

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

547

701 OCEAN STREET
FAX (408) 454-2131

SANTA CRUZ, CALIFORNIA 95060
(408) 454-2580

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

98-0121 STANDARD PACIFIC CORPORATION

Proposal to amend Subdivision permits No. 90-1245 and 97-0909 to allow a second alternative method of sewage disposal; the construction of a raw sewage pipeline linking the project to the City of Santa Cruz existing wastewater treatment plant. This pipeline would serve the approved residential lot subdivision of 60 single family dwellings, a twenty-acre future park site, and a relocated equestrian facility. The property is located on the west side of Graham Hill Road, west of the intersection with Sims Road. The proposed project requires Encroachment Permits from the County and City of Santa Cruz.

APN(s): 061-321-44 Cathy Graves, planner Zone District(s): PR, R-I-15, TP

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

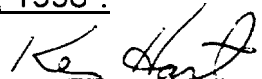
Required Mitigation Measures or Conditions:

None

Are Attached

Review Period Ends September 2, 1998.

Date Approved By Environmental Coordinator September 3, 1998.


KEN HART
Environmental Coordinator
(408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: _____

Application No.: 98-Q 12 1
APN: 061-321-44
Applicant: Standard Pacific Corporation

NEGATIVE DECLARATION MITIGATIONS

1. To ensure that the project does not result in significant erosion-related impacts, the applicant shall accomplish the following prior to issuance of the Encroachment Permit:
 - a. Develop an erosion control: plan, in compliance with County Code Chapter 16.22, for submission to the Planning Department for review and approval; and
 - b. Obtain written approval for the site or sites to be used for fill disposal from the Planning Department.
2. To ensure that the project does not result in significant impacts to air quality, dust suppression measures shall be included on the erosion control plan.
3. To ensure that the project does not result in significant traffic-related impacts, the applicant shall retain a traffic engineer to develop a Traffic Management Plan. The Traffic Management Plan shall be reviewed and approved by the Planning Department and Department of Public works prior to issuance of the Encroachment Permit. and shall include the following:
 - a. Suggested alternative routes for detouring traffic around the Graham Hill Road construction zone:
 - b. Provisions for keeping one lane of traffic open at all times through the construction zone (including River Street); and
 - c. Provisions for keeping both lanes of traffic open through the construction zone on holidays, weekends, and during the morning and evening peak traffic periods (including River Street).
4. To ensure that the project does not result in significant impacts to Graham Hill Road, Ocean Street Extension, or River Street, design specifications and construction practices shall conform to the backfill and compaction standards contained in the County Department of Public Works Design Criteria, and design criteria used by the City of Santa Cruz Public Works Department.

Application No.: 98-O 12 1

APN: 061-321-44

Applicant: Standard Pacific Corporation

5. To ensure that the project does not result in significant impacts to public health and safety, the following requirements shall apply:
 - a. All underground utilities shall be field located and depicted on the construction drawings prior to issuance of the Encroachment Permit; and
 - b. A minimum 10 foot separation between the raw sewage line and any treated or untreated domestic water line shall be maintained; and
 - c. In any location where such a separation cannot be achieved, pipeline placement and construction shall adhere to the requirements of the County and City of Santa Cruz Public Works Departments and the City of Santa Cruz Water Department; and
 - d. Use of alignment alternative 3A shall not be allowed, due to the existence of three domestic water supply wells and a surface water intake operated by the City of Santa Cruz Water Department on Tait Street; and
 - e. The applicant shall retain the services of a soils engineer for the purpose of determining the minimum depth for the pipeline under the San Lorenzo River, in order to provide protection against scour-related damage and to address slope stability concerns for the proposed trenching techniques along alignment alternative Route 2B, if this route is selected. This report shall be submitted to the Planning Department and Department of Public Works for acceptance prior to issuance of the Encroachment Permit.

6. To ensure that the project does not result in a significant impact to biotic resources:
 - a. All work along alignment alternative Route 2A shall be conducted within the paved roadway along Graham Hill Road, Ocean Street Extension, and River Street. Proposed fill storage, equipment storage, and staging areas shall be depicted on the construction drawings and shall only be allowed in locations which do not currently support vegetation. The location of areas to be disturbed shall be field verified by the Planning Department prior to issuance of the Encroachment Permit, and
 - b. All work along alignment alternative Route 3B, including the directional drilling bore pit, fill storage, and equipment storage, shall be conducted within the

Application No.: 98-O 12 1

APN: 061-321-44

Applicant: Standard Pacific Corporation

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disturbed, unvegetated portion of the unpaved access road

- c. The receiving pit for the directional drilling on alignment alternative 3B shall be located within Santa Cruz Metropolitan Transit District parking lot or in the immediately adjacent disturbed area; and
 - d. If alignment alternative Route 2B is selected, the applicant shall retain the services of a qualified biologist to prepare a biotic assessment of the alignment. This report shall be submitted to the Planning Department for review and approval prior to issuance of the Encroachment Permit. The presence of locally unique species, species of special concern, or listed species shall result in the need for this aspect of the project to be subjected to additional Environmental Review.
6. To ensure that the project does not result in significant noise-related impacts, all construction activities shall be limited to the time between 8:00 am and 5:30 pm on weekdays, unless a temporary exception to this time restriction is approved in writing by the Planning Director.
 7. To ensure that the project does not result in significant impacts to archeological resources:
 - a. The applicant shall retain the services of a qualified archeologist to assess the potential for the existence of significant archeological resources along alignment alternative Route 3B and, if selected, Route 2B. This report shall be submitted to the Planning Department for review and approval prior to issuance of the Encroachment permit. Should significant resources be discovered, impacts shall be mitigated through avoidance of the site or sites. If avoidance is infeasible, the project will be subjected to additional Environmental Review in order to develop adequate mitigation measures to reduce the impact to a less than significant level; and
 - b. If, at any time during site preparation, excavation, or other ground disturbance associated with the project, any artifact or other evidence of an historic archeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease construction activities in the area of the find and notify the Sheriff-Coroner and Planning Director if the discovery contains human remains. The Planning Director shall be notified if the discovery does not contain human remains. In either case, the procedures established in County Code Sections 16.40.040 and 16.42.100 shall be followed.

Application No.: 98-0 I2 1

APN: 061-321-44

Applicant: Standard Pacific Corporation

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8. To ensure that the project does not result in the potential for significant growth-inducing impacts, the applicant shall establish a one foot non-access strip around the raw sewage pipeline prior to acceptance of the improvements by the County Department of Public Works Sanitation District. Additional connections to the raw sewage pipeline, in excess of those identified by this project (60 residential parcels and the relocated equestrian facility, including a clubhouse, caretaker's quarters, and future public restrooms) will require Environmental Review and a subsequent environmental determination.

PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

SSZ

GOVERNMENTAL CENTER 701
FAX (408) 454-2131(408) 454-

OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
2580

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: STANDARD PACIFIC CORPORATION

APPLICATION NO.: 98-0121

APN: 061-321-44

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

X Negative Declaration
(Your project will not have a significant impact on the environment.)

X Mitigations will be attached to the Negative Declaration.

No mitigations will be attached.

Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. You may discuss your project with the Environmental Coordinator, submit additional information, modify the project, or clarify questions.

Please contact Ken Hart, Environmental Coordinator at (408) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: September 2, 1998

Cathy Graves
Staff Planner

Phone: 454-3141

Date: July 31, 1998

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: July 20, 1998
Staff Planner: Cathy Graves

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

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APPLICANT: Standard Pacific Corporation APN: 061-321-44
OWNER: Standard Pacific Corporation
Application No: 98-0121 Supervisorial District: Fifth
Site Address: None
Location: On the west side of Graham Hill Road, approximately two miles north from the City of Santa Cruz and east of the San Lorenzo River.

EXISTING SITE CONDITIONS

Parcel Size: 170.48 acres
Existing Land Use: Primarily open space with equestrian showgrounds
Vegetation: Coastal prairie, coast live oak, riparian, mixed evergreen, redwood forest and seasonal marsh
Slope: 0-15% 82 acres, 16-30% 34 acres, 31-50% 34, 51% 17 acres
Nearby Watercourse: San Lorenzo River
Distance To: Adjacent
Rock/Soil Type: Fluvial terrace deposits and quartz diorite on subject parcel, various over extent of proposed project

ENVIRONMENTAL CONCERNS

Groundwater Supply:	Adequate quantity, good quality	Liquefaction:	Low potential
Water Supply Watershed:	Yes	Fault Zone:	None mapped
Groundwater Recharge:	Mapped recharge area	Floodplain:	Portions of project within flood plain
Timber and Mineral:	Mapped Timber Resource -	Riparian Corridor:	Yes
Biotic Resources:	Mapped critical wildlife area	Solar Access:	Adequate
Fire Hazard:	Yes	Solar Orientation:	East-west
Archaeology:	Mapped Archaeologic resource	Scenic Corridor:	None
Noise Constraint:	Yes, Graham Hill Road	Electric Power Lines:	No high voltage line
Erosion:	Potential	Agricultural Resource:	No viable agricultural land
Landslide:	Southwest of parcel		

SERVICES

Fire Protection: Scotts Valley Fire Drainage District: Zone 4 Flood Control
School District: Santa Cruz
Project Access: Graham Hill Road
Water Supply: City of Santa Cruz Water
Sewage Disposal: Pipeline connecting to the City of Santa Cruz collection system and treatment at the City of Santa Cruz Regional treatment facility.

PLANNING POLICIES

Zone District: PR, R-1-15, TP Within USL: Yes
General Plan: Existing Parks, Recreation and Open Space (O-R), Mountain Residential (R-M), Urban Very Low Residential (R-UVL)
Special Designation: None
Coastal Zone: No

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PROJECT DESCRIPTION:

Proposal to amend Subdivision Permits No, 90-1245 and 97-0909 to allow a second alternative method of sewage disposal; the construction of a raw sewage pipeline linking the project to the City of Santa Cruz existing wastewater treatment plant. This pipeline would serve the approved residential lot subdivision of 60 single-family dwellings, a twenty-acre future park site, and a relocated equestrian facility. The property is located on the west side of Graham Hill Road, west of the intersection with Sims Road. The proposed project requires Encroachment Permits from the County and City of Santa Cruz.

PROJECT SETTING

Subdivision Permit 90-1245 authorized the Graham Hill Estates Subdivision and Tentative Map for 60 single family dwellings and other improvements relating to the existing Graham Hill Showgrounds equestrian facility. A condition of that approval required that lots be connected for sewer service to an on-site package treatment plant, with the treated effluent to be pumped to and carried by the existing Scotts Valley gravity flow pipeline located in Graham Hill Road. This method of sewage disposal was identified as the environmentally superior wastewater alternative in the Environmental Impact Report for the project, prepared by Environmental Science Associates, Inc., revised in June 1995. The Environmental Impact Report was certified by the Board of supervisors on November 27, 1996. It was noted in the Environmental Impact report that this alternative was dependent upon approval from the City of Scotts Valley and the Regional Water Quality Board, which was not assured when the EIR was prepared. The option for a raw sewage pipeline was not evaluated as an alternative in the EIR, although that option would address many of the same issues as would the preferred alternative. The specific advantages of the environmentally superior alternative, listed in the EIR on page 114, included the following:

- Nitrate additions to the San Lorenzo River watershed are eliminated;
- Potential nuisances, hazards, and maintenance requirements associated with an on-site wastewater storage reservoir are eliminated; and,
- The potential for accidental discharges of treated effluent to the San Lorenzo River from spray field or reservoir problems is largely eliminated.

The proposed alternative would include an eight-inch sanitary sewer pipeline which would extend from the subdivision site on Graham Hill Road to a point of connection with an existing 18 inch sewer located in River Street, at Golf Club Drive, in the City of Santa Cruz. From that point, the effluent would travel through the existing City of Santa Cruz sanitary sewer system to the Santa Cruz Regional Wastewater Treatment Facility with disposal to Monterey Bay. The proposed and alternative routes are included in the Preliminary Project Report included as Attachment 1.

ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGIC FACTORS

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Could the project, or its related activities affect, or be affected by, the following:

1. Geologic Hazards: earthquakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards?

— X —

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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The location of the proposed sewage pipeline is not within a mapped seismic review zone. However, the probability of a major earthquake is significant within the expected life of the proposed pipeline, and severe seismic shaking could occur. A Geotechnical Report should be prepared for the proposed alternative, prior to any construction, which specifically addresses slope stability, landsliding and other seismic issues, especially as these factors relate to the location of the directional bore under the San Lorenzo River. The consultant has indicated (See Attachment 2, letter from C & D Engineers to Gene Toschi) that the proposed pipeline materials will be High Density Polyethylene pipe, which will provide flexibility for seismic and earthquake events, and this material should be evaluated for suitability as part of the Geotechnical Report,

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| 2. Soil Hazards: soil creep, shrink swell (expansiveness), high erosion potential? | — | — | <u>X</u> | — |
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A Geotechnical Report should be prepared for the proposed alternative to help develop erosion control procedures and to determine the final design depth for the directional bore under the San Lorenzo River. The intent of this alternative is to cross the river channel at an elevation below the active erosion and scour depth. Most of the proposed construction would take place within the roadway for Graham Hill Road, where erosion potential is minimized. However construction from Graham Hill Road to Ocean Street is recommended to be on a route through Assessor's Parcel Number 008- 131 -017, which contains approximately 2: 1 slopes which require special construction considerations. Methods to prevent erosion are included in the Preliminary Project Report (Attachment I) on page 4, and should be specifically addressed by the Geotechnical Report, as should the final design depth and directional bore under the San Lorenzo River.

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| 3. Change in topography or ground surface relief features? | — | — | <u>X</u> | — |
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See discussion for Items A. 1. & 2., above.

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| 4. The destruction, covering or modification of any unique geologic or physical feature? | — | — | — | <u>X</u> |
| 5. Steep slopes (over 30%)? | — | <u>X</u> | — | — |

See discussion for Item A.2., above.

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| 6. Coastal cliff erosion? | — | — | — | <u>X</u> |
| 7. Beach sand distribution? | — | — | — | X |
| 8. Any increase in wind or water erosion of soils, either on or off site? | — | — | <u>X</u> | — |

See discussion for Items A. 1. & 2., above.

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Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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B. HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

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| 1. Water related hazards such as flooding or tidal waves? | — | — | <u>X</u> |
| 2. Private or public water supply? | <u>X</u> | — | — |

Existing underground facilities in Graham Hill Road include a 20-inch waterline for untreated water and a domestic waterline. The separation between the domestic waterline and the proposed sewer line would be a minimum of ten feet, with the possible exception of two areas; an area between Westwood Drive and the water treatment plant driveway and possibly on Tait Street, in the City of Santa Cruz. In the Westwood Drive area, the sewer line should be required to be located at a grade lower than the water lines and placed in a double wall pipe, or other measures determined to be necessary to prevent contamination of domestic water supplies, Alignment alternative 3A could result in impacts to public health and safety if a break or leak was to occur. Under this alternative, the raw sewage pipeline would follow Tait Street to the directional bore under the San Lorenzo River. The City of Santa Cruz operates three domestic water supply wells in the immediate vicinity of Tait Street, as well as the river intake which collects surface water from the San Lorenzo River. Finally the City of Santa Cruz Water Department has indicated that they are considering replacing the surface water diversion with an infiltration gallery, which pulls water from the alluvium underlying the San Lorenzo River. Due to the existence of these public water facilities, alignment alternative 3A is not recommended for implementation.

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| 3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)? | — | — | <u>X</u> |
| 4. Increased siltation rates? | — | — | <u>X</u> |
| 5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)? | — | — | <u>X</u> |
| 6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters? | — | — | <u>X</u> |
| 7. Groundwater recharge? | — | — | <u>X</u> |
| 8. Watercourse configuration, capacity, or hydraulics? | — | <u>X</u> | — |

A Geotechnical Report should be prepared for the proposed alternative to determine the final design depth for the directional bore under the San Lorenzo River. The intent of this alternative is to cross the river channel at an elevation below the active erosion and scour depth so that the configuration of the San Lorenzo River is not altered. In addition, all work is proposed to be undertaken and staged outside of the riparian zones, and conditions should be included which assure compliance.

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
9. Changes in drainage patterns or the rate and amount of runoff!		—		<u>X</u>
10. Cumulative saltwater intrusion?		—	—	<u>X</u>
11. Inefficient or unnecessary water consumption?	—	—		<u>X</u>
12. Change in the amount of surface water in any water body?		—	—	<u>X</u>

C. BIOTIC FACTORS

Could the project affect, or be affected by, the following:

- Known habitat of any unique, rare or endangered plants or animals (designate species if known)?

—	<u>X</u>
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*No biotic assessment has been completed for the proposed path of the wastewater pipeline. Although much of the excavation will occur in the roadbed for Graham Hill Road and River Street, in the City of Santa Cruz, the portion of the proposed pipeline which would connect the Graham Hill Road segment to the River Street segment will cross over an undeveloped parcel and below the river channel for the San Lorenzo River. A unique or fragile biotic community, a riparian corridor, is known to exist in this area, and additional sensitive communities may be present. Although the proposed alternative would utilize directional drilling under the river and adjacent riparian corridor, special status species were located within the boundaries of the Graham Hill Subdivision parcel, and it is possible that they also may exist elsewhere in the area. Special status species include those listed by the Federal or State governments as endangered, threatened, rare or a candidate for listing. Special status species identified on the Showgrounds parcel included three plant species, *Holocarpha macradenia* (Santa Cruz tarplant), *Perideridia gairdneri* (Gairdner's yampah), and *Plagiobothrys diffusus* (San Francisco popcornflower) and one animal species, *Accipiter cooperii* (Cooper's hawk). A characteristic of the Cooper's hawk includes nesting near water or forest edges, environments present in the proposed pipeline location between Graham Hill Road and River Street. In addition, the San Lorenzo River provides habitat and spawning grounds for the Coho Salmon and Steelhead Trout, recently listed on the Federal registry as threatened species. A prohibition on disturbance outside of the paved travel way and areas which do not currently support vegetation will ensure that the project does not affect these biotic resources.*

- Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)?

—	—	X
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No disturbance of the riparian corridor is proposed. Please see the discussion relating to Item C. 1., above.

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. Fire hazard from flammable brush, grass, or trees?	—			<u>X</u>
4. Change in the diversity of species, or number of species of plants or animals?		<u>X</u>	—	

See the discussion under C. I., above.

D. NOISE

Will the project:

1. Increase the ambient noise level for adjoining areas?	—		<u>X</u>	
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Noise generated during construction will increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however, and a condition of approval could be included to limit all construction to the time between 8:00 A.M. and 5:30 P.M., weekdays, to reduce the noise impact on nearby residential development. Traffic generated noise along Sims Road could be expected to increase as a result of the project as motorists may elect to use this route as an alternative to traffic delays during construction on Graham Hill Road. This increase in noise would be temporary, however, and would not constitute a significant project-related impact.

2. Violate Title 2.5 noise insulation standards, or General Plan noise standards, as applicable?	—	—		<u>X</u>
3. Be substantially affected by existing noise levels?	—			<u>X</u>

E. AIR

Will the project:

1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?				X
2. Expose sensitive receptors to substantial pollutant concentrations?	—	<u>X</u>		

Dust generation may occur during project construction. Final grading and erosion control plans should include methods to control dust, and should be submitted to the department of Public Works and Environmental Planning for review prior to issuance of the Encroachment Permit.

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
3. Release bioengineered organisms or chemicals to the air outside of project buildings?	—	—	—	<u>X</u>
4. Create objectionable odors?	—	—	—	<u>X</u>
5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?	—	—	—	<u>X</u>

F. ENERGY AND NATURAL RESOURCES

Will the project:

1. Affect or be affected by timber resources?	—	—	—	<u>X</u>
2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use?	—	—	—	<u>X</u>
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—	—	—	X
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	—	—	—	<u>X</u>

G. CULTURAL/AESTHETIC FACTORS

Will the project result in:

1. Alteration or destruction of historical buildings or unique cultural features?	—	—	—	<u>X</u>
2. Disturbance of archaeological or paleontological resources?	—	<u>X</u>	—	—

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Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Portions of the proposed pipeline route are within a mapped Archaeologically Sensitive Area. An archaeological reconnaissance of the area should be completed prior to issuance of the Encroachment Permit. A condition of approval should be included to require, pursuant to Sections 1640.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 1640.040 and 16.42.100, shall be observed.

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|---|---|--|--|---|
| 3. Obstruction or alteration of views from areas having important visual/scenic values? | — | | | X |
| 4. Being visible from any adopted scenic highway or scenic corridor? | — | | | X |
| 5. Interference with established recreational, educational, religious or scientific uses of the area? | — | | | X |

H. SERVICES AND UTILITIES

Will the project or its related activities result in:

- | | | | | |
|--|---|---|---|---|
| 1. A breach of national, state, or local standards relating to solid waste or litter management? | — | | | X |
| 2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries? | — | — | X | — |

The proposed project is located within the Urban Services Line, is not currently served by sanitary sewers, and is not within the sphere of influence for the County Sanitation District, but the project will expand service area boundaries to an area designated in the General Plan for this type of service. The City of Santa Cruz sanitary sewer system begins at Golf Club Drive as an 18-inch pipe and enlarges to a 24-inch, 27-inch and finally a 54-inch pipe to the treatment facility. The capacity of these pipelines vary between 4.0 million gallons per day (MGD) to 43 MGD. The projected flows from Graham Hill Estates for peak wet weather conditions is 0.04 MGD, which represents 1% of 4 MGD and 0.1% of 43 MGD. This additional volume is insignificant in relation to the capacity of the City of Santa Cruz system.

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|---|--|--|--|--|
| 3. A need for expanded governmental services in any of the following areas: | | | | |
|---|--|--|--|--|

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
a. Fire protection?			—	<u>X</u>
b. Police protection?		—	—	<u>X</u>
c. Schools?			—	<u>X</u>
d. Parks or other recreational facilities?		—	—	<u>X</u>
e. Maintenance of public facilities including roads?	—	—	<u>X</u>	—

Existing underground facilities in Graham Hill Road include a 20-inch waterline for untreated water, a 12-inch gravity flow treated wastewater effluent line from the City of Scotts Valley, a domestic waterline, a PG & E high pressure gas main, and various storm drainage culverts that cross the street. The existing underground facilities are generally in the center and west side of the roadway pavement, either in the southbound lane, or off the southbound shoulder. The preliminary location for the proposed gravity flow untreated wastewater line is within the northbound travel lane, near the east side of the existing right-of-way. The existing utility locations have been determined by field observations and record utility maps. Prior to final design, the existing utilities should be definitively located and marked by Underground System Alert (USA) Service, including determining the depth of the existing utilities to provide adequate vertical clearance and separation from water lines. In addition, all road resurfacing and restriping should be required to be completed in conformance with Public Works design criteria for the City and County.

f. Other governmental services?				<u>X</u>
4. Inadequate water supply for fire protection?				<u>X</u>
5. Inadequate access for fire protection?	—	—		<u>X</u>

I. TRAFFIC AND TRANSPORTATION

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	—		—	<u>X</u>
2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?	—		—	<u>X</u>
3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?	—	—	—	<u>X</u>
4. Alterations to present patterns of circulation or movement of people and/or goods?		<u>X</u>	—	—

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Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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A portion of the proposed location of the sewer pipeline would be within the travelway for Graham Hill Road, Ocean Street Extension, and River Street. Traffic control will be required to accomplish the work. It is estimated that installation of 6,000 feet of pipeline will require 15 to 20 working days for installation with additional time needed for installation of manholes, finish paving and striping. To minimize the effects on traffic, the construction time when traffic control would be in effect should be limited to a time period that least impacts traffic. Before setting specific times for construction, traffic counts should be taken to determine the traffic use patterns and peak time period. A complete traffic management plan should be prepared and submitted to the Department of Public Works for review and approval prior to construction. In addition, one lane of traffic should remain open at all times during construction and both lanes of traffic should remain open on holidays, weekends, and during the peak morning and evening traffic periods. A condition of approval should be included that specifies encroachment permits be obtained from the City and County, and that all traffic control meet the requirements of the encroachment permits.

- 5. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? X

Traffic control should be required to minimize traffic hazards to vehicles, bicyclists, pedestrians, and construction workers. See discussion under I.4., above.

- 6. Cause preemption of public mass-transportation modes? X

J. LAND USE/HOUSING

Will the project result in:

- 1. Reduction of low/moderate income housing? X
- 2. Demand for additional housing? X
- 3. A substantial alteration of the present or planned land use of an area? X
- 4. Change in the character of the community in terms of terms of distribution or concentration of income, ethnic, housing, or age group? X
- 5. Land use not in conformance with the character of the surrounding neighborhood? X

K. HAZARDS

Will the project:

- 1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected? X

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	Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?				X
3. Involve release of any bioengineered organisms outside of controlled laboratories?				<u>X</u>
4. Involve the use of any pathogenic organisms on site?	—			X
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?			—	<u>X</u>
6. Create a potential substantial fire hazard?	—		—	<u>X</u>
7. Expose people to electro-magnetic fields associated with electrical transmission lines?			—	<u>X</u>
L. GENERAL PLANS AND PLANNING POLICY				
1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program? If so, how?	—	—		<u>X</u>
2. Does the project conflict with any local, state or federal ordinances? If so, how?		—		<u>X</u>
3. Does the project have potentially growth inducing effect?	—	<u>X</u>		—

The pipeline is intended to serve the approved Graham Hill Estates Subdivision and the Equestrian Center. No additional parcels or residences would be served at this time if an alternate method of sewage disposal were approved. The proposed sanitary sewer line would have a diameter of eight inches and two six-inch siphon pipes would be utilized on the west side of the San Lorenzo River crossing. These are the minimum pipe sizes required by the Santa Cruz County Public Works Department. The Graham Hill Estates project will use only a portion of the pipeline and siphon capacity, however the size was chosen based on minimum size requirements and engineering design feasibility, not to allow excess capacity for additional sewage connections. To prevent additional connections without a review of the potential growth inducing impacts of new sewer service, a condition of approval should be included to require an easement surrounding the sewer line be recorded by the County Service Area (CSA) (see item L.4.). This easement would prohibit access and connections to the pipeline until Environmental Review has been completed that includes a detailed assessment of the growth inducing potential of the connections.

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4. Does the project require approval of regional, state, or federal agencies? Which agencies?

The proposed project will require approval from the Regional Water Quality Control Board. To connect to City of Santa Cruz facilities, a public entity must be formed to represent Graham Hill Estates and maintain and operate the facilities in the future. The original conditions of approval for Application 90-1245 include a requirement for the formation of a County Service Area (CSA) to provide for the operation of the package treatment plant originally approved, and to provide permanent maintenance for drainage facilities. This CSA could also maintain and operate the proposed sewer pipeline. Formation of a CSA will require approval from the Local Agency Formation Commission (LAFCO) as well as the County of Santa Cruz.

MANDATORY FINDINGS OF SIGNIFICANCE

	<u>YES</u>	<u>NO</u>
1. Does the project have the potential to 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, 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 pre-history?	—	X
2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)	—	X
3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)	—	<u>X</u>
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	<u>X</u>

5/6/95

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____	<u>X</u>
ARCHAEOLOGIC REVIEW	<u>X</u>	_____	_____
BIOTIC ASSESSMENT	<u>X</u>	_____	_____
GEOLOGIC HAZARD ASSESSMENT	_____	_____	<u>X</u>
GEOLOGIC REPORT	_____	_____	<u>X</u>
RIPARIAN PRE-SITE	<u>X</u>	_____	_____
SEPTIC LOT CHECK	_____	_____	<u>X</u>
SOILS REPORT	<u>X</u>	_____	_____
OTHER:			
TRAFFIC STUDY	<u>X</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

1. Revised Draft Environmental Impact Report dated June 1995, prepared by Environmental Science Associates, Inc. for the S.H. Cowell Foundation/Graham Hill Showgrounds Subdivision.
2. Environmental Review Initial Study dated September 23, 199 , prepared by Darcy Houghton and Martin Jacobson for Application No. 90-1245
3. County of Santa Cruz General Plan and Local Coastal Program dated December 19, 1994, and associated Resource and Constraint Maps.
4. Guide to the California Environmental Quality Act (CEQA), 1996 Ninth Edition, published by Solano Press Books

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ENVIRONMENTAL REVIEW ACTION

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 the mitigation measures described below have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

August 3, 1998

Signature

Ken Hart

For:
Environmental Coordinator

Attachments:

1. Preliminary Project Report, Graham Hill Estates off-site sewer system, dated September 25, 1997, by C + D Consulting Civil and Structural Engineers.
2. Letter dated April 22, 1998, from C + D Consulting Civil and Structural Engineers to Mr. Gene Toschi, Standard Pacific Corporation.

 PLANNING DEPARTMENT

GOVERNMENTAL CENTER



 COUNTY OF SANTA CRUZ 567

 701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
 FAX (408) 454.2131 TDD (408) 454.2123 PHONE (408) 454.2580

July 30, 1998

Subject: Proposed Issuance of a Negative Declaration Regarding an Amendment to Graham Hill Showgrounds Subdivision Permits No. 90-1245 and 97-0909

Dear Interested Party:

Standard Pacific Corporation, owners of the Graham Hill Showgrounds property, has applied to the County of Santa Cruz for an amendment to Subdivision Permits No. 90-1245 and 97-0909. The purpose of the requested amendment is to allow for an alternative method of sewage disposal for the project site, located on Assessor's Parcel Number 061-321-44. As previously approved, sewage treatment would occur onsite with a package treatment plant. Treated effluent would be transported to the City of Santa Cruz sewage outfall in the existing City of Scotts Valley treated sewage line.

If approved by the Board of Supervisors, the amendment would allow the construction of a raw sewage pipeline linking the project to the City of Santa Cruz wastewater treatment plant. This pipeline would serve only that development approved as part of the Graham Hill Showgrounds subdivision: 60 single family dwellings, a 20 acre future Park site, and a relocated equestrian facility.

A preliminary determination has been made by the County Environmental Coordinator to issue a Negative Declaration on this proposal, pursuant to the California Environmental Quality Act (CEQA). You are being notified of this determination because you submitted comments on the Graham Hill Showgrounds Draft Environmental Impact Report. CEQA provides for a 30-day public comment period prior to the issuance of a Negative Declaration. **This** 30-day period will commence on Monday, August 3, 1998 and end on Wednesday, September 2, 1998. Individuals or agencies wishing to submit comments must do so in writing by 5:00 pm on September 2. Comments should be addressed as follows:

Ken Hart, Environmental Coordinator
 Santa Cruz County Planning Department
 701 Ocean Street
 Santa Cruz, CA 95060

To obtain a copy of the Initial Study and proposed mitigations please contact Cathy Graves at (831) 454-3141.

Sincerely,

Ken Hart
 Principal Planner/
 Environmental Coordinator