site during all ground-disturbing activities in the vicinity of CA-SCR-54 and any other areas where monitoring is determined necessary through Native American Consultation and preconstruction testing. Both monitors shall have the authority to stop construction to implement the Archaeological Treatment Plan if necessary.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-6		Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or project implementation, work shall cease and the notification procedures provided in County Code Chapter 16.40.040, shall be followed.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-7		If ground disturbing activity takes place and possible artifacts are discovered, then all construction activities within a 50-foot radius of the find shall be halted immediately and a qualified, County approved archaeologist who meets the Secretary of the Interior standards, shall be consulted to determine whether the resources require further study.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-8		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	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		full archeological 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.			

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Noise					
NOI-1	*Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*	Limit construction activity to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Prohibit construction activity on Sundays and Saturdays.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
NOI-2		Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
NOI-3		Prohibit gasoline or diesel engines from having un-muffled exhaust.	Applicant	Compliance monitored by the County Planning	To be implemented prior to and during

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
				Department and Applicant	project construction
NOI-4		Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction





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