



# County of Santa Cruz

## PLANNING DEPARTMENT

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

**Date:** March 15, 2019

**Application Number:** 181133

**Project Name:** Davenport House

**Staff Planner:** Jerry Busch

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** Jacquie Low

**APN(s):** 05808213

**OWNER:** Michael Eaton

**SUPERVISORAL DISTRICT:** Three

**PROJECT LOCATION:** The project is located on the inland side of Highway 1 within the community of Davenport in unincorporated Santa Cruz County (See Location Map below, Figure 1). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

#### SUMMARY PROJECT DESCRIPTION:

Proposal to construct an approximately 1,741 square foot, two-story single-family dwelling with an attached 1-story, 323 square foot garage. Requires a Coastal Development Permit, Design Review, archaeological review (REV 181093) and an Archaeological Excavation Permit (181198). (See Site Plan, Attachment 2.)

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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources                    |
| <input type="checkbox"/> Agriculture and Forestry Resources         | <input checked="" type="checkbox"/> Noise                     |
| <input type="checkbox"/> Air Quality                                | <input type="checkbox"/> Population and Housing               |
| <input type="checkbox"/> Biological Resources                       | <input type="checkbox"/> Public Services                      |
| <input type="checkbox"/> Cultural Resources                         | <input type="checkbox"/> Recreation                           |
| <input type="checkbox"/> Geology and Soils                          | <input type="checkbox"/> Transportation/Traffic               |
| <input type="checkbox"/> Greenhouse Gas Emissions                   | <input type="checkbox"/> Utilities and Service Systems        |
| <input type="checkbox"/> Hazards and Hazardous Materials            | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality       | <input type="checkbox"/> Mandatory Findings of Significance   |
| <input type="checkbox"/> Land Use and Planning                      |   |

EXHIBIT B

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |   |
|--|---|
| <input type="checkbox"/> General Plan Amendment  | <input checked="" type="checkbox"/> Coastal Development Permit      |
| <input type="checkbox"/> Land Division           | <input type="checkbox"/> Grading Permit                             |
| <input type="checkbox"/> Rezoning                | <input checked="" type="checkbox"/> Design Review                   |
| <input type="checkbox"/> Development Permit      | <input checked="" type="checkbox"/> Archeological Review            |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Archeological Excavation Permit |

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

<u>Permit Type/Action</u>	<u>Agency</u>
None	None

**DETERMINATION:**

On the basis of this initial evaluation:

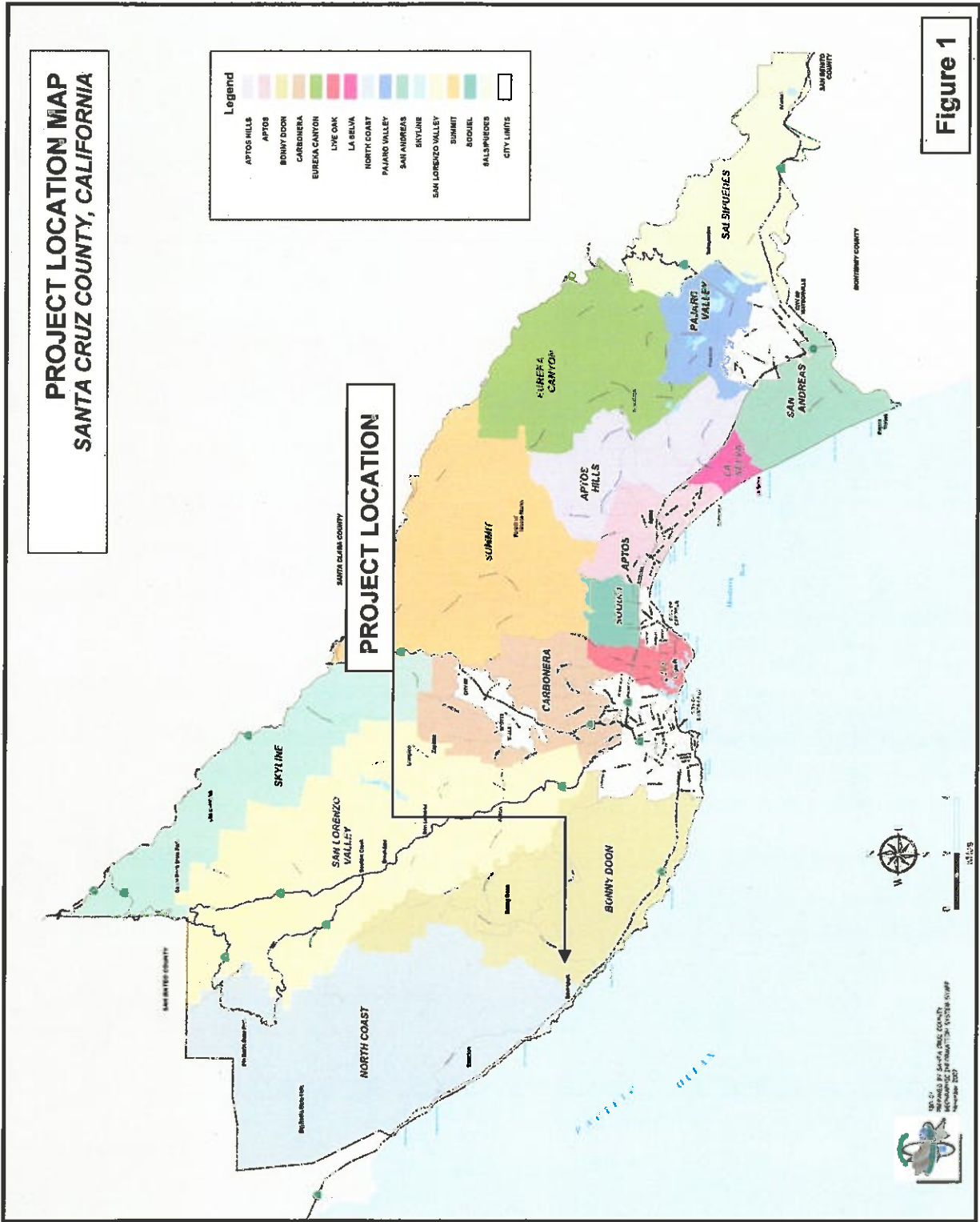
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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

\_\_\_\_\_  
Date



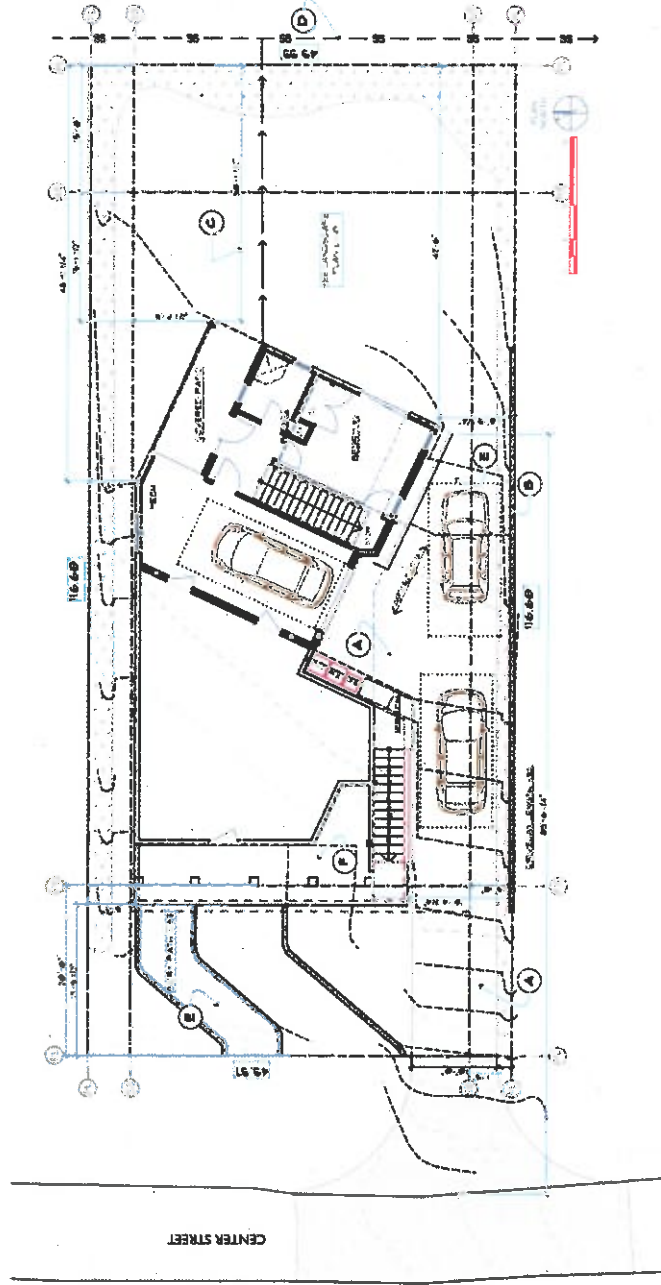
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PROJECT SUMMARY TABLE	
Utilities District	DAVENPORT
APN	5433 01
APN	5433 02
APN	5433 03
APN	5433 04
APN	5433 05
APN	5433 06
APN	5433 07
APN	5433 08
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APN	5433 99
APN	5433 100



2 SITE PLAN  
SCALE 1/4" = 10'

Project Site Plan

Figure 2



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## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS:

Parcel Size: 5,835 sq.ft.  
Existing Land Use: Vacant  
Vegetation: Primarily non-native grasses and weeds  
Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100% ☐ N/A

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	No	Fault Zone:	No
Groundwater Recharge:	No	Scenic Corridor:	Yes
Timber or Mineral:	No	Historic:	No
Agricultural Resource:	No	Archaeology:	Yes
Biologically Sensitive Habitat:	No	Noise Constraint:	No
Fire Hazard:	No	Electric Power Lines:	No
Floodplain:	No	Solar Access:	No
Erosion:	No	Solar Orientation:	No
Landslide:	No	Hazardous Materials:	No
Liquefaction:	No	Other:	No

### SERVICES:

Fire Protection:	Cal Fire	Drainage District:	NA
School District:	SCHSD	Project Access:	Private
Sewage Disposal:	DAVSAN	Water Supply:	DCWD

### PLANNING POLICIES:

Zone District:	R-1-6	Special Designation:	
General Plan:	R-UL		
Rural Services Line (RSL):	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	
Coastal Zone:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

#### Natural Environment

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



surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

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

#### **DETAILED PROJECT DESCRIPTION:**

The proposed project is a 1,737 square foot, two-story, single-family dwelling with an attached 1-story, 323 square foot garage. The infill development is proposed on an existing, 5,835 sq.ft. lot in the town of Davenport. Most of the habitable floor area of the proposed dwelling is on the main level. The garage and an adjacent bedroom would be located underneath the main floor on the downhill side of the dwelling. The structure is "angled" to the south and located as far as possible toward the west end of the lot to minimize impact on the ocean views of the adjacent existing dwelling to the north. The driveway would come off Center Street at the west end of the parcel, rather than off the unpaved alley at the east end of the lot.

### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. AESTHETICS AND VISUAL RESOURCES

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

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

**Discussion:** Although the proposed dwelling unit is within a designated scenic resource, the only views that would be affected by the project are those from private property and from Center Street, a small, local street not designated as a scenic road. The parcel is zoned for residential development and the structure is designed in compliance with the R-1-6 residential standards. The structure height is only about 12'8" high relative to street level, lower than the allowable 28'. The structure was moved closer to the street to reduce impact on the views from the adjoining hosted rental; moving back down the slope would increase this impact. The combined floor area of the dwelling and garage is about 1,900 square feet, a fraction of the 2,900 square feet allowed by the district on the subject parcel. The structure,



oriented perpendicular to the street, would have very little impact on ocean views, which are viewed at a 45-degree angle relative to the street. The impact on public views will therefore be less than significant.

The proposed project would not substantially affect the aesthetic or visual value of the site's archeological resources. The site, an urban lot with evidence of previous grading and disturbance, and with virtually no native vegetation cover, does not present a highly

aesthetic context for the subterranean archeological resources. With project implementation, the archeological resources will remain buried and out of sight beneath a dwelling and landscaping. The dwelling and walkway access were elevated to avoid the resources, and the visual effect of the dwelling reflects these avoidance measures. The effect of project implementation on aesthetic qualities associated with the archeological resource will therefore be less than significant.

To summarize, the dwelling will have very little impact on visual resources, views of the ocean from Center Street or on the aesthetics of the site's archeological resources. Therefore, the impact of adding a dwelling unit consistent with the village setting is less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not adjacent to or visible from County designated scenic road or state scenic highway or public viewshed area. Though visible from public lands uphill to the north, the proposed dwelling would not stand out from the surrounding urban area. Therefore, no impact is anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The existing visual setting is the urbanized neighborhood of Davenport. The proposed project is designed and landscaped so as to fit into this setting, so the project will have a less than significant impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project could create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

## B. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of

*Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

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

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

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

**Discussion:** The project site is zoned R-1-6 which is not an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future.

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

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

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

**Discussion:** The home location is more than 200 feet from lands designated as Type 3 – Viable Agricultural Land Within the Coastal Zone. The land is not cultivated. Several residential dwellings, several outbuildings of Pacific Elementary School, and fences and boundary vegetation exist between the hillside agricultural soils and the proposed dwelling. No Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use or adversely affected. In addition, the project site contains no forest land, and no forest land occurs within 1.6 miles of the proposed project site. Therefore, no impacts are anticipated.

### C. AIR QUALITY

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

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

**Discussion:** The project would not conflict with or obstruct any long-range air quality plans of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the plans, impacts to air quality plan objectives are less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>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??</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The primary pollutants of concern for the NCCAB are ozone and PM10, as those are the pollutants for which the district is in nonattainment. Project construction would have a limited and temporary potential to contribute to existing violations of

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

California air quality standards for ozone and PM<sub>10</sub> primarily through diesel engine exhaust and fugitive dust. The criteria for assessing cumulative impacts on localized air quality are the same as those for assessing individual project impacts. Projects that do not exceed MBARD's construction or operational thresholds and are consistent with the AQMP would not have cumulatively considerable impacts on regional air quality (MBARD, 2008). Because the project would not exceed MBARD's thresholds and is consistent with the AQMP, there would not be cumulative impacts on regional air quality.

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

**Discussion:** The proposed 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.

The proposed project is located in the community of Davenport and sensitive receptors would be as close as 50 feet from the project area. Since grading activity is anticipated to occur over a period of less than two weeks, the sensitive receptors would be affected for a maximum of two weeks, which is well below of the 70-year maximum exposed individual (MEI) criteria used for assessing public health risk due to emissions of certain air pollutants (MBUAPCD 2008).

Due to the intermittent and short-term temporary nature of construction activities (i.e., 2 weeks), emissions of DPM, TACs, or MSATs would not be sufficient to pose a significant risk to sensitive receptors from construction equipment operations during the course of the project with implementation of the following BMPs and BACT.

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

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

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide,



carbon disulfide, and carbonyl sulfide). As the project site is in a coastal area that contains coastal breezes off of the Monterey Bay, construction-related odors would disperse and dissipate and would not cause substantial odors at the closest sensitive receptors (located approximately 20 feet to the northeast, 40 feet to the west, 50 feet to the southwest and 50 feet to the southeast of the project site). Construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project.

The project would not create objectionable odors affecting a substantial number of people; therefore, the project is not expected to result in significant impacts related to objectionable odors during construction or operation.

#### D. BIOLOGICAL RESOURCES

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** A query was conducted of the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Wildlife, and the site was determined to be within the potential occurrence radius of the San Francisco collinsia, (*Collinsia multicolor*). A site survey was conducted for this species; the botanical survey found this plant to be absent and no special status plants present. Since habitat for Special Status Species does not occur on site, the proposed project will therefore 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. The site does not provide potential nesting habitat for birds of prey or birds listed by the Migratory Bird Treaty Act (MBTA).

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



**Discussion:** The subject site not mapped within any sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.). Therefore, no impact is expected to occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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

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

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

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

**Discussion:** The proposed 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*substantially illuminate wildlife habitats?*

**Discussion:** No native habitat is close enough to be affected; lighting also standard for a single-family dwelling. No nighttime lighting impacts from project implementation would occur.

## E. CULTURAL RESOURCES

*Would the project:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No structures exist on the site. However, because the site is mapped as potentially having Archeological Resources, an archeological review of the site was conducted by Albion Environmental, Inc.

Albion's initial archeological reconnaissance was reported in *Cultural Resources Assessment Of Proposed Construction At 60 Center Street Davenport, California*. The site survey uncovered sufficient evidence of archeological material to justify a Phase II survey, which was reported in a letter dated 9/6/2018, regarding "Results and Recommendations of the Phase II Archaeological Study at 60 Center Street, Davenport," from Stella D'Oro, Senior Archaeologist at Albion. Based on the Phase II survey, Albion submitted a letter dated 9/11/2018, regarding "Proposal for a Phase III Archaeological Study at 60 Center Street, Davenport." On 12/10/2018, Albion submitted a follow-up letter to clarify the results of Phase II and the recommendation for a Phase III, regarding "Justification for a Phase III Archaeological Study at Center Street, Davenport, California." These four documents comprise Attachment 3. Albion determined that a precolonial deposit found on the site was intact, significant, and contained information that has yielded or may be likely to yield important information about the past; therefore, the site should be considered an historic resource, eligible under CEQA Guidelines §15064.5(a)(3)(D) for inclusion in the California Register of Historic Resources. CEQA compliance for the archeological resource is discussed in the next section.

The site survey and excavations yielded a relatively minor post-European-settlement historic assemblage consisting of metal, glass, ceramics wood and modern trash. The archeological review concluded that the historical component of the site within the proposed project area is not significant and does not contribute to CRHR eligibility. As a result, no impacts to historical resources would occur from project implementation.

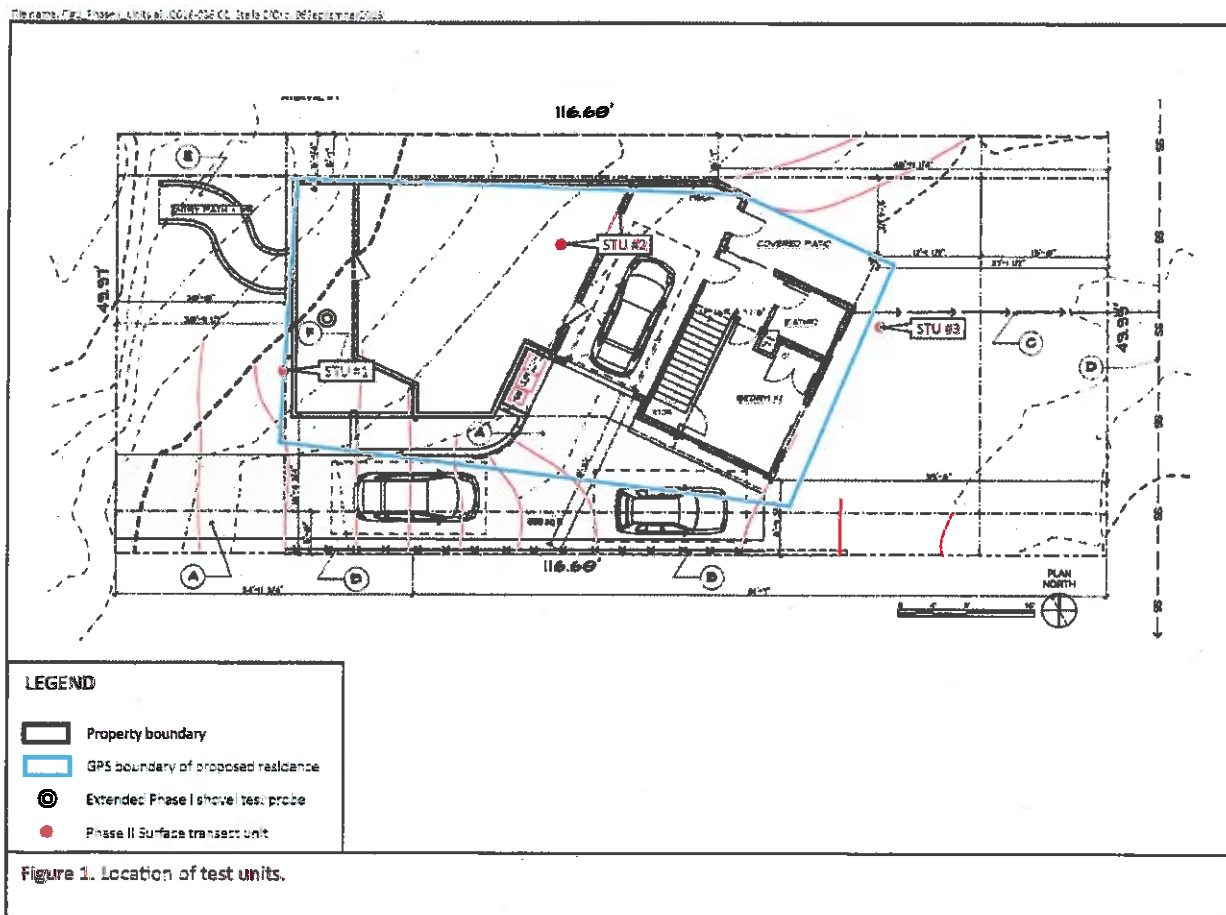
- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. Cause a substantial adverse change in the significance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

### Discussion:

The archeological survey conducted by Albion Environmental (Attachment 3) found that significant archeological materials exist on the project site. As stated in the preceding section, Albion determined that a precolonial deposit found on the site was intact, significant, and contained information that has yielded or may be likely to yield important information about the past; therefore, the site should be considered an historic resource, eligible under CEQA Guidelines §15064.5(a)(3)(D) for inclusion in the California Register of Historic Resources. Per the Guidelines, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (15064.5(b)). Albion recommended a Phase III site study in order to identify and reduce potential impacts to a level of less than significant.

The significance of the site resources in light of State and local law, the analysis of potential impacts, and proposed project mitigation measures – including both avoidance and a site study – are described in greater detail below.

### Diagram of Archeological Test Excavations



### Designation of significant resources.

Historic resources are defined by California Code of Regulations, Title 14, Chapter 3, 15064.5. – Determining the Significance of Impacts to Archeological and Historical Resources, to wit:

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements § 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

*(D) Has yielded or may be likely to yield, information important in prehistory or history* [emphasis added].

Santa Cruz County Code (SCCC) § 16.10.042(C) establishes similar criteria to those of the State regulations for designation of historic resources:

(C) Designation Criteria. Structures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

(1) The resource is associated with a person of local, State or national historical significance.

(2) The resource is associated with an historic event or thematic activity of local, State or national importance.

(3) The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.

(4) *The resource has yielded, or may likely yield, information important to history* [emphasis added].

### Project site archeological resources

The archeological report indicates that one of the three excavations conducted on the site resulted in the discovery of intact archeological resources associated with indigenous peoples. The intact layers were associated with excavation site #1, located near the northwest end of the parcel. The top 40-60 cm (1.1'-1.6') of this test excavation were mixed with historic artifacts and therefore considered not intact, but the layers from 70 cm down to 100+ cm (2.3'-3.3+'), were intact. The recovered resources from the intact layers included one flaked stone tool and 42 pieces of debitage. (Debitage is the material produced during the production of chipped stone tools). The archeological report states that the intact archeological resources encountered on the project site contain material "that has yielded or may be likely to yield information about the past, and is eligible [considered an historic resource] under 15064.5(a)(4) of the CEQA guidelines."

Shovel excavation sites STU #2 and STU #3, near the center and rear third of the parcel, respectively, yielded at all depths in the excavation a mixture of debitage, faunal bone fragments, faunal shell fragments and historic artifacts including ceramics, glass, metal, wood and modern debris. Because the faunal material is mixed with the historic material, and dated to the early to late 1800s, during which period the north coast of Santa Cruz County was occupied by both aboriginal and non-aboriginal settlements, the origin of the faunal material is indeterminate. The soils at the project site show evidence of disturbance and fill placement. The archeological deposits at sites STU #2 and STU #3 are therefore not intact. The archeological materials in these locations did not yield and are not likely to yield information important to history.

### Compliance with CEQA

Under CEQA guidelines §15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. State Codes and Regulations Related to CEQA and Historical Resources 2

(2) The significance of an historical resource is materially impaired when a project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The proposed project involves 65 cubic yards of excavation on the site, which is below the County Code threshold for requiring a grading permit. The primary excavation is at the rear half of the dwelling to allow construction of the garage foundation and lower driveway. The archeological materials in this area are not intact and show evidence of previous fill deposition. The archeological materials in these areas were determined by the archeological report to be not significant. Therefore, the excavation for the garage will not create a significant impact.

The excavation towards the front of the dwelling is limited to that necessary to provide a perimeter foundation at the front of the dwelling, a pier foundation for the front deck and part of the crawl space. The perimeter foundation excavations will not exceed 70 cm (2.3 feet), which would avoid the intact archeological resources, thought to start at 70 cm in depth.

Because the project excavation would avoid most or all of the intact archeological resources, the proposed project would not demolish or materially alter in an adverse manner those physical characteristics of the historical resource that conveys its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources. The proposed project would not cause the archeological significance of the site to be "materially impaired," would not cause a substantial adverse change in the significance of an historical resource, and would therefore be considered less than significant under CEQA guidelines §15064.5(b).

To ensure that the project is built in compliance with approved plans, County building and environmental planning inspectors will inspect the project at standard intervals, including inspection of the foundation excavation and forms. Additionally, the project Conditions of Approval require a tribal monitor approved by the Planning Director to be present during any ground disturbance or site preparation.

The avoidance of the site's archeological resources reflects numerous measures the architect took to mitigate the effect of construction by minimizing grading.

- Proposed a relatively small structure of approximately 1,900 square feet, utilizing only 65% of the maximum allowable floor area provided by the Santa Cruz County Code for the zone district. The maximum allowable floor area for the parcel would be 2,917 sq.ft.
- Used a perimeter foundation rather than slab foundation for the crawl space to avoid disturbing soils below the first floor (underfloor area).
- Eliminated a requirement to over-excavate and re-compact soils supporting the perimeter foundation, limiting the excavation to actual footing depth, less than 27 inches.
- Changed the foundation beneath the front deck of the dwelling from perimeter to pier foundation to minimize disturbance.
- Stepped the structure down the hillside to minimize excavation at the front of the structure in the area of intact archeological resources.
- Provided an angle in the structure to turn the rear half of the structure, where the garage is located, more down the slope, to reduce excavation.
- Minimized grading in driveway by allowing 20% slope in one section, the steepest slope allowable, rather than grade at the top of the driveway to reduce the slope.

These construction planning measures preserve the archeological resources in place, by avoiding the intact archeological resources. Therefore, the project fulfills the mandate of the CEQA guidelines establishing mitigation measures (15126.4(b)(3)(A) below):

(3) Public agencies should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors shall be considered and discussed in an EIR for a project involving such an archaeological site:

(A) Preservation in place is the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.

(B) Preservation in place may be accomplished by, but is not limited to, the following:

1. Planning construction to avoid archaeological sites;
2. Incorporation of sites within parks, greenspace, or other open space;
3. Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site.
4. Deeding the site into a permanent conservation easement.

(C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center.



Any future residential addition or detached structure would require a new Coastal Permit, because the site is in the mapped scenic resource area. Any subsequent Coastal Permit application would be reviewed by Environmental Planning for potential effects on archeological resource. Because the County Code / Local Coastal Program (LCP) would not require a Coastal Permit for any future proposed grading of less than 100 cubic yards, a condition of approval was included, stating that any proposed future grading or excavations deeper than two feet shall require a Coastal Development Permit amending this permit, with additional archeological review if deemed necessary by the Planning Director.

As an additional mitigation, the project archeologist proposed a data recovery plan (Attachment 3) to mitigate potential project effects, pursuant to CEQA Guideline (C) above, "...recovering the scientifically consequential information." However, a tribal representative consulted for the proposed project emphatically and unequivocally opposed a data recovery plan or display of curated material. Staff therefore agreed not to propose data recovery as an additional mitigation.

The tribal representative requested that where soils are reused as fill or spread on site, a surface survey for cultural materials would be conducted by the project archeologist. Staff agreed to add a surface survey of soils reused as fill or spread on site and to require any observed cultural materials to be collected and re-buried on site to a depth of 3-4 feet on the eastern half of the site.

The proposed dwelling could potentially be sited towards the east end of the parcel to further avoid the intact archeological resources of the west end of the parcel. However, in order to reduce impacts to private views, the project applicant has already invested significant resources into revising the plans to relocate the structure three feet west of the location first proposed. The County Code states that "the Director shall balance the need for preserving the site against the need to avoid unnecessary financial hardship to the property owner...." Moving the house to the west would not only impose additional financial burdens on the owner, but would 1) interfere more with private views than the current location, 2) reduce the universal access required for a dwelling to be used as a retirement home, and 3) would not be necessary, due to the level of resource avoidance achieved by the current project proposal.

The proposed dwelling unit could also be reduced in size. However, the dwelling and garage already would contain significantly less floor area (1,900 square feet, combined) than allowable under the zoning (2,900+). Requiring a significantly smaller dwelling unit would represent an exaction exceeding reasonable mitigation for resource protection, considering the mitigation investment already made and the limited impingement on the intact archeological resources represented by the current project.

In summary, the proposed project will avoid the significant archeological resources on the project site, while additional mitigations such as relocating the dwelling or reducing its size

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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are unfeasible. No data recovery is proposed to further mitigate any potential impacts. These mitigation measures meet the requirements of CEQA law for archeological resources and tribal consultation.

### Compliance with Santa Cruz County Code

The Santa Cruz County Code provides the following criteria for approval of

#### 16.40.035 Project approval.

Whenever a Native American cultural site is discovered during the review of a proposed project any permit subsequently issued shall contain whatever conditions the Decision-Making Body shall determine to promote the purposes of this chapter. Such conditions shall be based on the archaeological report and consultation with local Native California Indian groups, such as N.I.C.P.A. Conditions shall include, but not be limited to, the following:

- (A) All appropriate preservation or mitigation measures. Such measures shall include, but not be limited to, the following:
  - (1) Preservation of the site through project design or restrictions on use and/or grading, such as restricting improvement and grading activities to portions of the property not containing the resource, or covering the site with earth fill to a depth where the site will not be disturbed by development as determined by a professional archaeologist; and/or
  - (2) Excavation of the site by a professional archaeologist in order to preserve a sample of the remains, artifacts, or other evidence. Such excavation may take place only as authorized by an archaeological excavation permit.
- (B) A provision that if previously undiscovered human remains are encountered during the course of excavation or development, the procedures of SCCC 16.40.050 et seq., be followed.
- (C) A provision that the applicant pay the full costs of any preservation or mitigation measures required under subsections (A) and (B) of this section. [Ord. 3444 § 1, 1983; Ord. 3334 § 1, 1982; Ord. 2385, 1977].

As required by and in compliance with 16.40.035, the County conducted a Tribal Consultation for the proposed project. The County obtained a mailing list from the State clearinghouse and mailed notices (Attachment 4) to all contacts provided, including local Native California Indian groups. The notice included a summary description of the cultural resources encountered through Phase II of the archeological reconnaissance and an invitation to the groups to consult on the project.

In addition to the County's tribal consultation, Albion separately contacted one tribal group to request monitoring services for Albion's excavations. (This group was one of the groups listed on the mailing list provided by the state.) The tribal group contacted by Albion provided a monitor who attended the Albion survey and excavations, according to Albion.

The County received four responses from tribal groups. The first tribal respondent notified the County of other sites in the area, which the County duly noted. The second tribal respondent requested information regarding known sites in the area as received by the

County from the Northwest Information Center in Sonoma, which was provided to the inquiring party by email. Both of these respondents were invited to consult on the project, but neither has yet responded as of the publication date of this Initial Study document.

The third respondent, a designated tribal representative, requested to monitor the project grading and Phase III data recovery excavations. However, this respondent withdrew their monitoring request when informed of the existing monitor contracted by Albion.

The third respondent also met with County planners and policy staff to discuss archeological issues, both site-specific and general. As stated above, this designated tribal representative opposed data recovery and staff agreed to recommend a condition requiring no data recovery. In a follow-up email, the designated tribal representative requested surface survey of soils replaced on site, and staff agreed to add this condition also. The project archeologist agreed that data recovery was not indicated for excavation not disturbing intact materials.

The proposed project design will comply with 16.40.035(A)(1) by preserving the site through minimizing grading and avoiding soil layers and locations where intact archeological resources were found, as detailed above. The existing soil cover will remain in place around the dwelling and beneath the dwelling in areas filled or not graded, leaving the cultural resources beneath intact.

The grading activity will be monitored by a tribal representative working in coordination with Albion Environmental.

CEQA Guidelines section 15064.5(b)(3) provides that "Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than significant impact on the historical resource." In addition to complying with CEQA requirements for mitigating potential adverse impacts through resource avoidance, the project also conforms to the Interior's Standards as described in the table below, and therefore is considered to be mitigated to a level of less than significant impact.

Dept. of Interior recommended standard	Project compliance
Minimize disturbance of the terrain around buildings elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.	The project would disturb of the terrain on the site only as necessary to construct a single-family dwelling, attached garage, driveway and walk-way. The allowed disturbance would not destroy or damage intact archeological features that qualify the site as a significant resource.
Avoid using heavy machinery or equipment in areas where it may disturb or damage important	Heavy equipment will be used to implement the site grading plan, but excavation will be prohibited from

landscape features, archeological resources, other cultural or religious features, or burial grounds,	occurring below 70 cm, where the intact archeological resources occur.
Protect (e.g., preserve in place) important site features, archeological resources, other cultural or religious features, or burial grounds	The site's intact archeological resources will be preserved in place. Previously disturbed archeological soils, which may also have cultural resources, will be reused as fill and excess soil will be distributed on-site.
Do not leave known site features or archeological material unprotected so that it is damaged during preservation work.	Archeological resources will be protected in place by regular inspections, monitoring by the soils engineer, and monitoring by the site archeologist and indigenous monitor to ensure that grading does not exceed 70 cm in depth.
Protecting the building site and landscape features against arson and vandalism before preservation work begins by erecting temporary fencing and by installing alarm systems keyed into local archeological resources, other cultural or religious features, or burial protection agencies.	The existing site is fenced.
Planning and carrying out any necessary investigation before preservation begins, using professional archeologists and methods when preservation in place is not feasible.	Required archeological investigations were carried out by professional archeologists prior to permit review.
Preserve important landscape features through regularly scheduled maintenance of historic plant material.	Archeological resources capped underground; no ongoing maintenance activity required.
Consider adaptive options, whenever possible, that would protect multiple historic resources, if the treatment can be implemented without negatively impacting the historic character of the setting or district, or archeological resources, other cultural or religious features, or burial grounds.	Intact archeological resources were protected in place through design and construction measures (see above) established to protect the resources that qualify the site for CRHR listing from being damaged by the proposed project.

As mitigated, the project's potential impacts to the archeological resources on the project site will be reduced to a level of less than significant.

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

☐
☐
☒
☐

**Discussion:** No human remains were found on the project site. Impacts are expected to be less than significant. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, a monitor will be present during excavation and data recovery. 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 the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established. A tribal monitor shall be present during all site disturbance activities for the construction period.

4. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074? ☐ ☐ ☒ ☐

**Discussion:** The County of Santa Cruz has not received a formal notification pursuant to AB-52 from any Native American tribe requesting that they be informed of projects potentially sites of cultural significance. Nonetheless, the County sent out a tribal notification pursuant to SCCC Title 16. Three responses were received as discussed in E-2 above. In addition, a representative of a fourth tribe consulted with the project archeological consultant. The site does not have a cultural significance other than that presented under E-2. Impacts would be less than significant.

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

**Discussion:** No unique paleontological resources or unique geologic features are known to occur in the vicinity of the proposed project. No impacts are anticipated.

## 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, materials processing, and very minor traffic delays. 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 measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered. As a result, impacts associated with the small temporary increase in consumption of fuel during construction are expected to be less than significant.

The project involves construction of a moderately sized dwelling unit. No impacts are expected from project implementation. Therefore, the project will not result in wasteful, inefficient, or unnecessary consumption of energy resources.

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

#### Strategies for the Reduction of Energy Use

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

#### Strategies for the Reduction of Energy Consumption from Transportation

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

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

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

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

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

In 2013, Santa Cruz County adopted a Climate Action Strategy (CAS) is focused on reducing the emission of greenhouse gases, which is dependent on increasing energy efficiency and the use of renewable energy. The strategy intends to reduce energy consumption and greenhouse gas emissions by implementing a number of measures such as reducing vehicle miles traveled through County and regional long-range planning efforts, increasing energy efficiency in new and existing buildings and facilities, increasing local renewable energy generation, improving the Green Building Program by exceeding minimum state standards, reducing energy use for water supply through water conservation strategies, and providing infrastructure to support zero and low emission vehicles that reduce gasoline and diesel consumption, such as plug in electric and hybrid plug in vehicles that reduce.

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

Energy efficiency is a major priority throughout the County's General Plan. Measure C was adopted by the voters of Santa Cruz County in 1990 and explicitly established energy conservation as one of the County's objectives. The initiative was implemented by Objective



5.17 and includes policies that support energy efficiency, conservation, and encourage the development of renewable energy resources. Also, Goal 6 of the Housing Element promotes energy efficient building code standards for residential structures constructed in the County.

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

## G. GEOLOGY AND SOILS

*Would the project:*

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

**Discussion (A through D):** The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). The project site is located miles from the San Andreas fault

zone. The San Andreas fault is larger and capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or state mapped fault zone. The site was reviewed by a County Resource Planner and no geologic hazards were identified that would require a geologic report. A soils report was required to insure compliance with California Building Code seismic standards. No impact from geological hazards is anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The geotechnical report cited above (see Discussion under F-1) did not identify a significant potential for damage caused by any of these hazards. No impact is expected.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Develop land with a slope exceeding 30%?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no slopes that exceed 30% on the property.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Result in substantial soil erosion or the loss of topsoil?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the slopes on the parcel are less than 30 percent and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan (*Section 16.22.060 of the County Code*), which would specify detailed erosion and sedimentation control measures. The plan would include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Impacts from soil erosion or loss of topsoil would be considered less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The geotechnical report for the project did not identify any elevated risk

associated with expansive soils. Therefore, no impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No septic systems are proposed. The project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No unique paleontological resources or sites or unique geologic features are known to occur in the vicinity of the project. A query was conducted of the identified list of Geologic/Paleontological resources maintained by the County of Santa Cruz Planning Department, and there are no records of paleontological or geological resources in the vicinity of the project parcel. No direct or indirect impacts are anticipated.

## 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed 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. Santa Cruz County has recently adopted a Climate Action Strategy (CAS) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. The strategy intends to reduce greenhouse gas emissions and energy consumption by implementing measures such as reducing vehicle miles traveled through the County and regional long-range planning efforts and increasing energy efficiency in new and existing buildings and facilities. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

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

*reducing the emissions of greenhouse gases?*

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

## I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

**Discussion:** The proposed project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed. However, during construction, fuel would be used at the project site. Best management practices would be used to ensure that no impacts would occur. Impacts are expected to be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

**Discussion:** Pacific Elementary School is located at 50 Ocean St, Davenport, CA, across the street from the project site. Although fueling of equipment is likely to occur within the staging area, best management practices would be implemented. No impacts are anticipated.

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

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

anticipated from project implementation.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. 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 for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located within two miles of a public airport or public use airport. No impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located in the vicinity of a private airstrip. No impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed 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.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion under Wildfire section T-2. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur. Impacts would be less than significant.

## I. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

proposed project would be addressed through implementation of erosion control best management practices (BMPs). No water quality standards or waste discharge requirements would be violated. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would obtain water from the Davenport County Water District (DCWD) and would not affect groundwater supplies, as the Davenport County Sanitation District water supply is surface water from San Vicente Creek and Mill Creek. The project is not located in a mapped groundwater recharge area and will not interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the amount of surface runoff in a manner which would result in flooding on- or offsite; 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 impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is not located near any watercourses. The Department of Public Works Drainage Section staff has reviewed and approved the proposed erosion control and drainage plans for compliance with Federal, State and County stormwater regulations. The project would not significantly increase erosion from the site, stream sedimentation in receiving waters, or the rate or quantity of stormwater leaving the site. Water quality impacts associated with occupancy of the home and grounds would be minor. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated May 16, 2012, no housing or any other development lies within a 100-year flood hazard area. Project would have no impact.

5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** All County water agencies are experiencing a lack of sustainable water supply due to groundwater overdraft and diminished availability of streamflow. Because of this, coordinated water resource management has been of primary concern to the County and to the various water agencies. As required by state law, each of the County's water agencies serving more than 3,000 connections must update their Urban Water Management Plans (UWMPs) every five years, with the most recent updates completed in 2016.

County staff are working with the water agencies on various integrated regional water management programs to provide for sustainable water supply and protection of the environment. Effective water conservation programs have reduced overall water demand in the past 15 years, despite continuing growth. In August 2014, the Board of Supervisors and other agencies adopted the Santa Cruz Integrated Regional Water Management (IRWM) Plan Update 2014, which identifies various strategies and projects to address the current water resource challenges of the region. Other efforts underway or under consideration are stormwater management, groundwater recharge enhancement, increased wastewater reuse, and transfer of water among agencies to provide for more efficient and reliable use.

The County is also working closely with water agencies to implement the Sustainable Groundwater Management Act (SGMA) of 2014. By January 2020, Groundwater Sustainability Plans will be developed for two basins in Santa Cruz County that are designated as critically overdrafted, Santa Cruz Mid-County and Corralitos - Pajaro Valley. These plans will require management actions by all users of each basin to reduce pumping, develop supplemental supplies, and take management actions to achieve groundwater sustainability by 2040. A management plan for the Santa Margarita Basin will be completed by 2022, with sustainability to be achieved by 2042.

Since the sustainable groundwater management plan is still being developed, the project will comply with SCCC Chapters 13.13 (Water Conservation – Water Efficient Landscaping), 7.69 (Water Conservation) and 7.70 (Water Wells), as well as Chapter 7.71 (Water Systems) section 7.71.130 (Water use measurement and reporting), to ensure that it will not conflict with or obstruct implementation of current water quality control plans or sustainable groundwater management plans such as the Santa Cruz IRWMP and UWMP for



the County Sanitation Department, which is the public water purveyor for the Davenport Community.

The impact from the proposed project will be less than significant.

## K. LAND USE AND PLANNING

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will comply with General Plan policies and ordinance requirements regarding archeological resources (see Cultural Resources section above). The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

## 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally-important mineral resource | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*recovery site delineated on a local general plan, specific plan or other land use plan?*

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

## M. NOISE

Would the project result in:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

### Discussion:

#### County of Santa Cruz General Plan

The Santa Cruz County General Plan (County of Santa Cruz 1994) contains the following table, which specifies the maximum allowable noise exposure for stationary noise sources (Table 2). The County of Santa Cruz has not adopted noise thresholds for construction noise.

The following applicable noise related policy is found in the Public Safety and Noise Element of the Santa Cruz County General Plan (Santa Cruz County 1994).

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

Table 2: Maximum Allowable Noise Exposure for Stationary Noise Sources <sup>1</sup>		
	Daytime <sup>5</sup> (7:00 am to 10:00 pm)	Nighttime <sup>2, 5</sup> (10:00 pm to 7:00 am)
Hourly Leq average hourly noise level, dB <sup>3</sup>	50	45
Maximum Level, dB <sup>3</sup>	70	65
Maximum Level, dB – Impulsive Noise <sup>4</sup>	65	60
Notes: 1 As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied to the receptor side of noise barriers or other property line noise mitigation measures. 2 Applies only where the receiving land use operates or is occupied during nighttime hours 3 Sound level measurements shall be made with "slow" meter response. 4 Sound level measurements shall be made with "fast" meter response 5 Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced to 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level. Source: County of Santa Cruz 1994		

#### County of Santa Cruz Code

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

- (A) No person shall make, cause, suffer, or permit to be made any offensive noise.
- (B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, activity, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, tool, structure, construction, vehicle, ride, machine, implement, or instrument.
- (C) The following factors shall be considered when determining whether a violation of the provisions of this section exists:
  - (1) Loudness (Intensity) of the Sound.
    - (a) Day and Evening Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 8:00 a.m. and 10:00 p.m. and it is:
      - (i) Clearly discernible at a distance of 150 feet from the property line of the property from which it is broadcast; or
      - (ii) In excess of 75 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.
    - (b) Night Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m. and it is:
      - (i) Clearly discernible at a distance of 100 feet from the property line of the property from which it is broadcast; or
      - (ii) In excess of 60 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level

meters, or an instrument which provides equivalent data.

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

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

(D) Prior to issuing a citation for this section, the responsible person or persons will be warned by a law enforcement officer or other designated official that the noise at issue is offensive and constitutes a violation of this chapter. A citation may be issued if, after receiving the warning, the responsible person(s) continues to make or resumes making the same or similar offensive noise(s) within three months of the warning. Notwithstanding the provisions of subsection (C)(1) of this section, enforcement of violations under this chapter shall not require the use of a sound level meter.

(1) For purposes of this section “responsible person or persons” means a person or persons with a right of possession in the property from which the offensive noise is emanating, including, but not limited to, an owner or a tenant of the property if the offensive noise is coming from private property, or a permittee if the offensive noise is coming from a permitted gathering on public property, or any person accepting responsibility for such offensive noise. “Responsible person or persons” shall additionally include the landlord of another responsible party and the parents and/or legal guardians of a responsible person under the age of 18 years. [Ord. 5205 § 1, 2015; Ord. 4001 § 1, 1989].

#### Sensitive Receptors

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

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

Table 3: Typical Noise Levels for Common Construction Equipment (at 50 feet)	
Equipment	L <sub>max</sub> (dBA)
Air Compressor	81
Backhoe	89
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.

The nearest sensitive receptors, an existing single-family dwelling and vacation unit, are located approximately 5-10 feet to the north of the construction area. Pacific Elementary School is located across the street, approximately 75 feet to the east.

### Impacts

Construction 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 proposed project, the equipment with the loudest operating noise level that would be used often during activity would be earth moving equipment or nail guns, which would produce noise levels of less than 90 dBA at a distance of 50 feet. The nearest sensitive receptor is located approximately 5-10 feet from the construction site. At that distance, the decibel level could reach 100 decibels. However, these impacts would be temporary.

The County of Santa Cruz has not adopted significance thresholds for construction 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 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.
- 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 unmuffled exhaust.
- NOI-4 Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.

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

**Discussion:** The use of construction equipment would potentially generate vibration in the project area. The nearest residential property is located at approximately 5-10 feet to the north of the project site on Center Street. The residence at this site would potentially experience significant some groundborne vibration or groundborne noise levels during construction activities associated with the proposed project. However, these impacts, associated with minor earthwork to excavate the foundation, would be very short in duration and temporary in nature, therefore are considered less than significant.

3. *For a project located near a private airstrip, 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 expose people residing or working in the project area to excessive noise levels?* ☐ ☐ ☐ ☒

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



## N. POPULATION AND HOUSING

Would the project:

### A. Public Services

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Induce substantial 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is designed at the density and intensity of development allowed by the General Plan and zoning designations for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

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

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

## O. PUBLIC SERVICES

Would the project:

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

**Discussion (a through e):** While the project represents an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all 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 the incremental increase in demand for school and recreational facilities and public roads. Impacts would be considered less than significant.

## P. RECREATION

*Would the project:*

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

**Discussion:** The proposed project would not substantially increase the use of existing neighborhood and regional parks or other recreational facilities. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project does not propose the expansion or 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There would be no impact because no substantive additional traffic would be generated.

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

**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. The "Technical Advisory

on Evaluating Transportation Impacts in CEQA,” prepared by the Office of Planning and Research (2018) provides recommended thresholds and methodologies for assessing impacts of new developments on VMT. Tying significance thresholds to the State’s GHG reduction goals, the guidance recommends a threshold reduction of 15% under current average VMT levels for residential projects (per capita) and office projects (per employee), and a tour-based reduction from current trips for retail projects. Based on the latest estimates compiled from the Highway Performance Monitoring System, the average daily VMT in Santa Cruz County is 18.3 miles per capita (Department of Finance [DOF] 2018; Caltrans 2018). The guidelines also recommend a screening threshold for residential and office projects—trip generation under 110 trips per day is generally considered a less-than-significant impact. The proposed single-family dwelling will generate less than two vehicle trips per day. The potential ridership affecting the Santa Cruz Metro Transit Route on Highway 1 would be less than one rider per day. The project is within a rural village area designated for residential development and is consistent with the goals and policies of the SCCRTC 2040 RTP. Impacts are less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project consists of one single-family dwelling. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project’s road access has been approved by the Department of Public Works and the California Department of Forestry. No impact expected.

## Q. TRIBAL CULTURAL RESOURCES

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: |                          |                                     |                          |                          |
| A. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project proposes to establish a single-family dwelling and attached garage at the subject site. As discussed in Section E above, the cultural resources identified on site potentially are sufficient to be eligible for listing in the California Register of Historical Resources, and mitigation measures, emphasizing avoidance but including resource recovery, were proposed for implementation in accordance with State and local law. As mitigated, impacts will be less than significant.

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. The County of Santa Cruz has not received a formal notification pursuant to AB-52 from any Native American tribe requesting that they be informed of projects potentially sites of cultural significance. Nonetheless, the County sent out a tribal notification pursuant to SCCC Title 16. Three responses were received, and one additional tribe contacted by the archeological consultant as discussed in E-2 above. The site does not have a cultural significance other than that presented under E-2. A tribal monitor will be present during site disturbance activities. Impacts would be less than significant with the mitigation measures provided by E-2.

## S. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project has received a will-serve letter for sanitary sewer service from the Santa Cruz County Dept. of Public Works. Wastewater flows would not violate any wastewater treatment standards. No significant impacts would occur from project implementation.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Require or result in the relocation or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

*construction of new or expanded water, wastewater treatment, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

***Discussion:***

**Sanitation**

Existing municipal sewer service and infrastructure is available to serve the project. Impacts will 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. As of 2018, residents and businesses in the County were automatically enrolled in Monterey Bay Community Power's community choice energy program, which provides locally controlled, carbon-free electricity delivered on PGE's existing lines. The proposed site is previously undeveloped and not currently served by electric power. Electric power service will be required to serve the site, a new service drop and panel. However, no substantial environmental impacts will result from the additional improvements; impacts will be less than significant.

**Natural Gas**

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

The proposed site is already served by natural gas, but additional improvements are necessary to serve the site. However, no environmental impacts will result from the additional improvements; impacts will be less than significant.

**Telecommunications**

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

Minor improvements related to telecommunications may required: to the site, including cable hookups and phone lines if applicable. Wireless services are available in Davenport. No substantial environmental impacts from this work are anticipated, and impacts will be less than significant.

3. *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project. Therefore, no additional offsite drainage facilities would be required for the proposed project. No impacts are expected to occur from the proposed project.

4. *Have sufficient water supplies available to serve the project from existing entitlements and resources, during normal, dry and multiple dry years?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

The Davenport County Sanitation District has indicated that adequate water supplies are available to serve the project and has issued a will-serve letter for the proposed project, subject to the payment of fees and charges in effect at the time of service. The development would also be subject to the water conservation requirements in Chapter 7.69 (Water Conservation) and 13.13 (Water Conservation—Water Efficient Landscaping) of the County Code and the policies of section 7.18c (Water Conservation) of the General Plan. Therefore, existing water supplies would be sufficient to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, existing water supplies would be sufficient to serve the proposed project, and no new entitlements or expanded entitlements would be required. Impacts would be less than significant.

5. *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?*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** The County DPW has indicated that adequate capacity is available to serve the project and has issued a will-serve letter for the proposed project, subject to the payment of fees and charges in effect at the time of service. Therefore, existing wastewater treatment capacity would be sufficient to serve the proposed project. Please see discussion under Q-2 above. No impact would occur from project implementation.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>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</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Due to the small incremental increase in solid waste generation by the proposed project during construction and operations, the impact would not be significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Comply with federal, state, and local statutes and regulations related to solid waste?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**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. <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project is not located in a State Responsibility Areas, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. However, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency and is unlikely to exacerbate wildfire risks. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. <i>Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project is not located in a State Responsibility Areas, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Improvements associated with the project are unlikely to exacerbate wildfire risks. Impacts would be less than significant.

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

**Discussion:** The project is not located within a State Responsibility Area, a Very High Fire Hazard Severity Zone, or a County-mapped Critical Fire Hazard Area. Downslope and downstream impacts associated with wildfires are unlikely to result from the project. Regardless, the project design incorporates all applicable fire safety code requirements and includes fire protection devices as required by the local fire agency. Impacts would be less than significant.



## U. MANDATORY FINDINGS OF SIGNIFICANCE

1. 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 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 prehistory? ☐ ☒ ☐ ☐

**Discussion:** 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 prehistory were considered in the response to each question in Section III (A through Q) of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes avoidance of the resource and curation of cultural resources in the area of earth disturbance. 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 projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be no potentially significant cumulative effects related to the 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:** 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, there were determined to potentially significant effects to human beings related to noise. However, mitigation measures have been included that reduce these effects to a level below significance. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

#### IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation. 1980

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

California Department of Fish and Wildlife

California Natural Diversity Database queried for project location.

Caltrans, 2018

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

County of Santa Cruz, 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.

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.

DOF, 2018

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

FEMA

Flood Insurance Rate Map Federal Emergency Management Agency. (Effective on May 16, 2012 / September 29, 2017.)

Governor's Office of Planning and Research, 2018

Technical Advisory on Evaluating Transportation Impacts in CEQA. December 2018. Available online at [http://www.opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://www.opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf).

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.

MBARD, 2013a

Monterey Bay Air 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](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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## **Attachment 1**

### **Mitigation Monitoring and Reporting Program**

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## Attachment 2

### Project Plans



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## Attachment 3

### Archeological Documents (*Confidential*)

Cultural Resources Assessment Of Proposed Construction At 60 Center Street Davenport,  
California.

Letter regarding "Results and Recommendations of the Phase II Archaeological Study at  
60 Center Street, Davenport, 9/6/2018

Letter regarding "Proposal for a Phase III Archaeological Study at 60 Center Street,  
Davenport," 9/11/2018

Letter regarding "Justification for a Phase III Archaeological Study at 60 Center Street,  
Davenport, California," 12/10/2018

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## Attachment 4

### Tribal Consultation Outreach Letter



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## Attachment 2

### Project Plans

**Boone  
Low  
Relief**

**157 VAN NESS AVE #3  
SANTA CRUZ, CA  
95060  
831 423-1318**

### 3D VIEWS

### 3D VIEWS

[illegible]

OF CERTAIN AND TO BEYOND CERTAIN AND BEYOND

- CALIFORNIA PLUMBING CODE
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA PUE CODE

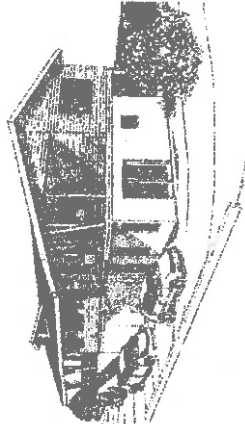
PROJECT SHEET INDEX  
TITLE SHEET/THROFAST DATA  
SURVEY  
LANDSCAPE PLAN  
SITE PLAN, ROOF PLAN & SITE VIEWS  
VEINS  
FLOOR PLANS  
BUILDING ELEVATIONS  
BUILDING SECTIONS  
CIVIL INFORMATION SHEET  
GRADING SITE PLAN  
GRADING PLAN AND PROFILE  
DRAINAGE PLAN  
GRADING AND DRAINAGE DETAIL B

ONE HIGH SANTA CRUZ  
1111 TO DAVENPORT.  
IN DAVENPORT AVENUE  
MAINE VILLAGE  
CENTER STREET.  
LOCATED ON THE MOUNT.  
IN CURRENTLY VACANT AND THERE ARE NO ACCESS  
POINTS.

**8. Publications and other materials**



VIEW FROM CENTER STREET



VIEW FROM ALLEY-LOWER REAR CORNER OF SITE

**DO NOT WRITE IN THESE SPACES**

FF	Below field grade	BN	Stibschauer	MFG	Manufacturer
FG	Above field grade	BLV	Bluest	MTD	Measured
D	Band	BA	Equal	ATP	Area Under the Production
B.C.	Belt	F.C.	Full	PA	Phase
L	California Ridge Code	F.D.S.	Field floor	SP	Splice
C	Center line	F.F.E.	Field floor elevation	SM	Signal
CE	Celling	GA	Good	STL	Strength
LE	Left	OK	Good	STL	Top of
CC	Concrete	CG	General Contractor	TY	Type
CONC.	Concrete	OTM RD.	Open Trench Road	TYPS	Types
ONT.	On-site	GB	Gypsum board	VERT.	Vertical
CONC. ONT.	Concrete on-site	HYD	Hydraulic	WTR	Water
IN	Inside	HORIZ	Horizontal		
IN PT	Inside point				
N	North	NT	North		
DOWN	Down				
DOWN	Down				

[illegible]

1. The above machine may not be used for any other purpose than that for which it was designed. 2. The above machine may not be used for any other purpose than that for which it was designed. 3. The above machine may not be used for any other purpose than that for which it was designed.	BY _____ DATE _____	NAME _____ POSITION _____ TITLE _____ SIGNATURE _____ COMPANY _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	DESIGN _____ AS NOTED _____ DRAWING _____ JOB _____ SHEET _____
---	---------------------	--	---

TON & CHA  
T.  
CA 95017  
13

**2. CHARITY KENYON**

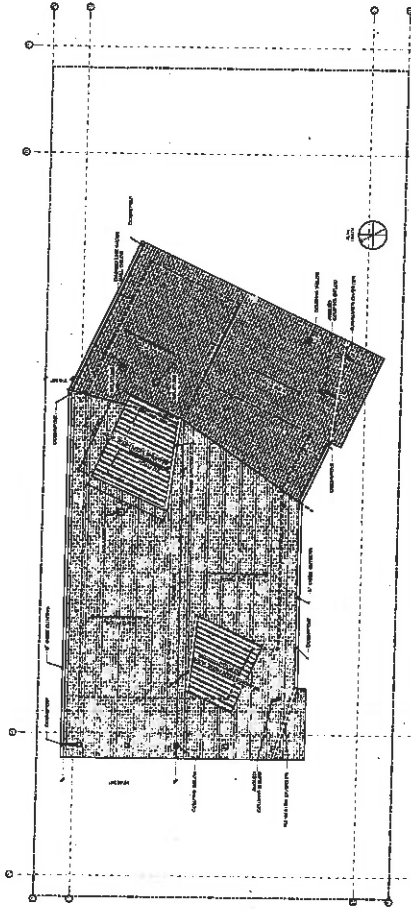
3

157 VAN NESS AVE #3  
SANTA CRUZ, CA  
95069  
501 423-1318

**T**

THE AGREEMENT MUST BE NOTIFIED TO ANY OTHER PARTY IN WRITING, WITHIN 10 DAYS OF THE DATE OF THE AGREEMENT, AND THE PARTY NOTIFIED MUST BE ADVISED OF THE DATE OF THE AGREEMENT. THE PARTY NOTIFIED MUST BE ADVISED OF THE DATE OF THE AGREEMENT. THE PARTY NOTIFIED MUST BE ADVISED OF THE DATE OF THE AGREEMENT.

**PRELIMINARY NOT FOR CONSTRUCTION**

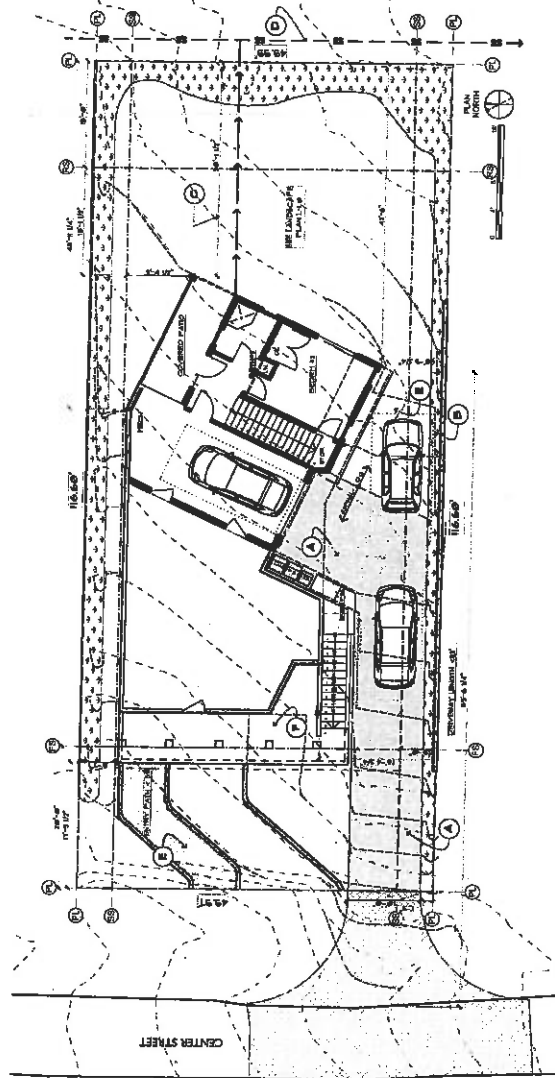


1 ROOF PLAN  
SCALE 1/8" = 1'-0"

[illegible]

EXHIBIT A15

- [illegible]

[illegible]

2 SITE PLAN  
SCALE: 1" = 1'-0"



**3 FIRE HYDRANT LOCATION & DATA**

FUGITIVE STATUS TABLE	
INMATE NUMBER	DESCRIPTION
111 01 01	INMATE
111 01 02	INMATE
111 01 03	INMATE
111 01 04	INMATE
111 01 05	INMATE
111 01 06	INMATE
111 01 07	INMATE
111 01 08	INMATE
111 01 09	INMATE
111 01 10	INMATE
111 01 11	INMATE
111 01 12	INMATE
111 01 13	INMATE
111 01 14	INMATE
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111 01 94	INMATE
111 01 95	INMATE
111 01 96	INMATE
111 01 97	INMATE
111 01 98	INMATE
111 01 99	INMATE
111 01 00	INMATE

Figure 10.10

**MICHAEL EATON & CHARITY KENYON**  
60 CENTER ST.  
DAVENPORT, CA 96017  
APN 058-082-13

**EATON KENTON HOUSE**

THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCY IN DIMENSIONS, FIELD CONDITIONS OR MATERIALS AT THE FIRST OPPORTUNITY AFTER HIS OR HER OBSERVATION TIME IS CONTAINED IN ANOTHER OFFERING FROM THESE DOCUMENTS.

THESE DOCUMENTS ARE THE PROPERTY OF "THE ARCHITECT" AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PRESENTATION OF THESE DOCUMENTS.

COMPONENTS STARTED FROM THE DATE OF THE EASIEST CONTRACT REQUIREMENT CONSTRUCTION.

**THE**

157 VAN NESS AVE #3  
SANTA CRUZ, CA  
95060  
831 423-1318

Boone  
Low

PRELIMINARY NOT FOR CONSTRUCTION



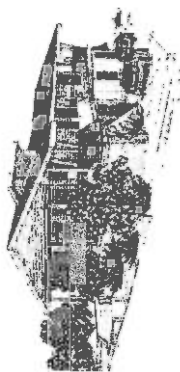
NEW FROM ALLEY



**VIEW FROM CENTER STREET**



VIEW BETWEEN (N) HOUSE &amp; NEIGHBORING AIRBNB HOUSE



VIEW FROM SOUTH CENTER STREET



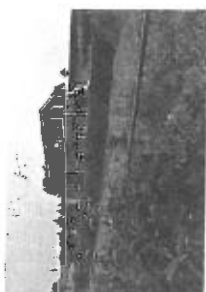
SITE FROM ALLEY LOWER REAR CORNER OF SITE



VIEW FROM NORTH CENTER STREET



SITE FROM CENTER STREET



**VIEW ACROSS SITE TO NORTH**



VIEW ALONG CENTER STREET APPROACH

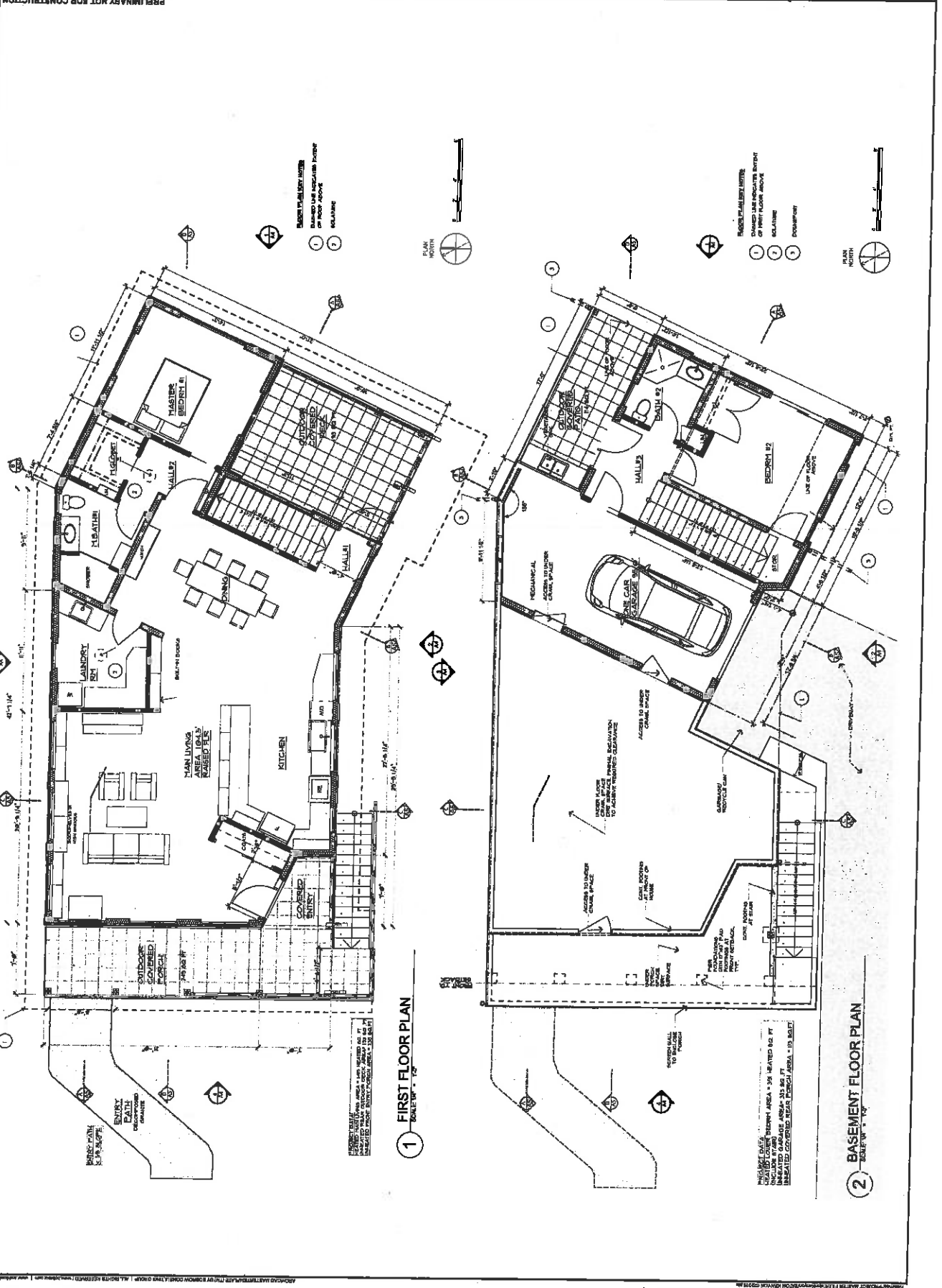


**NEW ACROSS SITE TO SOUTH EAST**



WHITE VIEW FROM HIGHWAY 1



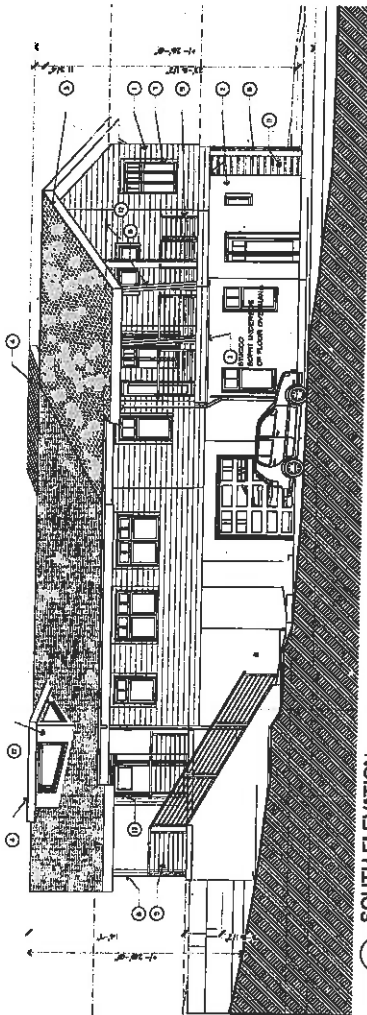


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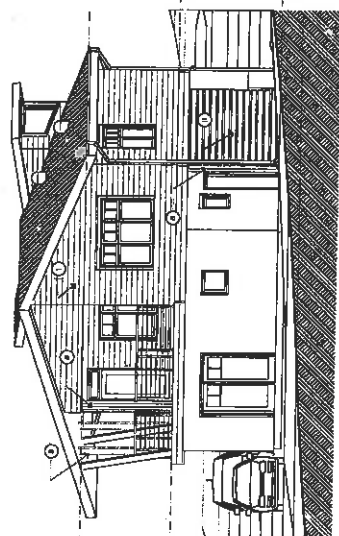
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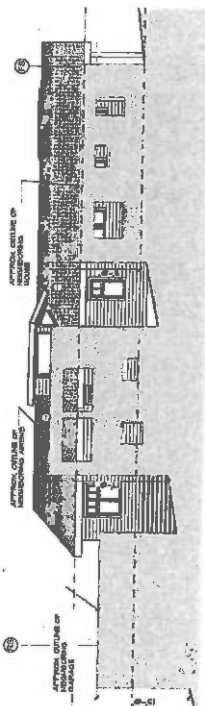
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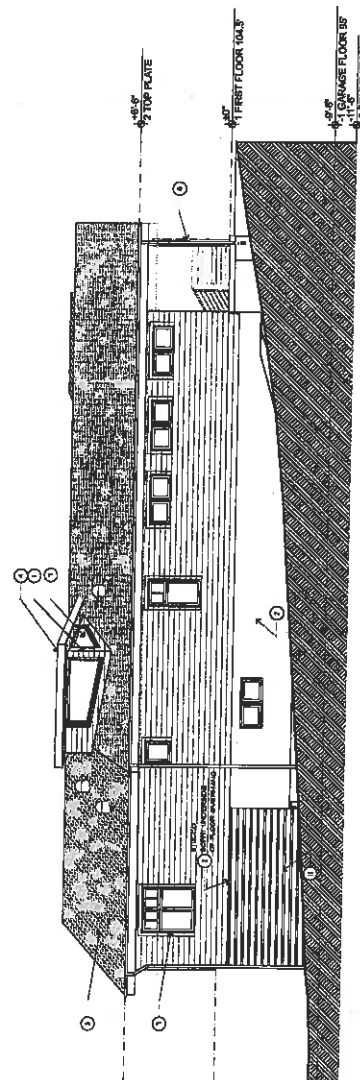
SOUTH ELEVATION



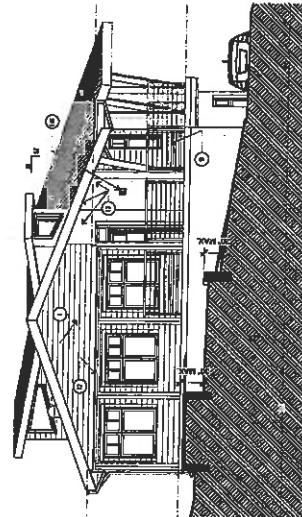
**EAST ELEVATION**



## **NORTH ELEVATION NEIGHBORHOOD STUDY**



NORTH ELEVATION



4 WEST ELEVATION  
SCALE: 3/8" = 1'-0"

- 1 NO HARMFUL ANIMAL PRODUCTS OR BY-PRODUCTS. COLOR BLENDED WITH JAMES HANCOCK PRODUCTIONS' TRUFFLE ESSENCE. IS A LOW BROWN COLOR.
- 2 AN ALL-PURPOSE CREAM BRINDO MALLA IS INCORPORATED INTO THE COLORED CREAM. BRINDO MALLA IS A TYPE OF WHITE TRUFFLE GROWN IN ITALY.
- 3 4-1/2 TSPS WHITE CLAY IN A CUP OF HOT WATER. BLUNT GRAY LINE IS THE PERFECT MATCH FOR THE COLOR OF ALPACAS.
- 4 WHITE TRUFFLE ESSENCE, "MILKSHAKE" CREAM, AND A LITTLE COGNAC BLEND INTO A CREAMY, BUT NOT TOO SWEET, CREAM. THE COLOR IS A PERFECT MATCH FOR THE COLOR OF ALPACAS.
- 5 WHITE TRUFFLE ESSENCE, "MILKSHAKE" CREAM, AND A LITTLE COGNAC BLEND INTO A CREAMY, BUT NOT TOO SWEET, CREAM. THE COLOR IS A PERFECT MATCH FOR THE COLOR OF ALPACAS.
- 6 POPULARITY IN CHINA AND SOUTH AFRICA OF REDDISH COLOR. THE COLOR IS A PERFECT MATCH FOR THE COLOR OF ALPACAS.
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PROPOSED NORTH HAVEN PLANT WITH NEOLAVATE BILBOA ELEVATION SURVEILLANCE

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**MICHAEL EATON & CHARITY KENYON**  
80 CENTER ST.  
DAVENPORT, CA 96017  
APN 058-082-13

157 VAN NESS AVE #3  
SANTA CRUZ, CA  
95060  
831 423-1318

Meaning  
Low  
Priority

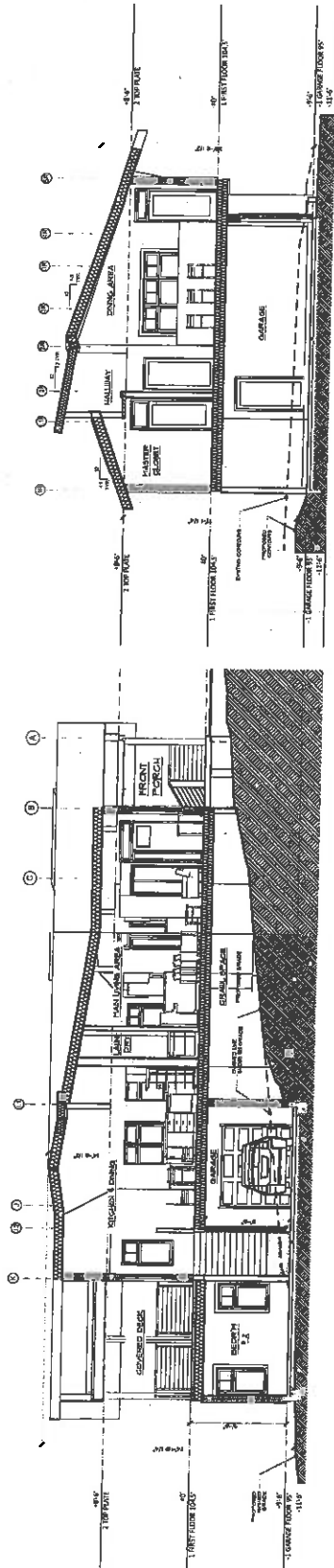
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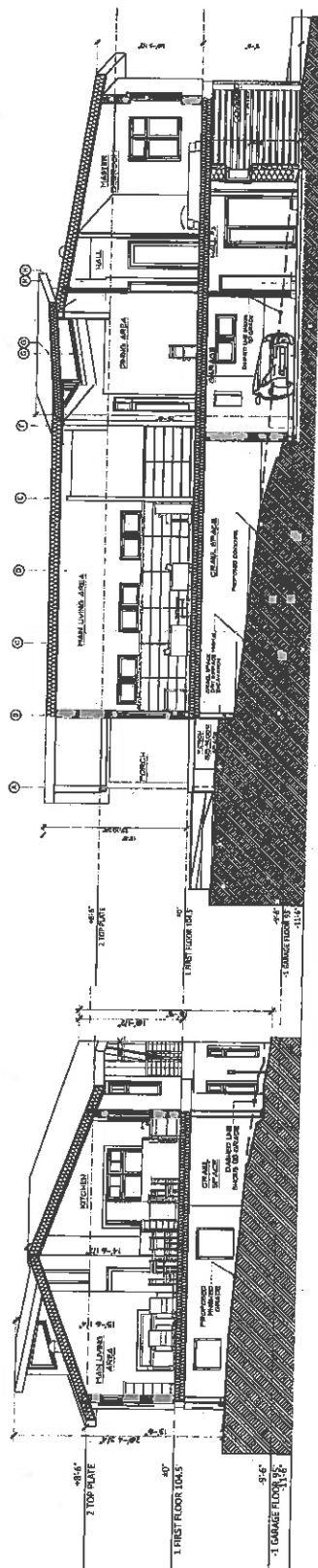
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**A** SECTION A  
SCALE: 3/8" = 1'-0"



## SECTION C



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## Attachment 3

### Archeological Documents (*Confidential*)

Cultural Resources Assessment Of Proposed Construction At 60 Center Street Davenport,  
California.

Letter regarding "Results and Recommendations of the Phase II Archaeological Study at  
60 Center Street, Davenport, 9/6/2018

Letter regarding "Proposal for a Phase III Archaeological Study at 60 Center Street,  
Davenport," 9/11/2018

Letter regarding "Justification for a Phase III Archaeological Study at 60 Center Street,  
Davenport, California," 12/10/2018

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## Attachment 4

### Tribal Consultation Outreach Letter



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
**KATHLEEN MOLLOY, PLANNING DIRECTOR**

December 13, 2018

<Name of Tribe>  
<Name of Contact>  
<Address>  
<City, State, Zip>

**SUBJECT: CONSULTATION OPPORTUNITY FOR 60 CENTER STREET  
SINGLE FAMILY RESIDENCE**

Dear <Name of Contact>:

Pursuant to Santa Cruz County Code 16.40.035 and California Assembly Bill 52, this letter serves as a notice of opportunity to consult on the single-family residence application at 60 Center Street for the purpose of protecting and/or mitigating impacts to possible cultural places. The County of Santa Cruz invites your tribe's participation in the local planning process.

### Proposed Project

The County of Santa Cruz Planning Department is considering an application to construct a 1,737 square foot, two-story single-family dwelling with an attached one-story, 323 square foot garage. This project requires a Coastal Development Permit. The site is currently a vacant grass lot and is located within a mapped area identified in the Santa Cruz County General Plan for very high site potential for archaeological resources. The project application is incomplete at this time; plans are available on request.

Santa Cruz County Code 16.40.030 requires an archaeological reconnaissance survey for sites with very high site potential for archaeological resources. A survey was conducted by Albion Environmental Inc. Test holes dug during the survey revealed the presence of a cultural resource on the property consisting of two components; a historic component from 40–70 cm below the surface and a precolonial component beginning at 70 cm below the surface and extending to an unknown depth. The date range of materials carbon-dated from the site is post-1800. Parts of the site were disturbed by a previous structure, however, at least some of the resource remains in an undisturbed condition. No human remains were discovered.

The proposed project could have a potentially significant impact on this cultural resource. Therefore, an environmental review is being prepared for the proposed project. Potential mitigation measures include elevating the house to avoid or minimize effects on intact resources; a dirt crawlspace rather than concrete slab; reducing grading for the driveway; relocating the

perimeter foundation away from a test excavation that uncovered intact resources; building a pad footing for the proposed deck; and reducing overall excavation.

Santa Cruz County Code 16.40.035 states that whenever a Native American cultural site is discovered during the review of a proposed project, conditions of approval must be based on the archaeological report and consultation with local Native California Indian groups. Moreover, Assembly Bill 52 encourages jurisdictions to initiate consultation with Native American tribes.

#### Project Location

The property is located on the southeast side of Center Street (60 Center St, APN 058-082-13) approximately 135 feet southwest of the intersection with Marine View Ave, in the Davenport Area of Santa Cruz County. See map, attached.

#### Applicant

The applicant is:  
Boone/Low Architects and Planning  
157 Van Ness Ave  
Santa Cruz, CA 95060  
Phone (831) 423-1316

#### Other Tribes Contacted

For your information, the Planning Department is also contacting other tribal representatives including members of <other tribes named>.

Please contact me at (831) 454-2801 or daisy.allen@santacruzcounty.us if you have any questions or comments.

Sincerely,

Daisy Allen  
Planner