



# County of Santa Cruz

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## 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 PREVISICH, PLANNING DIRECTOR**

[www.sccoplanning.com](http://www.sccoplanning.com)

### **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD**

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

**APPL. # N/A PASATIEMPO SEWERING SPHERE OF INFLUENCE & ANNEXATION**  
**APN: MULTIPLE**

The Santa Cruz County Public Works Department is proposing that the Santa Cruz Local Agency Formation Commission (LAFCO) expand their sphere of influence to annex an additional 78 parcels into CSA 10, and 160 additional parcels into CSA 57S for a total of 238 parcels along Graham Hill in the Pasatiempo area. The project also proposes to remove the existing one foot "non-access strip" from around the raw sewage pipeline located within Graham Hill Road, which was established in 1998. The removal of the non-access strip would enable the needed lateral connections. Requires a LAFCO Annexation and a Sewer Connection Permit.

**ZONE DISTRICT: SINGLE-FAMILY RESIDENTIAL (R-1-10, 15, & 20), AND NEIGHBORHOOD COMMERCIAL**

**APPLICANT: SANTA CRUZ COUNTY PUBLIC WORKS DEPARTMENT**

**OWNER: MULTIPLE**

**SUPERVISORIAL DISTRICT: FIFTH**

**STAFF PLANNER: TODD SEXAUER, (831) 454-3511**

**EMAIL: [PLN459@co.santa-cruz.ca.us](mailto:PLN459@co.santa-cruz.ca.us)**

**ACTION: Negative Declaration with mitigations**

**REVIEW PERIOD: April 22, 2013 to May 21, 2013**

**The project will be considered at a public hearing by the Santa Cruz County Board of Supervisors on June 11, 2013.**









# COUNTY OF SANTA CRUZ

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## MITIGATED NEGATIVE DECLARATION

**Project:** Pasatiempo Sewering Sphere of Influence & Annexation

**APN(S):** Multiple

**Project Description:** The County of Santa Cruz Department of Public Works is proposing that the Santa Cruz Local Agency Formation Commission (LAFCO) expand their sphere of influence to annex an additional 78 parcels into CSA 10, and 160 additional parcels into CSA 57S for a total of 238 parcels. The project also proposes to remove the existing one foot "non-access strip" from around the raw sewage pipeline located within Graham Hill Road, which was established in 1998. The removal of the non-access strip would enable the needed lateral connections.

**Project Location:** The project is located entirely within the County of Santa Cruz Urban Services Line in the unincorporated Community of Carbonera, outside County Service Area (CSA) 10 and CSA 57S sanitation boundaries, and outside of the sphere of influence. Parcels that are proposed to be annexed into CSA 10 and CSA 57S are primarily located along La Canada Way, Montclair Drive, Oak Knoll Drive, Treetop Drive, Nepenthe Drive, Orchard Drive, and Graham Hill Road in the Pasatiempo area.

**Applicant:** County of Santa Cruz Department of Public Works

**Staff Planner:** Todd Sexauer

**This project will be** considered at a public hearing by the Board of Supervisors on June 11, 2013. The public hearing will be held in the Board Chambers located at 701 Ocean Street on the 5<sup>th</sup> Floor.

### California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address, in the minutes of the Environmental meeting date that precedes the date below:

<http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/PLNSupMaterial/Environmental/Minutes/2013/20130418/001.pdf>

### Required Mitigation Measures or Conditions:

☐ None

☒ Are Attached

Review Period Ends:

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date:

4/19/2013

MATT JOHNSTON, Environmental Coordinator  
(831) 454-3201





## County of Santa Cruz

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## MITIGATION MONITORING AND REPORTING PROGRAM for the PASATIEMPO SEWERING SPHERE OF INFLUENCE & ANNEXATION Application No. N/A, April 22, 2013

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>Biological Resources</b>					
<b>BIO-1</b>	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 Game, or U.S. Fish and Wildlife Service?	<p><i>Impacts to Sandhills Habitat through the Interim Programmatic Habitat Conservation Program (IPHCP) Process.</i></p> <p>Prior to beginning any ground-disturbing activities, the impacts of Covered Activities must be mitigated in one of the following ways:</p> <ol style="list-style-type: none"> <li>1. Secure conservation credits for the Mount Hermon June beetle at a ratio of 1:1 in terms of acres of disturbance to numbers of credits (e.g., a project with a 0.1-acre disturbance envelope will mitigate by securing 0.1 acre of conservation credits for the Mount Hermon June beetle) at the Zayante Sandhills Conservation Bank; or</li> <li>2. Secure conservation credits for the Mount Hermon June beetle at a ratio of 1:1 in terms of acres of disturbance to numbers of credits (e.g., a project with a 0.1-acre disturbance envelope will mitigate by securing 0.1 acre of conservation credits for the Mount Hermon June beetle) at another Service-approved conservation bank, which also has an Operating Agreement with the County if the parcel is within the County's jurisdiction.</li> </ol> <p>Because contiguous areas of high-quality habitat will be used to mitigate for impacts to fragmented, lower-quality habitat, the mitigation ratio for Covered Activities would be 1:1 in terms of the area of disturbance envelope to the number of conservation credits of mitigation responsibility.</p> <p>The Planning Department will be required to review the project to determine if disturbance is minimized and is reasonable for the site. In order for the Planning Department to support a project design in Sandhills, all efforts to avoid and minimize impacts need to be considered and implemented to the maximum extent feasible. The Board of Supervisors is required to approve the purchase of conservation credits prior to approval of the application by the Planning Department.</p>	Applicant and Santa Cruz County Sanitation District	To be completed prior to ground disturbance.	Prior to ground disturbance.
<b>BIO-2</b>		<p><i>Mitigation for Impacts to Sandhills Habitat through the Habitat Conservation Program (HCP) Process</i></p> <p>Landowners seeking to connect to sewer that are likely to result in take of federally endangered species in the Zayante Sandhills will require an incidental take permit (ITP) from the USFWS to cover the impacts of their projects if they are not eligible under the IPHCP. An ITP can be obtained through preparation of a Habitat Conservation Plan (HCP), which describes how the landowner will minimize impacts of their project on endangered species, and mitigate those impacts by compensating for habitat negatively</p>	Applicant	To be completed prior to ground disturbance.	Prior to ground disturbance.



No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
		<p>impacted by the project. Impacts and mitigation would be established by the USFWS through the HCP process.</p> <p>Mitigation through the purchasing of conservation credits from the Zayante Sandhills Conservation Bank would only be allowed upon approval from the County Board of Supervisors.</p> <p>The Planning Department will be required to review the project to determine if disturbance is minimized and is reasonable for the site. In order for the Planning Department to support a project design in Sandhills, all efforts to avoid and minimize impacts need to be considered and implemented to the maximum extent feasible. The Board of Supervisors is required to approve the purchase of conservation credits prior to approval of the application by the Planning Department.</p> <p>Once the application has been approved by the Planning Department the applicant is still required to obtain an individual take permit (ITP) from the United States Fish and Wildlife Service (USFWS) prior to any site disturbance. The ITP applications shall be prepared by the applicant's biologist (Jodi McGraw and Richard Arnold are currently the only USFWS approved biologists for Sandhills ITPs).</p>			
<b>Cultural Resources</b>					
<b>CUL-1</b>	<p>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</p> <p>Disturb any human remains, including those interred outside of formal cemeteries?</p>	<p>Because of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving earth disturbance, we recommend that the following standard language, or the equivalent, be included in any permits issued in the project area:</p> <ol style="list-style-type: none"> <li>1. If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead County of Santa Cruz Planning Department, and implemented.</li> </ol>	Applicant, Contractor, and Santa Cruz County Sanitation District	A qualified archaeologist shall be retained by the applicant in the event a substantial intact deposit is encountered.	During ground disturbance.









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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

**Date:** April 22, 2013

**Application Number:** N/A

**Staff Planner:** Todd Sexauer

Pasatiempo Sewering Sphere of Influence & Annexation

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

#### APPLICANT:

County of Santa Cruz, Dept. of Public Works      **APN(s):** see Attachment 1

**OWNER:** Multiple

**SUPERVISORAL DISTRICT:** 5

**PROJECT LOCATION:** The project is located entirely within the County of Santa Cruz Urban Services Line in the unincorporated Community of Carbonera, outside County Service Area (CSA) 10 and CSA 57S sanitation boundaries, and outside of the sphere of influence (Figure 1). Parcels that are proposed to be annexed into CSA 10 and CSA 57S are primarily located along La Canada Way, Montclair Drive, Oak Knoll Drive, Treetop Drive, Nepenthe Drive, Orchard Drive, and Graham Hill Road.

**SUMMARY PROJECT DESCRIPTION:** The County of Santa Cruz County Department of Public Works is proposing that the Santa Cruz Local Agency Formation Commission (LAFCO) expand their sphere of influence to annex an additional 78 parcels into CSA 10 (Figure 2), and 160 additional parcels into CSA 57S (Figure 3) for a total of 238 parcels along Graham Hill Road in the Pasatiempo area (Figure 4). The project also proposes to remove the existing one foot “non-access strip” from around the raw sewage pipeline located within Graham Hill Road, which was established in 1998. The removal of the non-access strip would enable the needed lateral connections.

**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 type="checkbox"/> Geology/Soils                        | <input checked="" type="checkbox"/> Noise         |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality              |
| <input checked="" type="checkbox"/> Biological Resources      | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources   | <input type="checkbox"/> Public Services          |
| <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Recreation               |



**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 type="checkbox"/> Visual Resources & Aesthetics     | <input checked="" type="checkbox"/> Utilities & Service Systems        |
| <input checked="" type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Land Use and Planning                         |
| <input type="checkbox"/> Hazards & Hazardous Materials     | <input checked="" type="checkbox"/> Population and Housing             |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

- |  |  |
|--|--|
| <input type="checkbox"/> General Plan Amendment                  | <input type="checkbox"/> Coastal Development Permit  |
| <input type="checkbox"/> Land Division                           | <input type="checkbox"/> Grading Permit              |
| <input type="checkbox"/> Rezoning                                | <input type="checkbox"/> Riparian Exception          |
| <input type="checkbox"/> Development Permit ( <i>Amendment</i> ) | <input checked="" type="checkbox"/> LAFCO Annexation |
| <input checked="" type="checkbox"/> Sewer Connection Permit      |  |

**NON-LOCAL APPROVALS:**

Other agencies that must issue permits or authorizations: A small number of parcels located within Sandhills habitat that are located outside of the boundaries of the Interim Habitat Conservation Plan (IPHCP) may be required to prepare a Habitat Conservation Plan for the U.S. Fish and Wildlife Service through the Section 10(a) process.

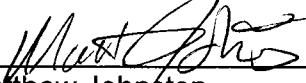
**DETERMINATION:** (To be completed by the lead agency)

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.

  
\_\_\_\_\_  
Matthew Johnston  
Environmental Coordinator

4/19/2013  
\_\_\_\_\_  
Date





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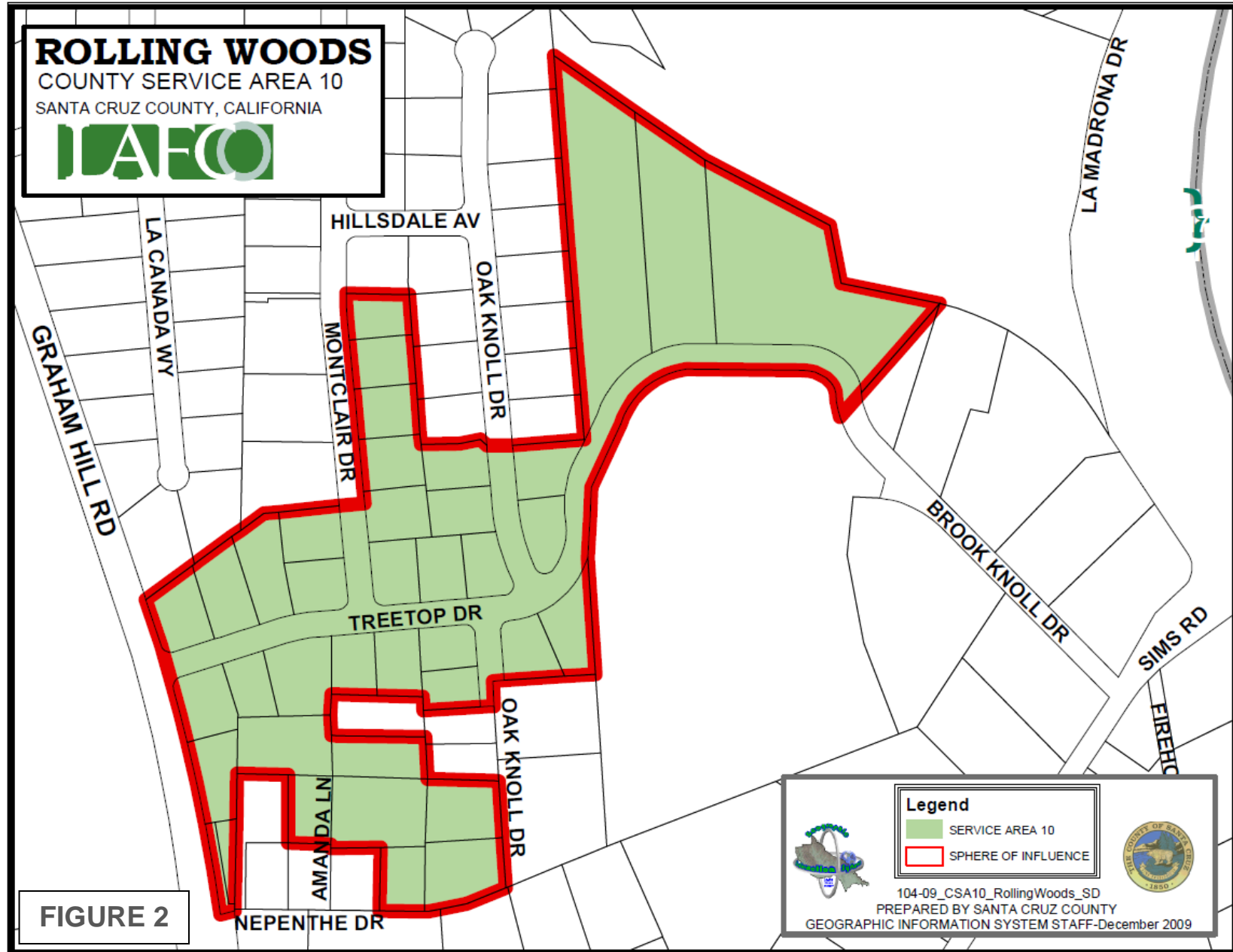






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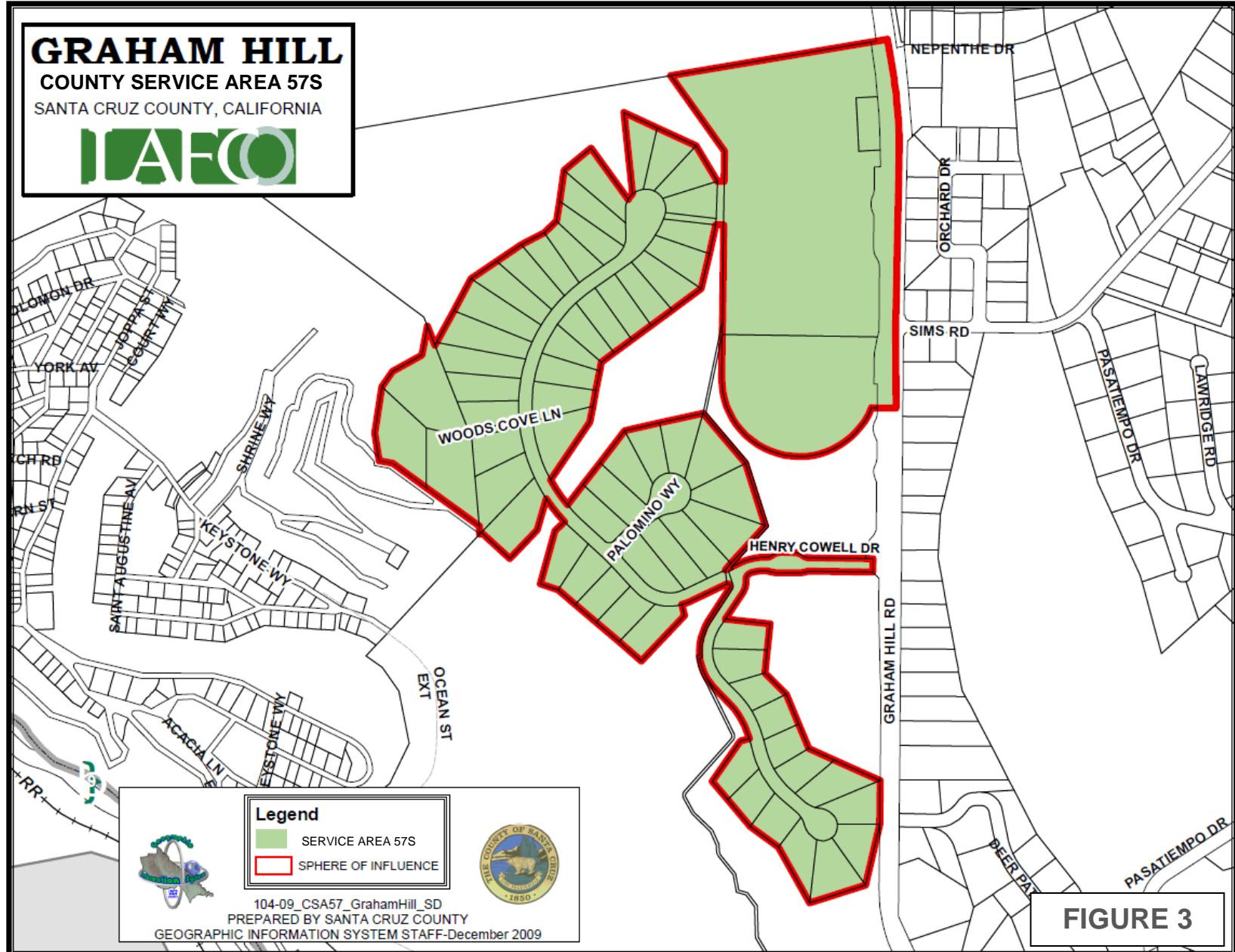






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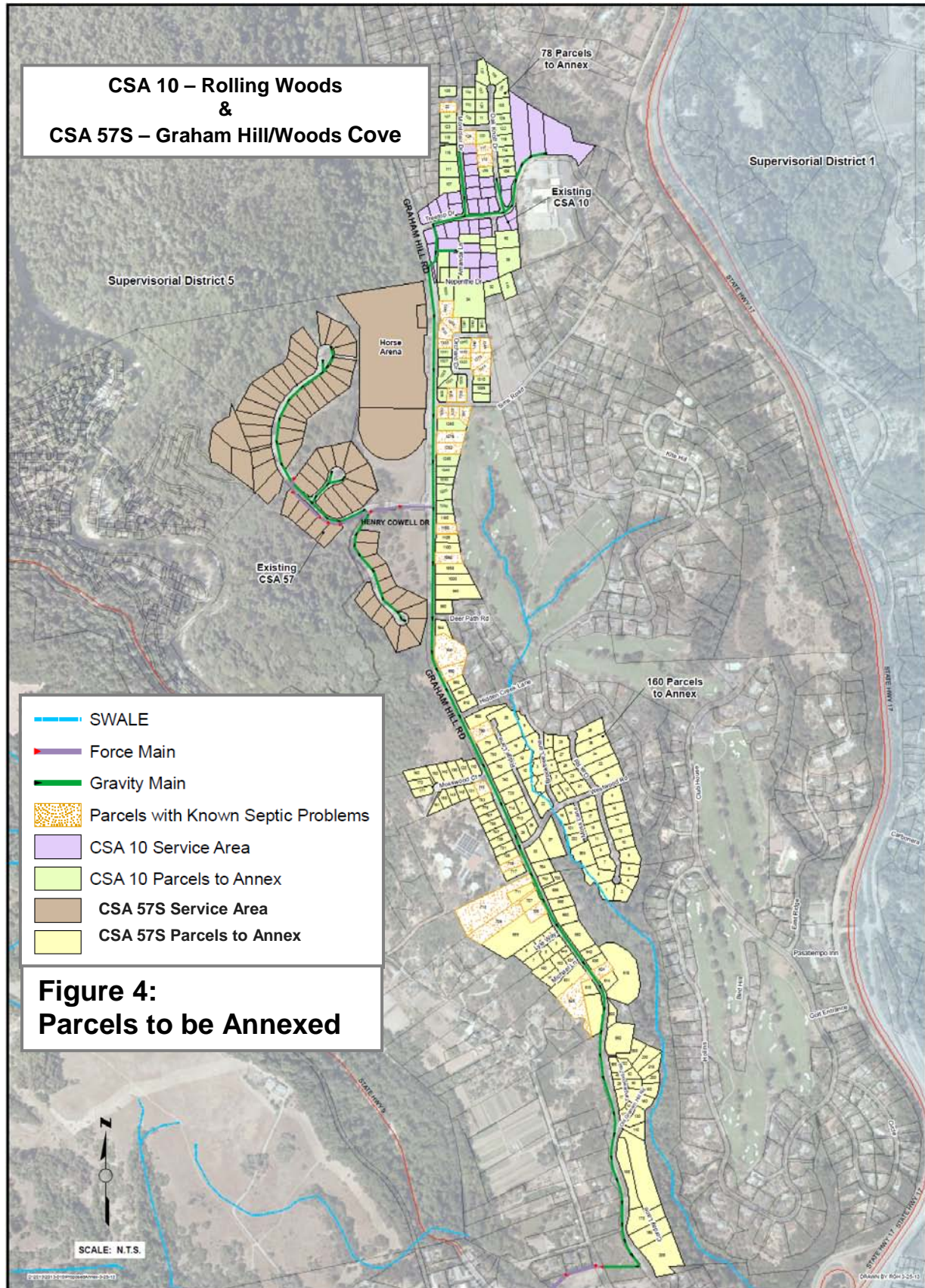






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## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS:

Parcel Size (acres): Parcel sizes range from 0.15 acre to 7.1 acres in size.

Existing Land Use: The project area is dominated by low density and suburban residential development with a small area of neighborhood commercial.

Vegetation: The project area is mostly developed or landscaped. Portions of some parcels contain native vegetation.

Slope in area affected by project: ☒ 0 - 30% ☒ 31 – 100%

Nearby Watercourse: San Lorenzo River

Distance To: Approximately 500 feet at the closest point.

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed: Yes (Portion)

Groundwater Recharge: Yes (Portion)

Timber or Mineral: No

Agricultural Resource: No

Biologically Sensitive Habitat: Yes (Portion)

Fire Hazard: Yes (portion)

Floodplain: No

Erosion: Potential

Landslide: Yes (portion)

Liquefaction: Low Potential (portion)

Fault Zone: None mapped

Scenic Corridor: No

Historic: No

Archaeology: Mapped Archaeological Resources

Noise Constraint: No

Electric Power Lines: Yes

Solar Access: Yes

Solar Orientation: Yes

Hazardous Materials: No

Other:

### SERVICES:

Fire Protection: Scotts Valley Fire Prot. Dist.

School District: Santa Cruz City Elementary and Scotts Valley Unified

Sewage Disposal: Septic

Drainage District: None

Project Access: The project is accessed via Graham Hill Road

Water Supply: City of Santa Cruz Water Department

### PLANNING POLICIES:

Zone District: Single-Family Residential (R-1-10, 15, & 20), and Neighborhood Commercial

General Plan: low density and suburban residential, and neighborhood commercial

Urban Services Line: ☒ Inside

Coastal Zone: ☐ Inside

Special Designation: None

☐ Outside

☒ Outside



## ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The proposed project area lies within the County's Urban Services Line, are outside CSA 10 and CSA 57S sanitation boundaries, and outside of the sphere of influence (SOI). The project area is dominated by low density and suburban residential development with a small area of neighborhood commercial. An equestrian park is also located in the project vicinity.

## PROJECT BACKGROUND:

### County of Santa Cruz General Plan Environmental Impact Report

The County of Santa Cruz General Plan and Local Coastal Program (General Plan) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The document provides a set of policies and programs to guide future growth and development in a manner consistent with the goals and quality of life desired by the Santa Cruz County citizens. The policies in the General Plan become the basis for all decisions related to the use of land and development within the County. The General Plan states that it serves two functions: 1) as a regulatory framework against which all proposed development is measured; and 2) a vision statement for the desired future of the County. Objective 7.19 of the General Plan directs projects to provide necessary and adequate sanitation services to areas of urban development within the Urban Services Line based on a trunk-line sewage collection, treatment and disposal system. Policy 7.19.3 requires developers, including public agencies, to locate and size new collection systems to best serve *all areas* inside the Urban Services Line. However, Policy 7.19.4 prohibits any additional connections to the existing package sewage treatment plant and collector system within CSA 10 (Rolling Woods) until a trunk line connection is made to the Scotts Valley sanitation system. As of 2009, CSA 10 has been connected to the City of Santa Cruz Wastewater Treatment Plant via the Graham Hill sanitary sewer line.

### Greater Pasatiempo Area Wastewater Improvement District Feasibility Study

In 1998, the Environmental Health Department completed a feasibility study to consider the costs and alternatives for extending sewer service to approximately 1,100 developed parcels and 80 undeveloped parcels in the Greater Pasatiempo area. At that time, it was estimated that sewer service would cost \$11,500 per parcel. Public meetings were held and an informal telephone poll was conducted, with responses from 35 percent of the property owners indicating 65 percent support for the project. In April of 1999, the County of Santa Cruz Board of Supervisors authorized County staff to proceed with securing a contract with a bond counsel to assist in developing financing mechanisms for the project.

### Previous Environmental Reviews

In 1995, an Environmental Impact Report was prepared according to the California Environmental Quality Act (CEQA) to subdivide a 170.5 acre site to provide 60 single-family residential lots and related infrastructure on approximately 32 acres, a common area of approximately 117 acres, and a site reserved for a fire station, equestrian trails on about one



acre, and an equestrian park of about 20 acres. This area is now known as “Woods Cove.” The site is located on the west side of Graham Hill Road, west of the intersection with Simms Road. An on-site package sewage treatment plant was proposed to be build that would serve the proposed houses. The treated effluent was to be pumped to and carried by the existing Scotts Valley gravity flow pipeline located in Graham Hill Road. The EIR was certified by the County Board of Supervisors on November 27, 1996, however, the project did not move forward as planned.

In 1998, an Environmental Initial Study was prepared to analyze the possibility of amending the subdivision permit to allow a second alternative method of sewage disposal; the construction of a raw sewage pipeline linking the project to the City of Santa Cruz existing wastewater treatment plant. The pipeline would serve the approved Woods Cove residential lot subdivision of 60 single-family dwellings, twenty-acre future park site, and a relocated equestrian facility. The proposed alternative included an eight-inch sanitary sewer pipeline which would extend from the subdivision site on Graham Hill Road to a point of connection with an existing 18-inch sewer located in River Street, at Golf Club Drive, in the City of Santa Cruz. From that point, the effluent would travel through the existing City of Santa Cruz sanitary sewer system to the Santa Cruz Regional Wastewater Treatment Facility with disposal to Monterey Bay.

A CEQA Initial Study/Mitigated Negative Declaration was prepared in July of 1998 to analyze potential impacts associated with the change. Ultimately, the alternative sewage disposal method was approved and the Mitigated Negative Declaration was adopted by the County Board of Supervisors. However, to ensure that the project would not result in the potential for significant growth-inducing impacts, the applicant was required to establish a one foot “non-access strip” around the raw sewage pipeline prior to acceptance of the improvements by the County Department of Public Works. Additional connections to the raw sewage pipeline, in excess of those associated with the Woods Cove project (60 residential parcels and the relocated equestrian facility, including clubhouse, caretaker’s quarters, and future public restrooms) would require Environmental Review and a subsequent environmental determination.

In October 2008, a CEQA Categorical Exemption was prepared for the construction of 2,200 feet of sanitary sewer pipeline intended to connect 39 parcels located within CSA 10 (Rolling Woods subdivision) to the existing Graham Hill sewer line. Only developed parcels with existing connections to the package treatment plant were connected. No new connections were made. The existing package treatment plant that previously served the subdivision was removed following project completion. It should be noted that the CSA 10 connections to the Graham Hill sanitary sewer line are consistent with Objective 7.19 and Policy 7.19.4 of the County General Plan as discussed earlier.



## DETAILED PROJECT DESCRIPTION:

### *Santa Cruz Local Agency Formation Commission*

The County of Santa Cruz Department of Public Works is proposing that the Santa Cruz County LAFCO expand their sphere of influence to annex an additional 78 parcels into CSA 10 (Figure 2), and 160 additional parcels into CSA 57S (Figure 3) for a total of 238 parcels (Figure 4). CSA 57S was established to convey wastewater to the City of Santa Cruz Regional Wastewater Treatment Facility, and CSA 57 was established to convey storm water flows. The project also proposes to remove the existing one foot “non-access strip” from around the raw sewage pipeline located within Graham Hill Road, which was established in 1998. The removal of the non-access strip would enable the needed lateral connections. All but approximately thirteen of the 238 parcels proposed for annexation are developed with aging sanitary septic systems. This would allow those parcels, many of which have poorly functioning septic systems, to make lateral connections into the existing Graham Hill Road Sanitary Sewer. The proposed parcels lie within the County’s Urban Services Line, but are outside of the boundaries and sphere of influence for both CSAs. The CSAs provide for sanitary sewer collection and transmission to the City of Santa Cruz sewer system. Each residence to be annexed into CSA 10 and CSA 57S would pay a connection fee to the City of Santa Cruz and would be billed by the City for sewage treatment upon connection to the main sewer line. Annual CSA fees would also be charged upon connection to the system.

### *CSA 10 – Rolling Woods*

Thirty-nine parcels are currently included in the area served by CSA 10 and 31 units are connected and charged sewer service fees. Rolling Woods was served by a small package treatment plant until 2010 when the sewer on Graham Hill Road was extended from Henry Cowell Drive to 200 feet north of Nepenthe Drive, allowing the CSA 10 sewage to flow by gravity to the City of Santa Cruz Regional Wastewater Treatment Facility. The County of Santa Cruz Department of Public Works is proposing to expand the SOI and annex 78 parcels into CSA 10. The parcels include twelve parcels along Graham Hill Road north of Henry Cowell Drive that can connect directly to the sewer main installed in 2010.

In addition, Public Works staff is recommending expanding the SOI to include parcels along Sims Road (to Orchard Drive) and the parcels on Orchard Drive. In 1997 Creegan & D’Angelo prepared the Greater Pasatiempo Wastewater Management Plan for the County of Santa Cruz Environmental Health Services. The report states that 80 parcels in the Sims Road/Orchard Drive area experience a high level of septic problems due to high groundwater, clay soil, and/or small lot size. In 1997, the failure rates were about 30 percent. Septic systems have a life expectancy of approximately 20 years and several parcels on Orchard Drive are experiencing problems with their leach fields due to high groundwater.

Parcels along Nepenthe Drive and Orchard Drive will require a sewer main extension to connect to the sewer main in Graham Hill Road. The sewer lateral connections for the



parcels along Amanda Lane, Oak Knoll, and Montclair Drive will require an engineered sewer plan to determine if the parcels will be able to gravity flow into the sewer main or if private lift stations will be required. Any costs associated with a sewer main extension will be borne by the property owners.

*CSA 57S – Graham Hill Road*

There are currently 70 parcels within CSA 57S and 58 units are connected and charged sewer service fees. The County of Santa Cruz Department of Public Works is proposing to expand the sphere of influence and annex an additional 160 parcels into CSA 57S. The parcels are located on Graham Hill Road south of Henry Cowell Drive and north of Tanner Heights Drive. Parcels located on Graham Hill Road would individually connect to the sewer main in Graham Hill Road via gravity sewer laterals or private lift stations. Parcels located on Ridge Lane, Brooktree Lane, Oak Road, Moss Lane, and Westwood Road have also been included and would be required to form a sewer assessment district to connect with an engineered sewer collection system via gravity sewer laterals and/or private lift stations. The costs for these facilities would be borne by the property owners and would be in addition to the sewer collection fees. Similarly, parcels located on Mosswood Court, Lyle Way, Michael Lane, Tanglewood Trail, Old Graham Hill Road, and Corday Lane would be required to submit an engineered sewer plan to extend a sewer main to the sewer main in Graham Hill Road. Any costs for extending a sewer main on the roads would be borne by the property owners.





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### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. GEOLOGY AND SOILS

*Would the project:*

1. *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.*
  - B. *Strong seismic ground shaking?*
  - C. *Seismic-related ground failure, including liquefaction?*
  - D. *Landslides?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Geological Survey, 2013). The San Andreas, San Gregorio, Monterey Bay, and Zayante-Vergeles fault zones and the Butano and Ben Lomond faults are major, active or potentially active faults in Santa Cruz County. The San Andreas and Butano faults are located approximately 9 miles to the northeast. The Zayante fault lies approximately 6 miles to the northeast. The Monterey and San Gregorio fault zones are located approximately 7.5 and 10 miles to the southwest, respectively. The closest fault trace is the Ben Lomond fault which passes on-half mile west of the project area. The San Andreas, San Gregorio and Zayante-Vergeles faults are considered active, exhibiting evidence of movement within the last 10,000 years. The Monterey Bay, Butano and Ben Lomond faults are all considered potentially active. Although there are not active fault zones identified on site, and surface fault rupture is not likely, the project area would be subject to other seismic hazards, including ground shaking and potential secondary effects from seismic activity occurring on



regional faults (County of Santa Cruz 1995).

Historic earthquakes on the San Andreas system have caused significant seismic shaking and structural damage to buildings in the 1906 earthquake. The 7.1 magnitude Loma Prieta earthquake occurred in the Santa Cruz Mountains on October 17, 1989.

A large magnitude earthquake on any of the nearby active or potentially active faults in the region would create substantial seismic shaking within the proposed project area. Surface materials in the proposed project area include Quaternary alluvium and Santa Margarita Sandstone. The estimated mean peak horizontal ground accelerations, in terms of percent gravity (g), which may be expected for the maximum credible event on faults in Santa Cruz County range from 0.25g on the Butano fault to 0.70g on the Ben Lomond fault (County of Santa Cruz, 1995).

Annexation of the 238 parcels into CSAs 10 and 57S, and the ultimate construction of the various connections would not result in significant adverse impacts from seismic related events. Impacts would be less than significant.

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

**Discussion:** See response to A-1 above.

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

**Discussion:** A number of parcels located at the southern third of the project area, to the west and east of Graham Hill Road, include areas of greater than 50 percent slopes. It is anticipated that the various sanitary sewer connections would be required to encroach into areas of greater than 30 percent slopes. However, the installation of utilities such as sewer connection is exempt from the County of Santa Cruz Grading Ordinance. No significant impact is anticipated.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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:** Only small amounts of trenching would be required to install each of the 238 sanitary sewer connections. No grading would be required. Best management practices would be implemented during trenching and utility installation. Impacts associated with soil erosion would be less than significant.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project area contains various parcels that contain Watsonville Loam, which is an expansive soil. However, no new construction is being proposed. Installation of sanitary sewer lines would not be adversely impacted by expansive soils. Impacts would be less than significant.

6. <i>Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** Approximately 20 parcels located in CSA 10 annexation area, and 12 parcels within the CSA 57S annexation area have known septic system problems. The connection of these parcels to sanitary sewer would result in an environmental benefit. No impact is anticipated.

7. <i>Result in coastal cliff erosion?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project site is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion. No impact is anticipated.

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

*Would the project:*

1. <i>Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>	<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 portion of the project site lies within a 100-year flood hazard area. Therefore, no impact is anticipated.

2. <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------



**Discussion:** According to FEMA National Flood Insurance Rate Map, dated May 16, 2012, no portion of the project site lies within a 100-year flood hazard area. Therefore, no impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | <i>Be inundated by a seiche, tsunami, or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project area is located approximately two miles inland and approximately 1,000 feet east of the nearest anticipated tsunami inundation area along the San Lorenzo River (County of Santa Cruz, 2011). No impact would occur.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | <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 residences located in the project area currently obtains water from City of Santa Cruz Water Department and would continue to do so under the current proposal. Residences within the proposed project area would not rely on private well water. Water demand would not change. Although some recharge would be lost from the removal of numerous septic systems, the impact would be small and not located in an overdrafted groundwater basin. In addition, the project is not located in a mapped groundwater recharge area. No impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The connection of as many as 238 septic systems to sewer may result in a benefit to water quality due to the large number of failing systems. The proposed project would be consistent with General Plan Policy 5.8.3, which prohibits any land use in a Primary Groundwater Recharge Area which would allow the percolation of pollutants into the groundwater system. Many of the parcels to be annexed into CSA 10 are located in a



groundwater recharge area. No impact to a public or private water supply is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Degrade septic system functioning?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There is no indication that existing septic systems in the vicinity would be affected by the project. No impacts are anticipated.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would require trenching for the installation of lateral sewer lines for connection to the Graham Hill sanitary sewer line. However, these trenches would be backfilled and no topographical alterations to the landscape would result. No impact to drainage patterns is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | <i>Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No increase in runoff is anticipated from the proposed annexation and subsequent construction. A Stormwater Pollution Control Plan will be prepared and submitted to the Planning Department that meets the requirements of County's Construction Site Stormwater Pollution Control BMP Manual as required by Section 7.79.100 of the County Code. Therefore, no significant impact is anticipated.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | <i>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Refer to responses B-1 and B-2 for discussion on flood risk. The project site is not located near any levees or dams that could potentially fail; and therefore, no impact would occur.

- |     |  |                          |                          |                          |                                     |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. | <i>Otherwise substantially degrade water</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



quality?

**Discussion:** The connection of as many as 238 septic systems to sewer may result in a benefit to water quality due to the large number of failing systems. No impact to a public or private water supply is anticipated.

## C. 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 Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

*Discussion:*

### Sandhills Habitat Impacts

Specific parcels located within the proposed project area have the potential to impact Sandhills habitat, which is considered sensitive by the County because it is potential habitat for the Mount Hermon June beetle (*Polyphylla barbata*) and the Ben Lomond spineflower (*Chorizanthe pungens* var. *hartwegiana*). Both of these species are listed as federally endangered species under the Endangered Species Act.

#### Mount Hermon June Beetle

The Mount Hermon June beetle, a member of the family Scarabaeidae (*Insecta: Coleoptera*), has been listed as federally endangered since 1997, but critical habitat has not been designated for this species. The Mount Hermon June beetle has only one generation per year, but the majority of the life cycle occurs beneath the soil surface and presumably takes 2 to 3 years to complete. Adult females lay eggs beneath the soil surface on, or in close proximity, to host plants. Eggs hatch into larvae that feed on roots of host plants. As the larvae grow, they molt and eventually male and female adults emerge from pupae. Adult emergence and seasonal activity often begins in early June and continues through about mid-August (activity period). During the activity period, adult June beetles are active at night. Adult males emerge from the sandy soils and fly in search of pheromones released by flightless females which emerge from the soil. Mating occurs at the surface of the soil, and females retreat underground immediately where they presumably lay eggs. At the end of the flight period each evening, males burrow back into the soil, emerging repeatedly on subsequent evenings to search for mates.



The Mount Hermon June beetle has been found in association with Zayante sands and vegetation characteristic of the Sandhills. Additionally, adult Mount Hermon June beetles have been found in disturbed areas where remnants of Sandhills habitat still occur. All documented observations of Mount Hermon June beetle reproduction are from sites that harbor Zayante soils. A limited number of observations of adult Mount Hermon June beetles have occurred on sandy soils in the immediate vicinity of, although not specifically on, Zayante soils.

The Mount Hermon June beetle has been observed in approximately 150 locations in Sandhills habitat (Zayante soils) in the vicinity of Mount Hermon, Felton, Ben Lomond, Zayante, and Scotts Valley. The species was also recently discovered in the Bonny Doon area. While the entire known range of the Mount Hermon June beetle encompasses a total area of nearly 10,000 acres, suitable habitat for the endangered insect is only known to occur within approximately 2,800 acres of that total, as of 2004. The precise amount of habitat which is currently occupied by the Mount Hermon June beetle is unknown. There is a close association between locations where the Mount Hermon June beetle occurs and various native Sandhills plant species, including ponderosa pines and Ben Lomond spineflower.

#### Ben Lomond Spineflower

The Ben Lomond spineflower (*Chorizanthe pungens* var. *hartwegiana*), a small, short-lived annual herb of the buckwheat family (*Polygonaceae*), was listed as federally endangered in 1997, but critical habitat has not been designated. Seeds germinate in late fall after the first substantial rains. Plants form a basal rosette of leaves in the winter, bolt in late February and early March, flower between March and May, and then set seed between June and July. In open habitat, the Ben Lomond spineflower can reach seedling densities in the hundreds per square foot. When in bloom, the Ben Lomond spineflower often appears as a spreading mat of small, showy, pink flowers.

The Ben Lomond spineflower is endemic to the Sandhills and restricted to sandy soils of the Zayante series. Specifically, the Ben Lomond spineflower requires sandy soils in open, sparsely vegetated areas. The core of current and historical populations of the species occurs in the vicinity of Mount Hermon, Felton, Ben Lomond, Zayante, Scotts Valley, and Bonny Doon. Population sizes vary widely from year to year due to interannual variability in climate, particularly rainfall.

#### Interim Programmatic Habitat Conservation Plan

The Interim Programmatic Habitat Conservation Plan (IPHCP) is intended to be used for small development projects (e.g., single family dwelling, garage, remodel, deck, swimming pool, etc.) proposed in areas with existing, dense residential development that are likely occupied by the Mount Hermon June beetle and Ben Lomond spineflower (See Figure 5).



The eligibility criteria for coverage under the IPHCP include the following:

- Project is residential.
- Project is located on a parcel that is 1.5 acres or less in size.
- Project would result in ground disturbance of Zayante soils.
- Development envelope for the project, when combined with the development envelope for any project previously implemented on the same parcel using the IPHCP and the ITP, will not exceed 15,000 square feet (0.34 acres).
- Proposed development is a project that requires a County discretionary or building permit that involves ground disturbance. Examples include: single family dwelling, guest cottage (or accessory dwelling unit), attached or detached garage; shed; storage building, room addition, remodels that involve ground disturbance, septic system installations and upgrades.

Projects that meet these eligibility requirements can be covered by the IPHCP and ITPs, and are thereby the proposed “Covered Activities” referred to in the IPHCP.

Ten Project Units occur within the IPHCP boundary within the communities of Ben Lomond, Felton, Mount Hermon, and Scotts Valley. The Rollingwoods Unit is in the vicinity of the project area and covers all of the parcels located in Sandhills habitat within the CSA 10 annexation area with the exception of two commercial properties and one home site greater than 1.5 acres in size. The Rollingwoods Unit encompasses 184 acres. It contains 351 parcels, 339 (97 percent) of which are 1.5 acres or less in size. The unit is bordered by Graham Hill Road to the west, Pasatiempo Drive to the south, Rollingwoods Drive to the north, and lower-density residential development to the east. The entire unit is located within the unincorporated area.

Of the 238 parcels proposed for annexation into CSA 10 and CSA 57S, it appears that all but twelve parcels could avoid impacts to Sandhills habitat (Table 1). A total of seven undeveloped parcels within CSA 10, and three undeveloped parcels and two developed parcels with unpaved driveways within CSA 57S, for a total of twelve parcels potentially impacted.

#### Mitigation for Impacts to Sandhills Habitat through the IPHCP Process

Prior to beginning any ground-disturbing activities, the impacts of Covered Activities must be mitigated in one of the following ways:

1. Secure conservation credits for the Mount Hermon June beetle at a ratio of 1:1 in terms of acres of disturbance to numbers of credits (e.g., a project with a 0.1-acre disturbance envelope will mitigate by securing 0.1 acre of conservation credits for the Mount Hermon June beetle) at the Zayante Sandhills Conservation Bank; or



2. Secure conservation credits for the Mount Hermon June beetle at a ratio of 1:1 in terms of acres of disturbance to numbers of credits (e.g., a project with a 0.1-acre disturbance envelope will mitigate by securing 0.1 acre of conservation credits for the Mount Hermon June beetle) at another Service-approved conservation bank, which also has an Operating Agreement with the County if the parcel is within the County's jurisdiction.

Because contiguous areas of high-quality habitat will be used to mitigate for impacts to fragmented, lower-quality habitat, the mitigation ratio for Covered Activities would be 1:1 in terms of the area of disturbance envelope to the number of conservation credits of mitigation responsibility.

The Planning Department will be required to review the project to determine if disturbance is minimized and is reasonable for the site. In order for the Planning Department to support a project design in Sandhills, all efforts to avoid and minimize impacts need to be considered and implemented to the maximum extent feasible. The Board of Supervisors is required to approve the purchase of conservation credits prior to approval of the application by the Planning Department.

#### *Mitigation for Impacts to Sandhills Habitat through the HCP Process*

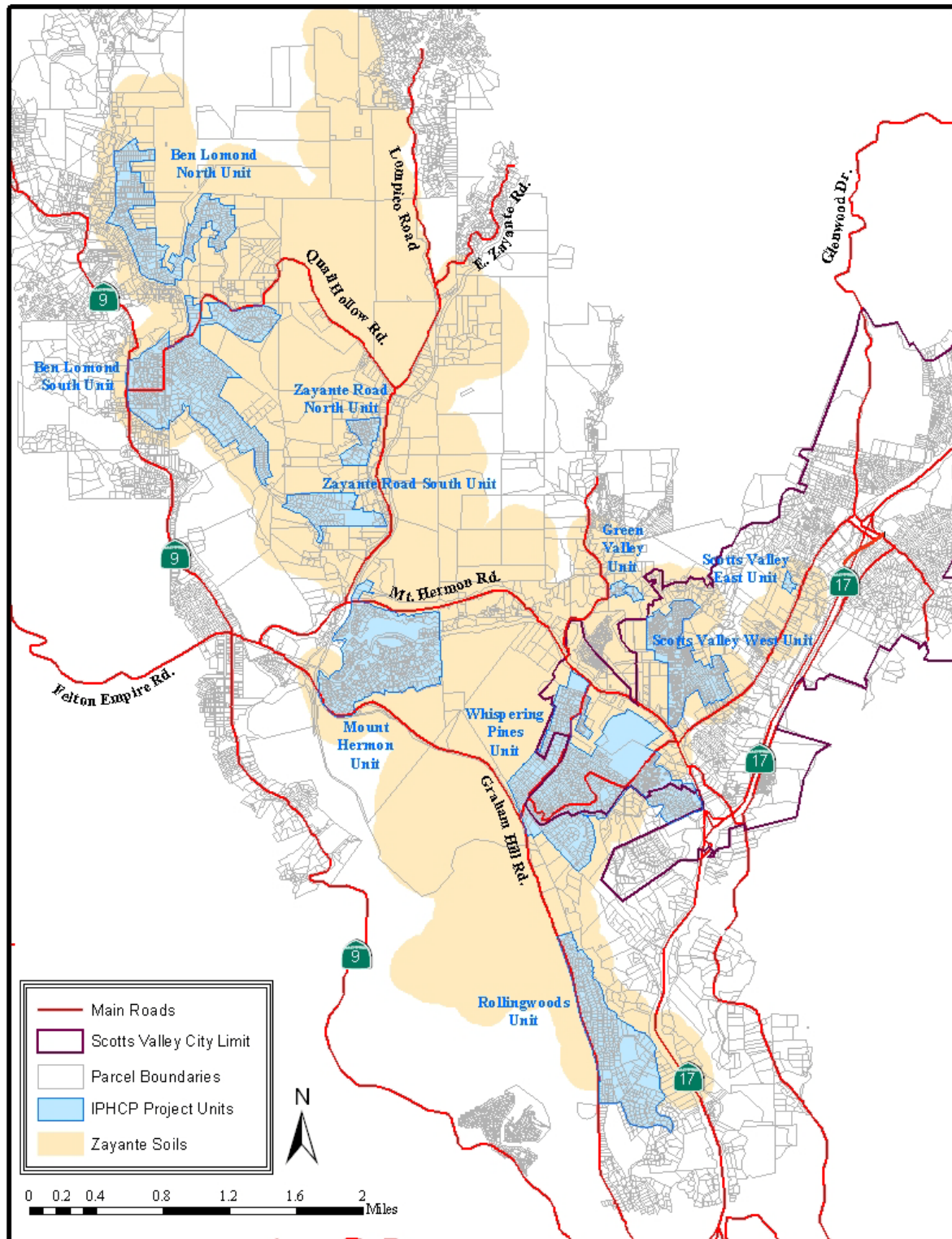
Landowners seeking to connect to sewer that are likely to result in take of federally endangered species in the Zayante Sandhills will require an incidental take permit (ITP) from the USFWS to cover the impacts of their projects if they are not eligible under the IPHCP. An ITP can be obtained through preparation of a Habitat Conservation Plan (HCP), which describes how the landowner will minimize impacts of their project on endangered species, and mitigate those impacts by compensating for habitat negatively impacted by the project. Impacts and mitigation would be established by the USFWS through the HCP process.

Mitigation through the purchasing of conservation credits from the Zayante Sandhills Conservation Bank would only be allowed upon approval from the County Board of Supervisors.

The Planning Department will be required to review the project to determine if disturbance is minimized and is reasonable for the site. In order for the Planning Department to support a project design in Sandhills, all efforts to avoid and minimize impacts need to be considered and implemented to the maximum extent feasible. The Board of Supervisors is required to approve the purchase of conservation credits prior to approval of the application by the Planning Department.

Once the application has been approved by the Planning Department the applicant is still required to obtain an individual take permit (ITP) from the United States Fish and Wildlife Service (USFWS) prior to any site disturbance. The ITP applications shall be prepared by





**Figure 5. Project Units Covered under the IPHCP, Santa Cruz County, California.**  
Source: U.S. Fish and Wildlife Service, County of Santa Cruz, and City of Scotts Valley. 2011. *Sandhills Interim Programmatic Habitat Conservation Plan*. January.



Table 1: Parcels Proposed for Annexation Mapped as Containing Sand Hills Habitat

Assessor Parcel Number	Address	Current Land Use	Parcel Size (acres)	Within IPHCP	Impact Avoidance
County Service Area 10 <sup>(1)</sup>					
061-391-07	136 MONTCLAIR DR	SINGLE RESIDENCE	0.282	Yes	Yes
061-391-08	132 MONTCLAIR DR	SINGLE RESIDENCE	0.280	Yes	Yes
061-391-09	128 MONTCLAIR DR	SINGLE RESIDENCE	0.290	Yes	Yes
061-391-10	11 HILLSDALE AVE	SINGLE RESIDENCE	0.276	Yes	Yes
061-391-11	129 OAK KNOLL DR	SINGLE RESIDENCE	0.283	Yes	Yes
061-391-12	133 OAK KNOLL DR	SINGLE RESIDENCE	0.322	Yes	Yes
061-391-14	137 OAK KNOLL DR	SINGLE RESIDENCE	0.486	Yes	Yes
061-391-15	138 OAK KNOLL DR	SINGLE RESIDENCE	0.443	Yes	Yes
061-391-16	134 OAK KNOLL DR	SINGLE RESIDENCE	0.395	Yes	Yes
061-391-17	130 OAK KNOLL DR	SINGLE RESIDENCE	0.435	Yes	Yes
061-391-18	126 OAK KNOLL DR	SINGLE RESIDENCE	0.299	Yes	Yes
061-391-19	122 OAK KNOLL DR	SINGLE RESIDENCE	0.300	Yes	Yes
061-391-20	118 OAK KNOLL DR	SINGLE RESIDENCE	0.323	Yes	Yes
061-391-21	114 OAK KNOLL DR	SINGLE RESIDENCE	0.299	Yes	Yes
061-391-22	110 OAK KNOLL DR	SINGLE RESIDENCE	0.292	Yes	Yes
061-391-23	106 OAK KNOLL DR	SINGLE RESIDENCE	0.281	Yes	Yes
061-392-06	135 MONTCLAIR DR	SINGLE RESIDENCE	0.319	Yes	Yes
061-393-01	124 MONTCLAIR DR	SINGLE RESIDENCE	0.310	Yes	Yes
061-393-03	113 OAK KNOLL DR	SINGLE RESIDENCE	0.294	Yes	Yes
061-393-04	117 OAK KNOLL DR	SINGLE RESIDENCE	0.288	Yes	Yes
061-393-05	120 HILLSDALE AVE	SINGLE RESIDENCE	0.301	Yes	Yes
061-393-06	109 OAK KNOLL DR	SINGLE RESIDENCE	0.271	Yes	Yes
061-394-01	22 MEYER DR	SINGLE RESIDENCE	0.274	Yes	Yes
061-394-02	127 MONTCLAIR DR	SINGLE RESIDENCE	0.302	Yes	Yes
061-394-03	123 MONTCLAIR DR	SINGLE RESIDENCE	0.308	Yes	Yes
061-403-07	107 MONTCLAIR DR	SINGLE RESIDENCE	0.585	Yes	Yes
061-403-08	111 MONTCLAIR DR	SINGLE RESIDENCE	0.513	Yes	Yes
061-403-09	115 MONTCLAIR DR	SFR + SECOND UNIT	0.511	Yes	Yes
061-403-11	119 MONTCLAIR DR	SINGLE RESIDENCE	0.306	Yes	Yes
061-404-03	60 OAK KNOLL DR	SINGLE RESIDENCE	0.707	Yes	Yes
061-404-04	39 NEPENTHE DR	SINGLE RESIDENCE	0.996	Yes	Yes
061-404-12	--	LOT/RESIDENTIAL ZONE	0.329	Yes	No
061-404-16	--	LOT/RESIDENTIAL ZONE	0.268	Yes	No
061-404-25	--	LOT/RESIDENTIAL ZONE	0.245	Yes	No
061-404-27	--	LOT/RESIDENTIAL ZONE	0.367	Yes	No
061-404-28	--	LOT/RESIDENTIAL ZONE	0.247	Yes	No
061-404-32	--	LOT/RESIDENTIAL ZONE	0.219	Yes	No
061-404-33	--	LOT/RESIDENTIAL ZONE	0.224	Yes	No
061-412-01 <sup>(2)</sup>	24 NEPENTHE DR	HOMESITE/1-4.9 ACRES	1.894	Yes	Yes
061-412-05	1339 ORCHARD DR	SINGLE RESIDENCE	0.348	Yes	Yes
061-412-06	1337 ORCHARD DR	SINGLE RESIDENCE	0.323	Yes	Yes
061-412-16 <sup>(2)</sup>	1500 GRAHAM HILL RD	MULTI STORES/1 BLDG	0.494	Yes	Yes
061-412-17 <sup>(2)</sup>	1460 GRAHAM HILL RD	MULTI STORES/1 BLDG	0.411	Yes	Yes
067-481-25	32 NEPENTHE DR	SINGLE RESIDENCE	0.453	Yes	Yes
067-481-27	410 SIMS RD	SINGLE RESIDENCE	0.564	Yes	Yes
County Service Area 57S <sup>(3)</sup>					
060-361-11	625 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	1.416	No	Yes
060-171-07	614 GRAHAM HILL RD	SINGLE RESIDENCE	0.349	No	Yes
060-361-10	631 GRAHAM HILL RD	SINGLE RESIDENCE	0.808	No	Yes
060-441-13	635 GRAHAM HILL RD	SINGLE RESIDENCE	0.229	No	Yes
060-194-02	150 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	1.238	No	No
060-194-06 <sup>(2)</sup>	0	1-4.9 ACRE/RURAL	2.486	No	No
060-441-11	649 GRAHAM HILL RD	SINGLE RESIDENCE	0.187	No	Yes
060-171-08 <sup>(2)</sup>	610 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	2.695	No	Yes
060-151-62 <sup>(2)</sup>	699 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	2.651	No	Yes
060-151-63 <sup>(2)</sup>	709 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	1.565	No	Yes
060-151-82 <sup>(2)</sup>	713 GRAHAM HILL RD	HOMESITE/1-4.9 ACRES	2.650	No	Yes
060-171-09	560 GRAHAM HILL RD	SINGLE RESIDENCE	1.328	No	Yes



			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
060-171-02	600 GRAHAM HILL RD	SINGLE RESIDENCE	0.306	No	No	
060-361-13	0	1-4.9 ACRE/RURAL	1.011	No	No	
060-361-12	615 GRAHAM HILL RD	SINGLE RESIDENCE	0.376	No	Yes	
060-441-06	7 LYLE WAY	SINGLE RESIDENCE	0.371	No	Yes	
060-441-07	5 LYLE WAY	SINGLE RESIDENCE	0.259	No	Yes	
060-441-03	6 LYLE WAY	SFR + SECOND UNIT	0.436	No	Yes	
060-441-04	4 LYLE WAY	SINGLE RESIDENCE	0.216	No	Yes	
060-201-46	125 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.229	No	Yes	
060-201-30	130 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.427	No	Yes	
060-201-47	145 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.152	No	Yes	
060-201-29	160 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.334	No	Yes	
060-201-20	0	LOT/RESIDENTIAL ZONE	0.257	No	No	
060-201-24	180 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.387	No	Yes	
060-201-28	200 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.265	No	Yes	
060-201-27	210 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.481	No	Yes	
060-201-26	230 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.633	No	Yes	
060-201-25	250 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.548	No	Yes	
060-201-31	110 OLD GRAHAM HILL RD	SINGLE RESIDENCE	0.411	No	Yes	
060-201-45	17 TANGLEWOOD TRL	SINGLE RESIDENCE	0.364	No	Yes	
060-201-36	50 TANGLEWOOD TRL	SINGLE RESIDENCE	0.233	No	Yes	
060-201-39	28 TANGLEWOOD TRL	SINGLE RESIDENCE	0.216	No	Yes	
060-201-40	45 TANGLEWOOD TRL	SINGLE RESIDENCE	0.148	No	Yes	
060-201-44	52 TANGLEWOOD TRL	SINGLE RESIDENCE	0.241	No	Yes	
060-441-12	155 MICHAEL LN	SINGLE RESIDENCE	0.413	No	Yes	
060-441-09	160 MICHAEL LN	SINGLE RESIDENCE	0.428	No	Yes	
060-441-10	150 MICHAEL LN	SINGLE RESIDENCE	0.418	No	Yes	
Source: County of Santa Cruz, Department of Public Works, 2012.						
Note: (1) CSA 10 parcels included in the County of Santa Cruz Interim Programmatic Habitat Conservation Plan (IPHCP).						
(2) Parcel would not be eligible to mitigate impacts to Sandhills habitat through the purchase of conservation credits from the Zayante Sandhills Conservation Bank						
(3) CSA 57S Parcels not included in the County of Santa Cruz IPHCP.						

the applicant's biologist (Jodi McGraw and Richard Arnold are currently the only USFWS approved biologists for Sandhills ITPs).

## SPECIAL STATUS PLANT SPECIES IMPACTS

### Santa Cruz Tarplant

A population of the Santa Cruz tarplant (*Holocarpha macradenia*) is known to occur in the project area on the west side of Graham Hill Road, from the horse track south to approximately Mosswood Court (County of Santa Cruz, 2013). This species is federally listed as Threatened (USFWS, 2000) and listed by the State of California as Endangered (CDFW 2013). It is also included on List 1B of the CNPS Inventory (Tibor 2001; CNPS 2013). The Santa Cruz tarplant is in the aster family (Asteraceae) and is restricted to coastal terrace prairie habitat along the coast of central California. The Graham Hill population comprised of 12,000 standing plants in 1994 and 575-650 individuals in 2001 (USFWS 2002).

The only parcels within the proposed project that fall within potential habitat for the Santa Cruz tarplant are those located along Mosswood Court on the west side of Graham hill Road within the CSA 57S annexation area. The fully developed and landscaped parcels located along Mosswood Court are zoned R-1-10. Impacts from sewer lateral connections would occur from the street to each of the residences, impacting either paved driveways or



landscaped areas. No suitable habitat is present within this area for the Santa Cruz tarplant. As a result, no impacts from the proposed project are expected to occur.

### San Francisco Popcorn Flower

San Francisco popcorn flower (*Platiobothrys diffuses*) is listed as endangered by the State of California, but not listed by the federal government. This species is commonly found in moist places in forests, grasslands, and coastal prairie below 1,000 feet in elevation. There are known occurrences in Santa Cruz County and San Francisco. This species is found on Zayante coarse sand, 5-30 percent slope. This soil type is deep and somewhat excessively drained and has developed from consolidated marine sediment or sandstone (USDA 1980). Two known populations of San Francisco popcorn flower occur west of Graham Hill Road just south of Henry Cowell Drive (ESA, 1995).

Due to the highly developed nature of the project area, this species is not expected to occur in the project area. No impact is anticipated.

### Santa Cruz Clover

Santa Cruz clover (*Trifolium buckwestiorum*) is not listed by the State of California or the federal government. However, this species is included on list 1B.1 of the CNPS Inventory of Rare and Endangered Plants (rare, threatened, or endangered in CA and elsewhere). The Santa Cruz clover is an annual herb that is commonly found in grasslands or waste areas. The closest known population of this species is with the previously discussed San Francisco Popcorn flower.

Due to the highly developed nature of the project area, this species is not expected to occur in the project area. No impact is anticipated.

### White-rayed Pentachaeta

The white-rayed pentachaeta (*Pentachaeta bellidiflora*) is a small annual plant of the aster family (Asteraceae). This species is listed as endangered by both the State of California and the federal government. The white-rayed pentachaeta is known only from one location, in serpentine bunchgrass community in San Mateo County. Historically, this species was known from at least nine sites in Marin, San Mateo, and Santa Cruz counties. The other populations have been destroyed by urbanization, off-road vehicles, or highway construction over the past 50 years (USFWS, 1995).

Due to the highly developed nature of the project area, this species is not expected to occur in the project area. No impact is anticipated.

2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or

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



*regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Discussion:** No impacts to riparian habitat would occur. See C-1 above for a complete discussion.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project proposes to annex 238 parcels into both CSA 10 and CSA 57S to provide sewer connections to parcels that are currently on individual septic systems. The majority of connections would occur within paved and/or landscaped areas that provide little to no habitat value. In addition, impacts would be temporary. No significant impact to migratory wildlife corridors would occur as a result of the proposed project.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | <i>Produce nighttime lighting that would substantially illuminate wildlife habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No nighttime light emissions would be generated by the proposed project. Therefore, no impact would result from the proposed project.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No wetlands are located within the existing developed project area. No impacts are anticipated.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | <i>Conflict with any local policies or ordinances protecting biological</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|



*resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?*

**Discussion:** The project would not conflict with any local policies or ordinances. The project would be consistent with the Sensitive Habitat Protection Ordinance. The proposed project would eliminate the need for septic leach fields that currently exist within areas of Sandhills habitat, resulting in improved conditions. Impacts would also be consistent with the requirements of the IPHCP. No significant impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would be consistent with the IPHCP for the Endangered Mount Hermon June Beetle and the Ben Lomond Spine Flower, dated June 2011.

The IPHCP is intended to be used for small development projects (e.g., single family dwelling, garage, remodel, deck, swimming pool, etc.) proposed in areas with existing, dense residential development that are likely occupied by the Mount Hermon June beetle and Ben Lomond spineflower (See Figure 2). The eligibility criteria for coverage under the IPHCP include the following:

- Project is residential.
- Project is located on a parcel that is 1.5 acres or less in size.
- Project would result in ground disturbance of Zayante soils.
- Development envelope for the project, when combined with the development envelope for any project previously implemented on the same parcel using the IPHCP and the ITP, will not exceed 15,000 square feet (0.34 acres).
- Proposed development is a project that requires a County discretionary or building permit that involves ground disturbance. Examples include: single family dwelling, guest cottage (or accessory dwelling unit), attached or detached garage; shed; storage building, room addition, remodels that involve ground disturbance, septic system installations and upgrades.

The proposed annexation and sewer connection project would not conflict with the provisions of IPHCP. Therefore, no impact would occur.



#### D. AGRICULTURE AND FOREST 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:** Aside from approximately ten undeveloped parcels, the project site is fully developed, and 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 (California Department of Conservation, 2012). 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 primarily residential, which is not considered to be an agricultural zone. Additionally, the project area's land is nearly fully developed and 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



### Government Code Section 51104(g)?

**Discussion:** The project site is nearly fully developed and contains no timber resources. The project site is located in a highly urbanized area and no timber resources are located in the project vicinity. No impacts would occur from the proposed annexation and sewer connections.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 within the project area or in the immediate vicinity. No impact is anticipated.

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

**Discussion:** The fully developed project site is located in a highly urbanized area that does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use (California Department of Conservation, 2012). In addition, the fully developed project area contains no forest land, and no forest land occurs in the vicinity of the proposed project area. Therefore, no impacts are anticipated.

### E. 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 primarily for residential uses, 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. No impact is anticipated from the proposed reuse.

## F. VISUAL RESOURCES AND AESTHETICS

*Would the project:*

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | <i>Have an adverse effect on a scenic vista?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is located outside of all mapped scenic areas. Although some trenching and backfilling would occur, no grading would occur as a result of the project. No impact is anticipated.

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

**Discussion:** Please see discussion for F-1 above. No impact is anticipated.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | <i>Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please see discussion for F-1 above. No impact is anticipated.

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

**Discussion:** The proposed project area is nearly fully developed. The proposed



annexation and construction of lateral sewer connections would not require the installation of additional lighting that would create substantial glare or affect day or nighttime views in the area. No impact is anticipated.

## G. 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:** The California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed historic resources in the project area. No such resources are recorded within the project area. In addition, the County of Santa Cruz Local Inventory was searched. No historic properties were found to be located within the project area. Therefore, no adverse impact would occur.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 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:** An archaeological site reconnaissance was conducted and a report was prepared by Archaeological Consulting for the project area (see Attachment 2). The project area lies within the currently recognized ethnographic territory of the Costanoan (often called Ohlone) linguistic group. The group followed a general hunting and gathering subsistence pattern with partial dependence on the natural acorn crop. Habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. These original sources of water may no longer be present or adequate. Resource gathering and processing areas and associated temporary campsites are frequently found on the coast and in other locations containing resources utilized by the group. Factors that may influence the locations of these sites include the presence of suitable exposures of rock for bedrock mortars or other milling activities, ecotones, the presence of specific resources (oak groves, marshes, quarries, game trails, trade routes, etc.), proximity to water, and the availability of shelter. Temporary camps or other activity areas can also be found along ridges or other travel corridors.

The research at the Northwest Regional Information Center found no archaeological sites recorded within the project area. Seven cultural resources, both prehistoric sites and historic resources are recorded within one kilometer (0.62 mile) of the project area.

None of the materials frequently associated with prehistoric cultural resources in this area



(dark greasy or ashy midden soil, fragments of weathered marine shell, flaked or ground stone, fire affected rock, bone fragments, etc.) were observed during the field reconnaissance. There was no evidence of potentially significant historic resources in the project area. Surface soil was generally gray sand or sandy soil. Many road cuts revealed tan sand or silt subsoil.

Based upon the background research and the field reconnaissance, we have concluded that there is no evidence of potentially significant archaeological resources exposed in or immediately adjacent to the project area. Therefore, the following measure will be required.

Because of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving earth disturbance, we recommend that the following standard language, or the equivalent, be included in any permits issued in the project area:

- If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead County of Santa Cruz Planning Department, and implemented.

Impacts would be considered less than significant with the implementation of the above mitigation measure.

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

**Discussion:** See discussion under C-2 above.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is entirely developed and located within a highly urbanized area. No unique geologic features or paleontological resources are known to occur on the project site. No impact is anticipated.

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



**Discussion:** The proposed project would annex a total of 238 parcels into both CSA 10 and CSA 57S for the purpose of allowing sewer connections for primarily residential properties currently on failing septic systems. The project would not promote the transport, use, or disposal of hazardous materials. No impact is anticipated.

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

**Discussion:** The proposed project would annex a total of 238 parcels into both CSA 10 and CSA 57S for the purpose of allowing sewer connections for primarily residential properties currently on failing septic systems. The project would not involve the release of hazardous materials into the environment. No impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** The Brook Knoll Elementary School is located at 151 Brook Knoll Drive, immediately east of the project area within CSA 10. The project would not handle or release hazardous materials. No impact would occur.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** A review of the *Santa Cruz County Site Mitigation List* from the Department of Environmental Health did not reveal any hazardous materials sites within the project area. No impact is anticipated.

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



*hazard for people residing or working  
in the project area?*

**Discussion:** The project site is not located within two miles of a public airport or public use airport. The nearest airport to the project site is located in the City of Watsonville, which is approximately 16 miles to the southeast of the project site. No impact is anticipated.

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

**Discussion:** The project is not located in the vicinity of a private airstrip. Therefore, no impact would occur.

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

**Discussion:** The proposed project would not interfere with adopted emergency response plans. No impact is anticipated.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | <i>Expose people to electro-magnetic fields associated with electrical transmission lines?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not expose people to electro-magnetic fields. No impact is anticipated.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would annex a total of 238 parcels into both CSA 10 and CSA 57S for the purpose of allowing sewer connections for primarily residential properties currently on failing septic systems. The project would not expose people or structures to additional risk of wildland fires. No impact is anticipated.



## I. TRANSPORTATION/TRAFFIC

*Would the project:*

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | <i>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would annex a total of 238 parcels into both CSA 10 and CSA 57S for the purpose of allowing sewer connections for primarily residential properties currently on failing septic systems. Construction would result in minimal traffic disturbance because connections to the Graham Hill Road sanitary sewer would be made on a parcel by parcel basis. During individual connections, one temporary lane closure would be required. A typical lane closure with reversible control best management practice would be implemented to control traffic flow on project area roadways (see Attachment 3). As a result, there would be minimal disruption to traffic along Graham Hill Road and adjacent roadways. Impacts would be considered less than significant.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project involves the annexation of 238 parcels into both CSA 10 and CSA 57S for the purpose of allowing sewer connections. No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

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

**Discussion:** The proposed project does not include roadway construction; however, some construction may be required during installation of individual lateral sewer connections. Impacts are expected to be less than significant.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4. <i>Result in inadequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project would involve some construction during installation of individual lateral sewer connections. However, construction would be of short duration. Impacts are expected to be less than significant.

5. <i>Cause an increase in parking demand which cannot be accommodated by existing parking facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** No increase in parking demand is anticipated as a result of project construction. No impact would occur.

6. <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** No conflict with adopted transportation policies, plans, or programs would occur as a result of project construction. No impact would occur.

7. <i>Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The project would not result in any cumulatively considerable impacts to transportation. No impact is anticipated.

## J. NOISE

Would the project result in:

1. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project would generate some temporary increase in noise levels during the installation of individual lateral sewer connections. However, noise generation would be temporary and of short duration. No significant impact is anticipated.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** The project may generate temporary minor ground borne vibration during the installation of individual lateral sewer connections. However, this impact would be temporary and of short duration. No significant impact is anticipated.

3. <i>Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

**Discussion:** The project would generate some temporary increase in noise levels during the installation of individual lateral sewer connections. However, noise generation would be temporary and of short duration. No significant impact is anticipated.

4. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** See discussion under J-1 above. No significant impact is anticipated.

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

**Discussion:** The proposed project is located approximately 16 miles from the nearest airport. No impact is anticipated.

6. <i>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:** The proposed project is located approximately 16 miles from the nearest airport. No impact is anticipated.



## K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM<sub>10</sub>). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO<sub>x</sub>]), and dust.

Construction of the 238 sewer connections may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices will be implemented during construction. No adverse impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above. No impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not result in a cumulatively considerable net increase in criteria pollutants. No impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Construction of the 238 sewer connections would not expose sensitive receptors to substantial pollutant concentrations. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Construction of the 238 sewer connections would not create objectionable



odors. No impact would occur.

## L. 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 approval, annexation into CSAs 10 and 57S and construction of 238 sewer connections would not result in a substantial increase in greenhouse gas emissions. Very little fossil fuel would be required to construct the connections. In addition, 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 greenhouse gas emissions are expected to be less than significant.

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

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

## M. PUBLIC SERVICES

*Would the project:*

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



- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Parks or other recreational activities?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion (a through e):** Approval and construction of the proposed 238 sewer connections would not result in adverse impacts to public services. Construction of individual lateral connections would occur at different times over a period of years. Therefore, no substantial disruptions to public services are anticipated.

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

**Discussion:** The proposed project would not result in impacts to recreational facilities. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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.

## O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. 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:** The proposed project involves the annexation of 238 properties into CSAs 10 and 57S and the connection to the existing Graham Hill Road sewer line. No drainage



improvements are proposed as part of the project. No impact would occur.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project involves the annexation of 238 existing parcels into CSAs 10 and 57S. All but approximately thirteen of the 238 parcels are currently developed. Annexation of the parcels into CSAs 10 and 57S would not require the construction or expansion of existing wastewater treatment facilities. The existing Graham Hill Road sanitary sewer line has adequate capacity to convey effluent for up to 1,180 residential units according to the Greater Pasatiempo Wastewater Management Plan (County of Santa Cruz, 1997). A total of 89 units are currently connected. In addition, the existing City of Santa Cruz Wastewater Treatment Plant has adequate capacity to handle the additional effluent generated by the 238 additional parcels. According to the City of Santa Cruz General Plan 2030 (City of Santa Cruz 2012), “Conservatively, the City’s wastewater treatment facility has the capacity to treat up to 17 million gallons of wastewater per day to secondary standards set by the U.S. EPA and the California Regional Water Quality Control Board. The City in 2007 treated approximately 9.5 million gallons per day.” ... “it is unlikely that the treatment plant’s 17 million gallon per day capacity will be reached during the life of General Plan 2030.” As a result, no environmental impacts would occur from the new or expanded wastewater treatment facilities.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | <i>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed reuse of the site would not result in the production of additional wastewater. No impact would be required.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is currently served by the City of Santa Cruz Water Department. No additional water use would result from the annexation into CSAs 10 and 57S, or from the construction of sewer connections within the project area. No impact



would occur.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please see the discussion under O-2 above. No impact would occur.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | <i>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No additional solid waste generation is anticipated from project implementation. No significant impact would occur.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 proposed project would be in compliance with solid waste regulations. No impact would occur.

## P. LAND USE AND PLANNING

*Would the project:*

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | <i>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?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project involves the annexation of 238 parcels into CSAs 10 and 57S, and the ultimate connections to the existing Graham Hill Road sanitary sewer line. The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would reduce the release of untreated effluent into the environment from improperly functioning septic systems and would likely be beneficial to the environment.



Objective 7.19 of the General Plan directs projects to provide necessary and adequate sanitation services to areas of urban development within the Urban Services Line based on a trunk-line sewage collection, treatment and disposal system. Policy 7.19.3 requires developers, including public agencies, to locate and size new collection systems to best serve *all areas* inside the Urban Services Line. However, Policy 7.19.4 prohibits any additional connections to the existing package sewage treatment plant and collector system within CSA 10 (Rolling Woods) until a trunk line connection is made to the Scotts Valley sanitation system. As of 2009, CSA 10 has been connected to the City of Santa Cruz Wastewater Treatment Plant via the Graham Hill sanitary sewer line.

Section 7.38.020 of the County Code states, “The Board of Supervisors finds that the growth of the County has given rise to problems in the field of sanitation. The Board finds that an orderly means of preventing environmental degradation and unsanitary conditions from occurring in wide areas of the County must be established, and that a safe and sanitary means of sewage disposal must be provided in connection with any new development or expansion of existing development. The Board finds that comprehensive regulations are required for the control of individual sewage disposal facilities in the County, adequately to protect the public health, safety and welfare of the inhabitants thereof, and to implement the General Plan and Local Coastal Program land use plan.”

Section 7.38.035 of the County Code states, “Every person owning, leasing, occupying or using any building designed or used for human habitation or commercial activities shall be required either to provide and maintain a properly functioning individual sewage disposal system or to provide and maintain an adequate connection to a public sewer for such building. An individual sewage disposal system shall provide for the disposal of sewage in a manner that does not create a public health hazard and does not degrade surface or groundwater quality. All sewage disposal systems, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition at all times. The owner, lessee, occupant, user, or his or her designated agent, shall be responsible for the maintenance of such systems.”

The proposed project is consistent with the previously mentioned General Plan Objectives and Policies, and the County Code. Therefore, no impact would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with any applicable habitat conservation plan or natural community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project involves the annexation of 238 additional parcels into CSAs 10 and 57S, and the connections to the existing Graham Hill Road sanitary sewer line. Seventy eight of the 238 parcels are proposed to be annexed into CSA 10, which is within the limits of the IPHCP. The remaining 160 parcels are to be annexed into CSA 57S, which



is located outside of the IPHCP. Section 2.3 of the IPHCP allows for “Septic System Installations and Upgrades that Involve New Ground Disturbance.” As a result, the installation of sewer lateral connections for residential properties would be consistent. Within the CSA 10 annexation area, one residential parcel over 1.5 acres in size, and two commercial parcels would not be eligible under the IPHCP. Approximately 38 parcels within the CSA 57S annexation area containing Sandhills habitat would not be eligible under the IPHCP because they are located outside of the Rollingwoods Unit of the IPHCP. Those properties not eligible to participate under the IPHCP would be required to coordinate directly with the U.S. Fish and Wildlife Service for take authorization if impacts to Sandhills habitat cannot be avoided.

The proposed project would not conflict with the IPHCP. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Physically divide an established community?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

## Q. POPULATION AND HOUSING

*Would the project:*

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

**Discussion:** The proposed project would not annex parcels into either CSA 10 or 57S that are located outside of the Urban Services Line, which is consistent with the 1994 Santa Cruz County General Plan and Local Coastal Program. General Plan Policy 2.1.1 states, “Program the timing and location of public service extensions to support projected levels of development and to maintain economic, social and environmental quality. Coordinate public service planning with cities, special districts, and LAFCO.” Objective 7.19 of the General Plan directs projects to provide necessary and adequate sanitation services to areas of urban development within the Urban Services Line based on a trunk-line sewage collection, treatment and disposal system. Policy 7.19.3 requires developers, including public agencies, to locate and size new collection systems to best serve *all areas* inside the Urban Services Line. However, Policy 7.19.4 prohibits any additional connections to the existing package sewage treatment plant and collector system within CSA 10 (Rolling Woods) until a trunk line connection is made to the Scotts Valley sanitation system.

The Board of Supervisors formed CSA 57S by Resolution No. 99-2001 on March 27, 2001.



The formation of CSA 57S enabled the construction of the 8-inch sanitary sewer pipeline that extends from the Wood's Cove 60 lot subdivision on Graham Hill Road to a point of connection with an existing 18-inch sewer located in River Street, at Golf Club Drive, in the City of Santa Cruz where it travels to the Santa Cruz Regional Wastewater Treatment facility with disposal to Monterey Bay. The September 1998 Initial Study/Mitigated Negative Declaration prepared for the installation of the Graham Hill Road sanitary sewer pipeline required that the applicant establish a one foot non-access strip around the raw sewage pipeline prior to acceptance of the improvements by the County Department of Public Works. The Initial Study concluded that "additional connections to the raw sewage pipeline, in excess of those identified by this project (60 residential parcels and the relocated equestrian facility, including clubhouse, caretaker's quarters, and future public restrooms) will require Environmental Review and a subsequent environmental determination."

In 2009, the Rolling Woods subdivision, located northeast of Woods Cove, eliminated their failing package sewage treatment plant and connected 39 developed parcels into the newly constructed Graham Hill sanitary sewer line. This connection was consistent with General Plan Policy 7.19.4 as discussed earlier. This project qualified for a Class 1 Categorical Exemption for Existing Facilities.

The project proposes to remove the one foot non-access strip allowing 238 existing parcels to connect to the Graham Hill Road sanitary sewer line. The issue of growth inducing effects was adequately analyzed in the 1994 Santa Cruz County General Plan Draft and Final EIR and Local Coastal Program. As a result, this document is intending to rely on the analysis provided in that previous program level document. CEQA Section 21094(a) states, "If a prior environmental impact report has been prepared and certified for a program, plan, policy, or ordinance, the lead agency for a later project that meets the requirements of this section shall examine significant effects of the later project upon the environment by using a tiered environmental impact report, except that the report on the later project is not required to examine those effects which the lead agency determines were either of the following:

- Mitigated or avoided pursuant to paragraph (1) of subdivision (a) of Section 21081 as a result of the prior environmental impact report.
- Examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or other means in connections with the approval of the later project."

The Draft Environmental Impact Report for the 1994 General Plan states, "In fact, with adoption of Alternative 2 (*the Adopted 1994 General Plan*), the growth potential within the urban area of the unincorporated County would be reduced from the 1980 General Plan.



The limited expansion of public services over existing conditions envisioned by the Draft General Plan is primarily to alleviate existing problems and to serve the existing population more efficiently. ... Compared to existing conditions, growth would be encouraged in the area within the USL in Aptos, Carbonera, Live Oak, Pajaro Valley, and Soquel planning areas and there would be increased public services to accommodate the growth. ... Although additional growth over existing conditions will occur, the Draft General Plan established many goals, policies and programs to ensure that future development is sensitive to the environment and character of Santa Cruz County. For example, one of the overall goals of the Land Use Element is *“to provide an organized and functional balance of urban, rural, and agricultural land use that maintains environmental quality; enhances economic health; protects the public health, safety and welfare; and preserves the quality of life in the County’s communities.”* The intent of the Draft General Plan is to limit residential growth to the availability of the required public facilities and services.”

After review of the 1994 General Plan and Local Coastal Program Draft and Final EIR, it was concluded that the issue of growth inducement was adequately addressed for the Carbonera Planning Area. The annexation of 238 existing parcels currently on septic systems into CSAs 10 and 57S, and the removal of the non-access strip allowing connections to the existing Graham Hill Road sanitary sewer is consistent with the objectives and policies of the 1994 General Plan and Local Coastal Program and was adequately addressed in the General Plan EIR. It is very clear that the proposed project would be consistent with Objective 7.19 and Policy 7.19.4. No significant growth inducing effects are anticipated from project implementation.

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

**Discussion:** The project proposes the annexation of 238 properties into both CSA 10 and 57S and their connections to the existing Graham Hill Road sewer line. No existing housing would be impacted by the proposed project. No impact would occur.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | <i>Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not displace any people since the project is simply to provide sewer service to existing residences currently on septic. No impact would occur.



## R. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
1. <i>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?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 of this Initial Study. No historic or prehistoric resources have been evaluated as being significantly impacted by the project. However, there is a potential for special status species located in Sandhills habitat to be impacted by the proposed project. However, adequate mitigation has been provided to reduce these impacts to below a level of significance. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
2. <i>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)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**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 proposed project. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. <i>Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, it was determined that no potentially significant effects to human beings would occur. As a result of this evaluation, there is no substantial evidence that 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.



## V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY

California Department of Conservation, 2012.

2010 California Important Farmland Map, Prepared by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. July 2012.

California Department of Fish and Wildlife, 2013.

State and Federally Listed Endangered, Threatened and Rare Plants of California, January 2013.

California Geological Survey, 2013.

California Geological Survey Alquist-Priolo Earthquake Fault Zone Maps site access on March 18, 2013. [http://www.quake.ca.gov/gmaps/ap/ap\\_maps.htm](http://www.quake.ca.gov/gmaps/ap/ap_maps.htm)

California Native Plant Society, 2013.

California Native Plant Society Inventory of Rare and Endangered Plants. Online edition. 7<sup>th</sup> Edition. <http://www.cnps.org/cnps/rareplants/inventory/>. March 2013.

City of Santa Cruz, 2012.

City of Santa Cruz General Plan 2030, Adopted Jun 26, 2012.

County of Santa Cruz, 1994

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

County of Santa Cruz, 1995.

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## VI. ATTACHMENTS

1. List of Parcels to be Annexed into CSA 10 and CSA 57S
2. Archaeological Consulting, Preliminary Archaeological Reconnaissance for the Rolling Woods and Graham Hill/Woods Cove Sewer Annexation Project, in Santa Cruz County, California. Prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA, February 12, 2013.
3. Traffic Control System for Lane Closure on Two Lane Conventional Highways.



## **ATTACHMENT 1**

### **List of Parcels to be Annexed into CSA 10 and CSA 57S**





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County Service Area 10 Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
1	060-011-06	1230 Graham Hill Rd.	Garcia Dolores, Trustee	020	Single Residence	0.227	No	Yes-Portion	Yes	n/a
2	060-011-09	1252 Graham Hill Rd.	Ko Yong Suk H/W CP et al	020	Single Residence	0.489	No	Yes-Portion	Yes	n/a
3	060-011-10	1270 Graham Hill Rd.	Roddick Robert D. & Betty Ann T.	020	Single Residence	0.551	No	Yes-Portion	Yes	n/a
4	060-011-12	575 Sims Rd.	Patrizi Robert L. & Darcy G. H/W	020	Single Residence	0.249	No	No	Yes	n/a
5	060-011-13	1280 Graham Hill Rd.	Sulaver Diane U/W	020	Single Residence	0.578	No	Yes-Portion	Yes	n/a
6	060-011-14	507 Sims Rd.	Meyer Jonathan J Trustee	020	Single Residence	0.287	No	No	Yes	n/a
7	060-011-15	1250 Graham Hill Rd.	Simpson John W & Carole Ann TR	020	Single Residence	0.445	No	Yes-Portion	Yes	n/a
8	060-011-16	1240 Graham Hill Rd.	Monroe Darlene U/W	020	Single Residence	0.381	No	Yes-Portion	Yes	n/a
9	060-011-18	1290 Graham Hill Rd.	Hardt Richard K. & Cheri H/W JT	020	Single Residence	0.248	No	Yes-Portion	Yes	n/a
10	060-021-15	1200 Graham Hill Rd.	Wallis Daniel W. Jr. & Marcia A.	020	Single Residence	0.381	No	Yes-Portion	Yes	n/a
11	060-021-16	1220 Graham Hill Rd.	Sampson Daniel E. & Terri H/W J	020	Single Residence	0.444	No	Yes-Portion	Yes	n/a
12	061-391-07	136 Montclair Dr.	Gurney Barbara Gray Trustee	020	Single Residence	0.282	No	Yes	Yes	Sandhills
13	061-391-08	132 Montclair Dr.	Brown Dorothy R. Trustee	020	Single Residence	0.280	No	Yes	Yes	Sandhills
14	061-391-09	128 Montclair Dr.	Ebrahimian Mike & Suzanne B H/	020	Single Residence	0.290	No	Yes	Yes	Sandhills
15	061-391-10	11 Hillsdale Av.	Craft Alistair & Kathleen H/W	020	Single Residence	0.276	No	Yes	Yes	Sandhills
16	061-391-11	129 Oak Knoll Dr.	Nakashima Roy Trustee	020	Single Residence	0.283	No	Yes	Yes	Sandhills
17	061-391-12	133 Oak Knoll Dr.	Moncloa Olga W/H TC et al	020	Single Residence	0.322	No	Yes	Yes	Sandhills
18	061-391-14	137 Oak Knoll Dr.	Neary William T. & Sandra L. CO-	020	Single Residence	0.486	No	Yes	Yes	Sandhills
19	061-391-15	138 Oak Knoll Dr.	Sanders Jeffrey H. & Talita M H	020	Single Residence	0.443	No	Yes	Yes	Sandhills
20	061-391-16	134 Oak Knoll Dr.	Brown Alvin E. & Joan L. Trustee	020	Single Residence	0.395	No	Yes	Yes	Sandhills
21	061-391-17	130 Oak Knoll Dr.	Castro Joseph J. & Ada Trustees	020	Single Residence	0.435	No	Yes	Yes	Sandhills
22	061-391-18	126 Oak Knoll Dr.	Hosick Daryl K. & Barbara K. JT	020	Single Residence	0.299	No	Yes	Yes	Sandhills
23	061-391-19	122 Oak Knoll Dr.	Ross Nancy L. & Eric D. W/H CP R	020	Single Residence	0.300	No	Yes	Yes	Sandhills



County Service Area 10 Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
24	061-391-20	118 Oak Knoll Dr.	Petralia Paul G. & Donna M. Trustee	020	Single Residence	0.323	No	Yes	Yes	Sandhills
25	061-391-21	114 Oak Knoll Dr.	Lafranchi Christopher L. H/W CP	020	Single Residence	0.299	No	Yes	Yes	Sandhills
26	061-391-22	110 Oak Knoll Dr.	Plew Lydie Andree Trustee et al	020	Single Residence	0.292	No	Yes	Yes	Sandhills
27	061-391-23	106 Oak Knoll Dr.	Taylor Bradley L. & Sandra Page	020	Single Residence	0.281	No	Yes	Yes	Sandhills
28	061-392-06	135 Montclair Dr.	Porter Melvin & Gail H/W CP	020	Single Residence	0.319	No	Yes	Yes	Sandhills
29	061-393-01	124 Montclair Dr.	Inman Jeffrey S. & Melinda Jo CP	020	Single Residence	0.310	No	Yes	Yes	Sandhills
30	061-393-03	113 Oak Knoll Dr.	Kissinger Roger M. & Gail B. Trustee	020	Single Residence	0.294	No	Yes	Yes	Sandhills
31	061-393-04	117 Oak Knoll Dr.	Olson Douglas N. & Sandra L. H/W	020	Single Residence	0.288	No	Yes	Yes	Sandhills
32	061-393-05	120 Hillsdale Av.	Ludlow Robert H. & Lisa K. H/W C	020	Single Residence	0.301	No	Yes	Yes	Sandhills
33	061-393-06	109 Oak Knoll Dr.	Cartwright James M. & Diana L. H.	020	Single Residence	0.271	No	Yes	Yes	Sandhills
34	061-394-01	22 Meyer Dr.	Smith Ken S. & Anne E. Trustees	020	Single Residence	0.274	No	Yes	Yes	Sandhills
35	061-394-02	127 Montclair Dr.	Chatfield Mark J. H/W JT et al	020	Single Residence	0.302	No	Yes	Yes	Sandhills
36	061-394-03	123 Montclair Dr.	BARITEAU ROBYN A U/W	020	Single Residence	0.308	No	Yes	Yes	Sandhills
37	061-403-07	107 Montclair Dr.	Van Hoven Gerard & Barbara Trustees	020	Single Residence	0.585	No	Yes-Portion	Yes	Sandhills
38	061-403-08	111 Montclair Dr.	Butz Thomas Trustees et al	020	Single Residence	0.513	No	Yes	Yes	Sandhills
39	061-403-09	115 Montclair Dr.	Hipwell Douglas V. & Christine	028	SFR + Second Unit	0.511	No	Yes	Yes	Sandhills
40	061-403-11	119 Montclair Dr.	Snyder B. B. Jr. & Marilyn A. Trustees	020	Single Residence	0.306	No	Yes	Yes	Sandhills
41	061-404-03	60 Oak Knoll Dr.	Aspromonte Elena F. Trustee	020	Single Residence	0.707	No	Yes-Portion	Yes	Sandhills
42	061-404-04	39 Nepenthe Dr.	Moncrieff Robert D. & Maureen A.	020	Single Residence	0.996	No	Yes-Portion	Yes	Sandhills
43	061-404-12		Jacobson Frances U. Trustee	010	Lot/Residential Zone	0.329	No	Yes-Portion	Yes	Sandhills
44	061-404-16		Fearneough Rae Jean Co-Trustee	010	Lot/Residential Zone	0.268	No	No	Yes	Sandhills
45	061-404-25		Bergman Bonnie L. AS TC et al	010	Lot/Residential Zone	0.245	No	No	Yes	Sandhills
46	061-404-27		Bergman Bonnie L. AS TC et al	010	Lot/Residential Zone	0.367	No	No	Yes	Sandhills
47	061-404-28		Bergman Bonnie L. AS TC et al	010	Lot/Residential Zone	0.247	No	No	Yes	Sandhills
48	061-404-32		Norton Lucia V U/W et al	010	Lot/Residential Zone	0.219	No	Yes	Yes	Sandhills
49	061-404-33		Norton Lucia VI U/W et al	010	Lot/Residential Zone	0.224	No	Yes	Yes	Sandhills



County Service Area 10 Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
50	061-411-01	1346 Orchard Dr.	Thornley Lance & kari Trustee	020	Single Residence	0.259	No	No	Yes	n/a
51	061-411-02	1342 Orchard Dr.	Wadsworth William Howard & Jul	020	Single Residence	0.232	No	No	Yes	n/a
52	061-411-03	1340 Orchard Dr.	Rosso Mathew & Sue A. H/W JT	020	Single Residence	0.229	No	No	Yes	n/a
53	061-411-04	1330 Orchard Dr.	Fontana Richard Trustee et al	020	Single Residence	0.232	No	No	Yes	n/a
54	061-411-05	1322 Orchard Dr.	Johnston Charles A. & Madeleine	020	Single Residence	0.231	No	No	Yes	n/a
55	061-411-06	1318 Orchard Dr.	Petrusich Valentino C. Jennifer	020	Single Residence	0.408	No	No	Yes	n/a
56	061-411-07	1314 Orchard Dr.	Masik Donald J. & Nance M. H/W J	020	Single Residence	0.358	No	No	Yes	n/a
57	061-411-08	1310 Orchard Dr.	Castellanos Eric Raymond S/M A	020	Single Residence	0.259	No	No	Yes	n/a
58	061-411-09	1306 Orchard Dr.	Bombardieri Michael J & Caroli	020	Single Residence	0.260	No	No	Yes	n/a
59	061-411-10		Finch Evelyn B. et al all JT	010	Lot/Residential Zone	0.264	No	No	Yes	n/a
60	061-412-01	24 Nepenthe Dr.	Rodoni Daniel J. & Kathleen M H	061	Homesite/1-4.9 Acres	1.894	No	Yes-Portion	Yes	Sandhills
61	061-412-02	1345 Orchard Dr.	Aylsworth Helen Succ Trustee E	020	Single Residence	0.214	No	No	Yes	n/a
62	061-412-03	1343 Orchard Dr.	Lawrie Stacy Lebeau & Craig BR	020	Single Residence	0.205	No	No	Yes	n/a
63	061-412-04	1341 Orchard Dr.	Packer John A. H/W CP RS et al	020	Single Residence	0.206	No	No	Yes	n/a
64	061-412-05	1339 Orchard Dr.	Garcia Richard P. II Successor	020	Single Residence	0.348	No	No	Yes	Sandhills
65	061-412-06	1337 Orchard Dr.	Szabo Virginia Trustee et al	020	Single Residence	0.323	No	No	Yes	Sandhills
66	061-412-07	1335 Orchard Dr.	Kamian Danielle R. W/H CP RS ET	020	Single Residence	0.215	No	No	Yes	n/a
67	061-412-08	1331 Orchard Dr.	Maddux Marilyn S.	020	Single Residence	0.217	No	Yes-Portion	Yes	n/a
68	061-412-09	1327 Orchard Dr.	Wilson Dennis & Bonnie Trustee	020	Single Residence	0.216	No	Yes-Portion	Yes	n/a
69	061-412-10	1325 Orchard Dr.	Bachtel Pete A. & Marchina M. CO	020	Single Residence	0.341	No	Yes-Portion	Yes	n/a
70	061-412-11	1323 Orchard Dr.	Erlin Richard L. III & Susan M.	020	Single Residence	0.311	No	Yes-Portion	Yes	n/a
71	061-412-12	1309 Orchard Dr.	Miguel Victor R. & Donna L. H/W	020	Single Residence	0.237	No	No	Yes	n/a
72	061-412-13	1305 Orchard Dr.	Hillaker Todd Leroy H/W CP RS	020	Single Residence	0.228	No	No	Yes	n/a
73	061-412-14	574 Sims Rd.	Wheatland Rand U/M	020	Single Residence	0.233	No	No	Yes	n/a
74	061-412-16	1500 Graham Hill Rd. #A	Kessinger Charles L. Jr. & Jacqu	121	Multi Stores/1 Building	0.494	No	No	Yes	Sandhills



County Service Area 10 Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
75	061-412-17	1460 Graham Hill Rd.	Kessinger Charles L. Jr. & Jacqu	121	Multi Stores/1 Building	0.411	No	No	Yes	Sandhills
76	061-412-18	576 Sims Rd.	Lobb Dane F. U/M JT ETAL	020	Single Residence	0.223	No	Yes-Portion	Yes	n/a
77	067-481-25	32 Nepenthe Dr.	Lark Karl G.	020	Single Residence	0.453	No	Yes-Portion	Yes	Sandhills
78	067-481-27	410 Sims Rd.	Haug Charles L. & Cynthia Clela	020	Single Residence	0.564	No	Yes-Portion	Yes	Sandhills



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
1	060-361-11	625 Graham Hill Rd.	Finn Christopher & Kellie A. H/	061	Homesite/1-4.9 Acres	1.416	No	Yes-Portion	Yes	Sandhills
2	060-171-07	614 Graham Hill Rd.	Holtz Suzanne W/H JT ETAL	020	Single Residence	0.349	No	Yes-Portion	Yes	Sandhills
3	060-361-10	631 Graham Hill Rd.	Wiltshire George U/M	020	Single Residence	0.808	No	Yes-Portion	Yes	Sandhills
4	060-171-04	624 Graham Hill Rd.	Watson Randolph Charles Jr. & J	020	Single Residence	0.351	No	No	Yes	n/a
5	060-441-13	635 Graham Hill Rd.	Fox Susan M. U/W	020	Single Residence	0.229	No	Yes	Yes	Sandhills
6	060-171-05	630 Graham Hill Rd.	Freels Erick C. & Rebekah J. Tru	020	Single Residence	0.355	No	No	Yes	n/a
7	060-194-02	150 Graham Hill Rd.	Kann R. G. Jr. & Mirian V. Trustee	061	Homesite/1-4.9 Acres	1.238	No	No	Yes-Portion	Sandhills
8	060-194-06	0	Kann R. G. Jr. & Mirian V. Trustee	051	1-4.9 Acre/Rural	2.486	No	No	Yes-Portion	Sandhills
9	060-441-11	649 Graham Hill Rd.	Anderson Robert S. & Marta M.	020	Single Residence	0.187	No	Yes	Yes	Sandhills
10	060-161-01	640 Graham Hill Rd.	Santanna Jennifer C. & Andre L.	020	Single Residence	0.349	No	Yes-Portion	Yes	n/a
11	060-171-08	610 Graham Hill Rd.	Pierce John R. & Ruth A. H/W CP	061	Homesite/1-4.9 Acres	2.695	No	Yes-Portion	Yes	Sandhills
12	060-161-14	650 Graham Hill Rd.	Saenz Benjamin T. & Ivanelle RU	020	Single Residence	0.998	No	Yes-Portion	Yes	n/a
13	060-151-62	699 Graham Hill Rd.	Elward Mark K. & Cori R. H/W JT	061	Homesite/1-4.9 Acres	2.651	No	Yes	Yes	Sandhills
14	060-161-05	680 Graham Hill Rd.	Dow Allan & Margaret Rose	020	Single Residence	0.613	No	Yes-Portion	Yes	n/a
15	060-151-30	705 Graham Hill Rd.	Andrade Louis & Janice A H/W J	020	Single Residence	0.437	No	Yes	Yes	n/a
16	060-161-09	690 Graham Hill Rd.	Kinder Kathleen U/W	020	Single Residence	0.462	No	Yes-Portion	Yes	n/a
17	060-151-56	707 Graham Hill Rd.	Duckwall William S. H/W ETAL JT	020	Single Residence	0.423	No	Yes	Yes	n/a
18	060-151-63	709 Graham Hill Rd.	Porterfield Jonathan & April H.	061	Homesite/1-4.9 Acres	1.565	No	Yes	Yes	Sandhills
19	060-151-83	711 Graham Hill Rd.	Stoltenkamp David R. & Sandra J.	061	Homesite/1-4.9 Acres	0.456	No	Yes	Yes	n/a
20	060-161-11	698 Graham Hill Rd.	Arsenault Mark J. & Lori A. Trus	020	Single Residence	0.557	No	Yes-Portion	Yes	n/a
21	060-151-82	713 Graham Hill Rd.	Schultz Laura M. M/W SS	061	Homesite/1-4.9 Acres	2.650	No	Yes	Yes	Sandhills
22	060-161-07	702 Graham Hill Rd.	Brown Harry E. & Sue Ann H/W JT	020	Single Residence	0.234	No	Yes	Yes	n/a
23	060-171-09	560 Graham Hill Rd.	Peck Russell H/W JT ETAL	020	Single Residence	1.328	No	No	Yes	Sandhills
24	060-171-02	600 Graham Hill Rd.	Patricia Butler MW S/S	020	Single Residence	0.306	No	Yes-Portion	Yes	Sandhills
25	060-361-13	0	Finn Christopher & Kellie Trus	051	1-4.9 Acre/Rural	1.011	No	Yes-Portion	Yes	Sandhills
26	060-361-12	615 Graham Hill Rd.	Hart William B. & Olga J. Truste	020	Single Residence	0.376	No	Yes-Portion	Yes	Sandhills



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
27	060-041-02	740 Graham Hill Rd.	Rossini Robert M. & Louis J. Trus	020	Single Residence	0.537	No	Yes-Portion	Yes	n/a
28	060-041-03	750 Graham Hill Rd.	Gates Wendall C. H/W CP RS et al	020	Single Residence	0.539	No	Yes-Portion	Yes	n/a
29	060-041-04	760 Graham Hill Rd.	Vail James B. Trustee	020	Single Residence	0.467	No	Yes-Portion	Yes	n/a
30	060-041-05	770 Graham Hill Rd.	Haagenson Bernard Trustee et al	020	Single Residence	0.439	No	Yes-Portion	Yes	n/a
31	060-041-06	790 Graham Hill Rd.	Bruzzone Jeanette Trustee et al	020	Single Residence	0.521	No	Yes-Portion	Yes	n/a
32	060-161-10	700 Graham Hill Rd.	Landes Thomas J. & Constance A.	020	Single Residence	0.242	No	Yes-Portion	Yes	n/a
33	060-371-28	717 Graham Hill Rd.	Arnold Brian R. U/M	020	Single Residence	0.330	No	Yes	Yes	n/a
34	060-071-01	704 Graham Hill Rd.	Dunn John P. & Janine C. H/W CP	020	Single Residence	0.461	No	Yes-Portion	Yes	n/a
35	060-371-27	719 Graham Hill Rd.	Lallemand Laurie C. & Christoph	020	Single Residence	0.324	No	Yes	Yes	n/a
36	060-371-03	725 Graham Hill Rd.	Honey Francis John & Cynthia J.	020	Single Residence	0.322	No	Yes	Yes	n/a
37	060-371-04	731 Graham Hill Rd.	Davis Robert E. & Susan J. H/W J	020	Single Residence	0.330	No	Yes	Yes	n/a
38	060-371-05	739 Graham Hill Rd.	Roeder Terry D. & Elaine M. Trus	020	Single Residence	0.326	No	Yes	Yes	n/a
39	060-371-06	747 Graham Hill Rd.	Fassio Raymond V. Trustee	020	Single Residence	0.330	No	Yes	Yes	n/a
40	060-371-07	759 Graham Hill Rd.	Barbara Lopez Family Limited P.	020	Single Residence	0.324	No	Yes	Yes	n/a
41	060-041-08	712 Graham Hill Rd.	Costa Virginia A. Trustee	020	Single Residence	0.390	No	Yes-Portion	Yes	n/a
42	060-371-08	767 Graham Hill Rd.	Drysdale Larry C. & Constance J.	020	Single Residence	0.323	No	Yes	Yes	n/a
43	060-041-14	716 Graham Hill Rd.	Ramirez Raquel U/W	020	Single Residence	0.261	No	Yes	Yes	n/a
44	060-371-09	775 Graham Hill Rd.	Northcutt Melvin L. & Haydee N.	020	Single Residence	0.325	No	Yes	Yes	n/a
45	060-371-10	783 Graham Hill Rd.	Chou Paul B. H/W ETAL JT	020	Single Residence	0.323	No	Yes	Yes	n/a
46	060-041-11	720 Graham Hill Rd.	Ladusaw William A. U/M et al	020	Single Residence	0.541	No	Yes-Portion	Yes	n/a
47	060-041-15	800 Graham Hill Rd.	Easson Stuart P. M/M	020	Single Residence	0.694	No	Yes-Portion	Yes	n/a
48	060-031-10	810 Graham Hill Rd.	Weston Walter F. & Joan R. H/W C	020	Single Residence	0.375	No	Yes	Yes	n/a
49	060-031-07	850 Graham Hill Rd.	Guzman Jose & Josefina H/W JT	020	Single Residence	0.324	No	Yes	Yes	n/a
50	060-031-06	880 Graham Hill Rd.	Dunn William H. & Joan Trustees	020	Single Residence	0.341	No	Yes-Portion	Yes	n/a
51	060-031-21	890 Graham Hill Rd.	Freeman Jay A. & Diana E.	020	Single Residence	0.512	No	Yes-Portion	Yes	n/a
52	060-031-20	920 Graham Hill Rd.	Obert Ronald J. & Kathleen E. Tr	061	Homesite/1-4.9 Acres	1.371	No	Yes-Portion	Yes	n/a
53	060-031-18	944 Graham Hill Rd.	Bryson Lawrence Howard Co-Trus	020	Single Residence	0.356	No	Yes-Portion	Yes	n/a
54	060-021-18	950 Graham Hill Rd.	Santos Anthony M. & Christine N.	020	Single Residence	0.444	No	Yes-Portion	Yes	n/a
55	060-021-13	960 Graham Hill Rd.	Mathews Marilyn J. Trustee	020	Single Residence	1.091	No	Yes-Portion	Yes	n/a



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
56	060-021-10	1000 Graham Hill Rd.	Carl Daniel C. & Hallie A. Trust	020	Single Residence	0.676	No	Yes-Portion	Yes	n/a
57	060-021-09	1050 Graham Hill Rd.	Mattes Hans W. & Jane Trustees	020	Single Residence	0.568	No	Yes-Portion	Yes	n/a
58	060-021-08	1080 Graham Hill Rd.	Blyth Gloria E. Trustee	020	Single Residence	0.472	No	Yes-Portion	Yes	n/a
59	060-021-07	1100 Graham Hill Rd.	Greene Eric F. M/M	020	Single Residence	0.415	No	Yes-Portion	Yes	n/a
60	060-021-06	1120 Graham Hill Rd.	Pearce Richard L. & Susan O. H/W	020	Single Residence	0.358	No	Yes-Portion	Yes	n/a
61	060-021-05	1150 Graham Hill Rd.	Phares Ana V. & Joseph W/H CP R	020	Single Residence	0.356	No	Yes-Portion	Yes	n/a
62	060-021-04	1180 Graham Hill Rd.	Benaquisto Janet M. S/W	020	Single Residence	0.319	No	Yes-Portion	Yes	n/a
63	060-201-33	502 Graham Hill Rd.	Trolan Alice Trustee et al	020	Single Residence	0.211	No	No	Yes	0
64	060-201-43	500 Graham Hill Rd.	Howell Kathleen M. U/W	031	Two SFR'S/1 APN	0.282	No	No	Yes	0
65	060-441-06	7 Lyle Way	McFarland Bruce & Shannon Val	020	Single Residence	0.371	No	Yes	Yes	Sandhills
66	060-441-07	5 Lyle Way	Brechel Joseph V. & Barbara Tru	020	Single Residence	0.259	No	Yes	Yes	Sandhills
67	060-441-03	6 Lyle Way	Menchine William G. H/W JT ETAL	028	SFR + Second Unit	0.436	No	Yes	Yes	Sandhills
68	060-441-08	3 Lyle Way	Green Richard J. U/M	020	Single Residence	0.327	No	Yes	Yes	n/a
69	060-441-04	4 Lyle Way	McClosky Bruce B. & Cecil C. T	020	Single Residence	0.216	No	Yes	Yes	Sandhills
70	060-441-05	2 Lyle Way	Chang Ming Tzy Successor Trust	020	Single Residence	0.259	No	Yes	Yes	n/a
71	060-071-16	303 Moss Ln.	Bourriague Bernie B. Successor	020	Single Residence	0.349	No	No	Yes	n/a
72	060-071-13	202 Moss Ln.	Block Matthew J. & Petra H/W CP	020	Single Residence	0.808	No	No	Yes	n/a
73	060-071-12	101 Moss Ln.	Mayclin Dan JT et al	020	Single Residence	0.351	No	No	Yes	n/a
74	060-431-04	170 Mosswood Ct.	Parker John C. Trustee	020	Single Residence	0.348	No	Yes	Yes	n/a
75	060-431-03	160 Mosswood Ct.	Deane C. Richard & Marilyn Ardi	020	Single Residence	0.491	No	Yes	Yes	n/a
76	060-431-02	150 Mosswood Ct.	Miller Christian C. & Cindy Lyn	020	Single Residence	0.318	No	Yes	Yes	n/a
77	060-431-01	140 Mosswood Ct.	Applegate Page H/W JT ETAL	020	Single Residence	0.335	No	Yes	Yes	n/a
78	060-371-30	130 Mosswood Ct.	Cederquist Lynette R. Trustee E	020	Single Residence	0.333	No	Yes	Yes	n/a
79	060-371-29	120 Mosswood Ct.	Jones Laura K. D. & Robert C. Tru	020	Single Residence	0.320	No	Yes	Yes	n/a
80	060-371-35	110 Mosswood Ct.	Mettet Lcille J. Trustee	020	Single Residence	0.306	No	Yes	Yes	n/a
81	060-431-08	161 Mosswood Ct.	O'Neal Linda N. Trustee	020	Single Residence	0.266	No	Yes	Yes	n/a
82	060-431-09	155 Mosswood Ct.	Wald Daniel F. U/M	020	Single Residence	0.272	No	Yes	Yes	n/a
83	060-431-10	149 Mosswood Ct.	Marcenaro Charles Louis& Barb	020	Single Residence	0.263	No	Yes	Yes	n/a
84	060-431-06	177 Mosswood Ct.	Dunning Richard A Jr. & Diane M.	020	Single Residence	0.285	No	Yes	Yes	n/a



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
85	060-371-24	145 Mosswood Ct.	Murphy Marilyn Yvonne Trustee	020	Single Residence	0.242	No	Yes	Yes	n/a
86	060-371-25	131 Mosswood Ct.	Bell Walter R. & Barbara G. Trus	020	Single Residence	0.284	No	Yes	Yes	n/a
87	060-371-11	113 Mosswood Ct.	Ulrich Fredrick G. & Ulrich Tru	020	Single Residence	0.288	No	Yes	Yes	n/a
88	060-333-09	2 Oak Rd.	Dodds John G. Jr. & Donna M. Trus	020	Single Residence	0.451	No	No	Yes	n/a
89	060-333-10	1 Oak Rd.	Lippert Mark E. U/M ETAL	020	Single Residence	0.465	No	No	Yes	n/a
90	060-333-08	4 Oak Rd.	Elmore Charles J. & Kathleen M.	020	Single Residence	0.332	No	No	Yes	n/a
91	060-332-05	21 Oak Rd.	Pierce Janice H. Trustee	020	Single Residence	0.367	No	No	Yes	n/a
92	060-332-04	23 Oak Rd.	Hurvitz Stuart J. & Shiva H/W C	020	Single Residence	0.332	No	No	Yes	n/a
93	060-332-03	25 Oak Rd.	Adachi Wayne & Jill E. Co-Trust	020	Single Residence	0.333	No	No	Yes	n/a
94	060-331-04	22 Oak Rd.	Grate Leslie	020	Single Residence	0.670	No	No	Yes	n/a
95	060-332-02	27 Oak Rd.	Lowry Pamela Lee Trustees	020	Single Residence	0.333	No	No	Yes	n/a
96	060-331-03	24 Oak Rd.	Brock Jarrett I. & Judith H. Tru	020	Single Residence	0.700	No	No	Yes	n/a
97	060-332-01	29 Oak Rd.	Wong Stanley P. S. & Eleanor Tru	020	Single Residence	0.400	No	No	Yes	n/a
98	060-331-02	26 Oak Rd.	McDermott William C. & Patricia	020	Single Residence	0.695	No	No	Yes	n/a
99	060-331-01	28 Oak Rd.	Staffler Daniel H. Jr. S/S	020	Single Residence	0.688	No	No	Yes	n/a
100	060-333-11	5 Oak Rd.	Wilson Donald Ray & Lucille K.	020	Single Residence	0.749	No	No	Yes	n/a
101	060-333-07	6 Oak Rd.	Tremper Charles & Sue H/W CP	020	Single Residence	0.411	No	No	Yes	n/a
102	060-333-12	7 Oak Rd.	Finney Byron P & Rebecca J. H/W	020	Single Residence	0.414	No	No	Yes	n/a
103	060-333-06	8 Oak Rd.	Zaricor Ben Co-Trustee et al	020	Single Residence	0.519	No	No	Yes	n/a
104	060-333-13	9 Oak Rd.	Tuttle Timothy R. U/M	020	Single Residence	0.346	No	No	Yes	n/a
105	060-333-05	10 Oak Rd.	Rice Laurence S. & Madelyn L. Tr	020	Single Residence	0.406	No	No	Yes	n/a
106	060-333-14	11 Oak Rd.	Mills David M. & Christiana D. T	020	Single Residence	0.348	No	No	Yes	n/a
107	060-333-04	12 Oak Rd.	Mecadon Eugene Joseph & Ruth A.	020	Single Residence	0.427	No	No	Yes	n/a
108	060-333-15	15 Oak Rd.	O'Hare James Paul & Janice H/W	020	Single Residence	0.356	No	No	Yes	n/a
109	060-333-03	14 Oak Rd.	Alexander Elizabeth Blanton Tr	020	Single Residence	0.437	No	No	Yes	n/a
110	060-333-16	17 Oak Rd.	Nittler Wade L. & Adriana M. Tru	020	Single Residence	0.354	No	No	Yes	n/a
111	060-333-02	16 Oak Rd.	Leaman Renie F. Trustee	020	Single Residence	0.440	No	No	Yes	n/a
112	060-201-46	125 Old Graham Hill Rd.	Kudela Raphael M. Fr. H/W CP et a	020	Single Residence	0.229	No	No	Yes	Sandhills



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
113	060-201-30	130 Old Graham Hill Rd.	Hite Trevor R. & Heather A. H/W	020	Single Residence	0.427	No	No	Yes	Sandhills
114	060-201-47	145 Old Graham Hill Rd.	Ross Cleveland Dale U/M	020	Single Residence	0.152	No	No	Yes	Sandhills
115	060-201-29	160 Old Graham Hill Rd.	Dotterweich Jeffrey August H/W	020	Single Residence	0.334	No	No	Yes	Sandhills
116	060-201-20	0	Ross Cleveland U/M	010	Lot/Residential Zone	0.257	No	No	Yes	Sandhills
117	060-201-24	180 Old Graham Hill Rd.	Scheurich Christopher E. R. H/W et	020	Single Residence	0.387	No	No	Yes	Sandhills
118	060-201-28	200 Old Graham Hill Rd.	Morris Myra J. Trustee	020	Single Residence	0.265	No	No	Yes	Sandhills
119	060-201-27	210 Old Graham Hill Rd.	Deutsch Joshua H/W CP RS et al	020	Single Residence	0.481	No	No	Yes	Sandhills
120	060-201-26	230 Old Graham Hill Rd.	Deane C. Richard & Marilyn Ardi	020	Single Residence	0.633	No	No	Yes	Sandhills
121	060-201-25	250 OLD GRAHAM HILL RD	Rogers Richard E. & Alma d. Trus	020	Single Residence	0.548	No	No	Yes	Sandhills
122	060-201-31	110 Old Graham Hill Rd.	Moglia Carlo C. & Patricia E. Tr	020	Single Residence	0.411	No	No	Yes	Sandhills
123	060-331-05	18 Westwood Rd.	Canepa Angelo J. & Lucille M. Tr	020	Single Residence	0.724	No	No	Yes	n/a
124	060-071-04	33 Westwood Rd.	Pelz Robert & Joellen H/W JT	020	Single Residence	0.644	No	Yes-Portion	Yes	n/a
125	060-041-09	26 Westwood Rd.	McNeill Douglas & Amabel Trus	020	Single Residence	0.241	No	Yes-Portion	Yes	n/a
126	060-071-09	27 Westwood Rd.	Armstrong Leonard C. & Linda J.	020	Single Residence	1.063	No	No	Yes	n/a
127	060-071-10	19 Westwood Rd.	Robertson Raymond H. & Brenda J.	020	Single Residence	0.254	No	No	Yes	n/a
128	060-071-11	15 Westwood Rd.	Van Every John A. III M/M SS	020	Single Residence	0.293	No	No	Yes	n/a
129	060-333-17	11 Westwood Rd.	Mackenzie Colin Albert & Thelm	020	Single Residence	0.398	No	No	Yes	n/a
130	060-042-06	22 Westwood Rd.	Rader Robert P. & Nancy G. Co-Tr	020	Single Residence	0.475	No	No	Yes	n/a
131	060-333-01	5 Westwood Rd.	Wood Edwin Paul & Barbara Gene	020	Single Residence	0.523	No	No	Yes	n/a
132	060-043-06	16 Westwood Rd.	Swenson Gerald A. & Deborah K. T	020	Single Residence	0.282	No	No	Yes	n/a
133	060-043-05	12 Westwood Rd.	Sekigahama Tadashi & Kiyoko Tr	020	Single Residence	0.278	No	No	Yes	n/a
134	060-041-10	28 Westwood Rd.	Marini Nick & Heidi H/W CP RS	020	Single Residence	0.290	No	Yes	Yes	n/a
135	060-201-45	17 Tanglewood Trl.	Kleinsorge Henry Hart & Robbin	020	Single Residence	0.364	No	Yes-Portion	Yes	Sandhills



County Service Area 57S Annexation Parcels										
No.	APN	Site Address	Owner Name	Assessor Use Code	Use Code Description	Acres	Riparian Woodland	Biotic	Cultural Site	Sandhills
136	060-201-36	50 Tanglewood Trl.	Crigger Adam U/M AS TC et al	020	Single Residence	0.233	No	No	Yes	Sandhills
137	060-201-39	28 Tanglewood Trl.	Lee Herbert K. III S/M	020	Single Residence	0.216	No	Yes-Portion	Yes	Sandhills
138	060-201-40	45 Tanglewood Trl.	Baker Gregory S. H/W CP RS et al	020	Single Residence	0.148	No	Yes-Portion	Yes	Sandhills
139	060-201-44	52 Tanglewood Trl.	Avenmarg N. Carol U/W ALL TC et	020	Single Residence	0.241	No	No	Yes	Sandhills
140	060-042-07	0	Kingham Ronald E. & Cathy J. Tru	010	Lot/Residential Zone	0.450	No	No	Yes	n/a
141	060-042-08	10 Ridge Ln.	Geyer John H. & Nancy L. Trustee	020	Single Residence	0.320	No	No	Yes	n/a
142	060-042-09	12 Ridge Ln.	Paulsen Dane M. & Kelly A. H/W C	020	Single Residence	0.436	No	No	Yes	n/a
143	060-042-10	16 Ridge Ln.	Pollard John A. & Stacey L. H/W	020	Single Residence	0.425	No	No	Yes	n/a
144	060-042-11	0	Peters John Eric & Alexandra I.	010	Lot/Residential Zone	0.482	No	No	Yes	n/a
145	060-041-13	7 Ridge Ln.	Eriksen Alexander M/M SS	020	Single Residence	0.276	No	Yes-Portion	Yes	n/a
146	060-042-18	20 Ridge Ln.	Perry William K. & Jill C. Co-Tr	020	Single Residence	0.792	No	No	Yes	n/a
147	060-042-05	1 Brooktree Ln.	Clark Charles L. & Angela E. H/W	020	Single Residence	0.299	No	No	Yes	n/a
148	060-043-04	2 Brooktree Ln.	Do Amaral Robert D. U/M	020	Single Residence	0.276	No	No	Yes	n/a
149	060-043-03	4 Brooktree Ln.	Hogan Michelle Trustee	020	Single Residence	0.201	No	No	Yes	n/a
150	060-042-04	3 Brooktree Ln.	Morgan Richard L. & Nancy M. Tru	020	Single Residence	0.293	No	No	Yes	n/a
151	060-043-02	6 Brooktree Ln.	Ventry Dennis Joseph & Patrici	020	Single Residence	0.190	No	No	Yes	n/a
152	060-043-01	8 Brooktree Ln.	Gregg Nancy C. Trustee	020	Single Residence	0.223	No	No	Yes	n/a
153	060-042-03	5 Brooktree Ln.	Wilson David A. & Phyllis J. H/W	020	Single Residence	0.503	No	No	Yes	n/a
154	060-042-02	9 Brooktree Ln.	Foster Donald Co-Trustees et al	020	Single Residence	0.386	No	No	Yes	n/a
155	060-194-09	220 Corday Ln.	Crichton Allan J. H/W CP ETAL	051	1-4.9 Acre/Rural	1.979	No	No	n/a	n/a
156	060-194-08	180 Corday Ln.	Kilner Douglas E. & Joy Claire	061	Homesite/1-4.9 Acres	1.128	No	No	n/a	n/a
157	060-194-07	170 Corday Ln.	Facciola Daniel J. Trustee	020	Single Residence	1.115	No	No	n/a	n/a
158	060-441-12	155 Michael Ln.	Cavalier Frank D. & Patsy R. Tru	020	Single Residence	0.413	No	Yes	Yes	Sandhills
159	060-441-09	160 Michael Ln	Sands Matthew Trustee et al	020	Single Residence	0.428	No	Yes	Yes	Sandhills
160	060-441-10	150 Michael Ln	Codiga Clark William U/M SS	020	Single Residence	0.418	No	Yes	Yes	Sandhills



## **ATTACHMENT 2**

**Archaeological Consulting, Preliminary Archaeological  
Reconnaissance for the Rolling Woods and Graham Hill/Woods Cove  
Sewer Annexation Project, in Santa Cruz County, California.**

**Prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA,  
February 12, 2013**





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# ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377  
SALINAS, CA 93912  
(831) 422-4912

## PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE FOR THE ROLLING WOODS AND GRAHAM HILL/WOODS COVE SEWER ANNEXATION PROJECT, IN SANTA CRUZ, SANTA CRUZ COUNTY, CALIFORNIA

by

Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA

February 12, 2013

Prepared for

County of Santa Cruz  
Department of Public Works

**SUMMARY:** PROJECT 4711

**RESULTS:** NEGATIVE

**LINEAR:** 2+ MILES

**SITES:** NONE

**UTMG:** NORTH END 5.8615/40.9735; SOUTH END 5.8665/40.9414

**MAP:** USGS 7.5 MINUTE FELTON AND SANTA CRUZ QUADRANGLES

---

**For Planning Department:**

	Yes	No	N/A	See text
Evidence of: Sacred/Religious site	___	___	<u>X</u>	___
Native American Remains	___	<u>X</u>	___	___
Anything of Archaeological Significance	___	<u>X</u>	___	___
Findings of Historical Significance	___	<u>X</u>	___	___



## **INTRODUCTION**

In December 2012 Archaeological Consulting was authorized by the County of Santa Cruz to prepare a Preliminary Archaeological Reconnaissance report for the Rolling Woods and Graham Hill/Woods Cove Sewer Annexation project in Santa Cruz County, California.

As part of our methodology in the preparation of this report, we have conducted: 1) a background records search of the files of the Northwest Information Center of the California Historical Resources Information System (CHRIS), located at Sonoma State University; and 2) a field reconnaissance of the project area. The following report contains the results of these investigations as well as our conclusions and recommendations.

## **PROJECT LOCATION AND DESCRIPTION**

The project area is along both sides of Graham Hill Road and several feeder roads north of the City of Santa Cruz, Santa Cruz County, California (see Maps 1 and 2). The Universal Transverse Mercator Grid (UTMG) coordinates for the approximate ends of the project area are as follows: North end 5.8615/40.9735 on the USGS 7.5 minute Felton Quadrangle (1955; photorevised 1968) and South end 5.8665/40.9414 on the Santa Cruz Quadrangle (1954; photorevised 1968, photoinspected 1973). The project proposes annexation of several small subdivisions and individual parcels to the Sanitation District CSA 10 (Rolling Woods) and CSA 57 (Graham Hill/Woods Cove) service areas.

Because the sewer main and laterals will run under existing pavements, the exposed soil adjacent to the pavement was examined along all of the streets subject to potential impacts when future sewer connections are installed.



Surface visibility was variable throughout the project area. In some areas road cuts, landscaping, gopher throw and other disturbances provided very good visual access to the adjoining soil. In other areas pavements, heavy vegetation and other improvements limited visibility. Overall, soil surface visibility was considered adequate for the purposes of this reconnaissance.

## **PROJECT METHODOLOGY**

The methodology used in the preparation of this report included two primary steps, as follows:

### **Background Research**

The background research for this project included a records search of the archaeological site records, maps, and project files of the Northwest Regional Information Center of the California Historical Resources Information System (CHRIS), located at Sonoma State University, Rohnert Park. In addition, our own extensive files and maps were examined for supplemental information, such as rumors and locations of historic or prehistoric resources in the general project area. These literature searches are undertaken to determine if there are any previously recorded archaeological resources within the project area, and whether the area has been included in any previous archaeological research or reconnaissance projects.

Established by the California Office of Historic Preservation, the Regional Information Centers are the local repository for all reports prepared under cultural resource management regulations. A literature search at the designated Information Center is required by state guidelines and current professional standards. Following completion of a project, a copy of the report must be deposited there.



## **Field Reconnaissance**

Mary Doane conducted the field reconnaissance between December 2, 2012 and February 11, 2013. The largely pedestrian survey, with some previously surveyed areas examined from a vehicle, consisted of a “general surface reconnaissance” of all areas along the annexation route that could reasonably be expected to contain visible cultural resources.

## **RESULTS OF THE RECONNAISSANCE**

### **Background Research**

The project area lies within the currently recognized ethnographic territory of the Costanoan (often called Ohlone) linguistic group. Discussions of this group and their territorial boundaries can be found in Breschini, Haversat, and Hampson (1983), Kroeber (1925), Levy (1978), Margolin (1978), and other sources. In brief, the group followed a general hunting and gathering subsistence pattern with partial dependence on the natural acorn crop. Habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. These original sources of water may no longer be present or adequate. Resource gathering and processing areas and associated temporary campsites are frequently found on the coast and in other locations containing resources utilized by the group. Factors that may influence the locations of these sites include the presence of suitable exposures of rock for bedrock mortars or other milling activities, ecotones, the presence of specific resources (oak groves, marshes, quarries, game trails, trade routes, etc.), proximity to water, and the availability of shelter. Temporary camps or other activity areas can also be found along ridges or other travel corridors.



The research at the Northwest Regional Information Center found no archaeological sites recorded within the project area. Seven cultural resources, both prehistoric sites and historic resources are recorded within one kilometer of the project area.

The California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed historic resources in the project area. No such resources are recorded within the project area.

Several previous studies have included portions of the current project area or have been on properties immediately adjacent to it (Chavez 1979, Whitlow and Breschini 1980, Runnings and Breschini 1992, Clark 2004, Hylkema 2009, Pulcheon 2009).

### **Field Reconnaissance**

None of the materials frequently associated with prehistoric cultural resources in this area (dark greasy or ashy midden soil, fragments of weathered marine shell, flaked or ground stone, fire-affected rock, bone fragments, etc.) were observed during the field reconnaissance. There was no evidence of potentially significant historic resources in the project area. Surface soil was generally gray sand or sandy silt. Many road cuts revealed tan sand or silt subsoil.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the background research and the field reconnaissance, we have concluded that there is no surface evidence of potentially significant archaeological resources exposed in or immediately adjacent to the project area. Therefore, we recommend the following:



- The proposed CSA 10 and CSA 57 annexations should not be delayed for archaeological reasons

Because of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving earth disturbance, we recommend that the following standard language, or the equivalent, be included in any permits issued in the project area:

- If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead Agency, and implemented.



## REFERENCES

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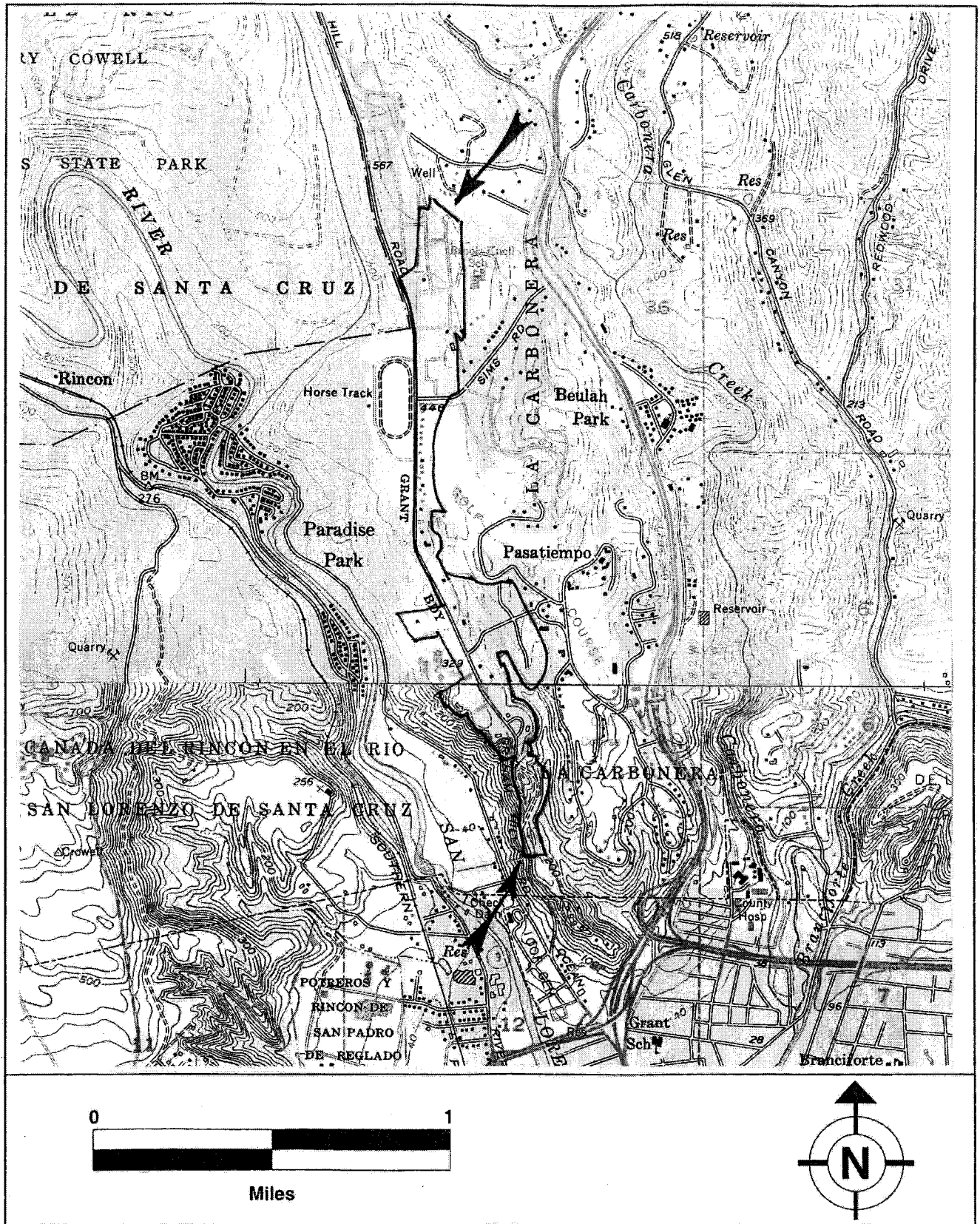
Runnings, A. and T. G. S. Breschini

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Whitlow, J. and G. S. Breschini

1980 *Preliminary Archaeological Reconnaissance of the Bridal Path Estates Subdivision, Santa Cruz County, California.* Report on file with the Northwest Information Center, Sonoma State University.









Map 1. Project Location.



**CSA 10 - ROLLING WOODS  
&  
CSA 57 - GRAHAM HILL / WOODS COVE**

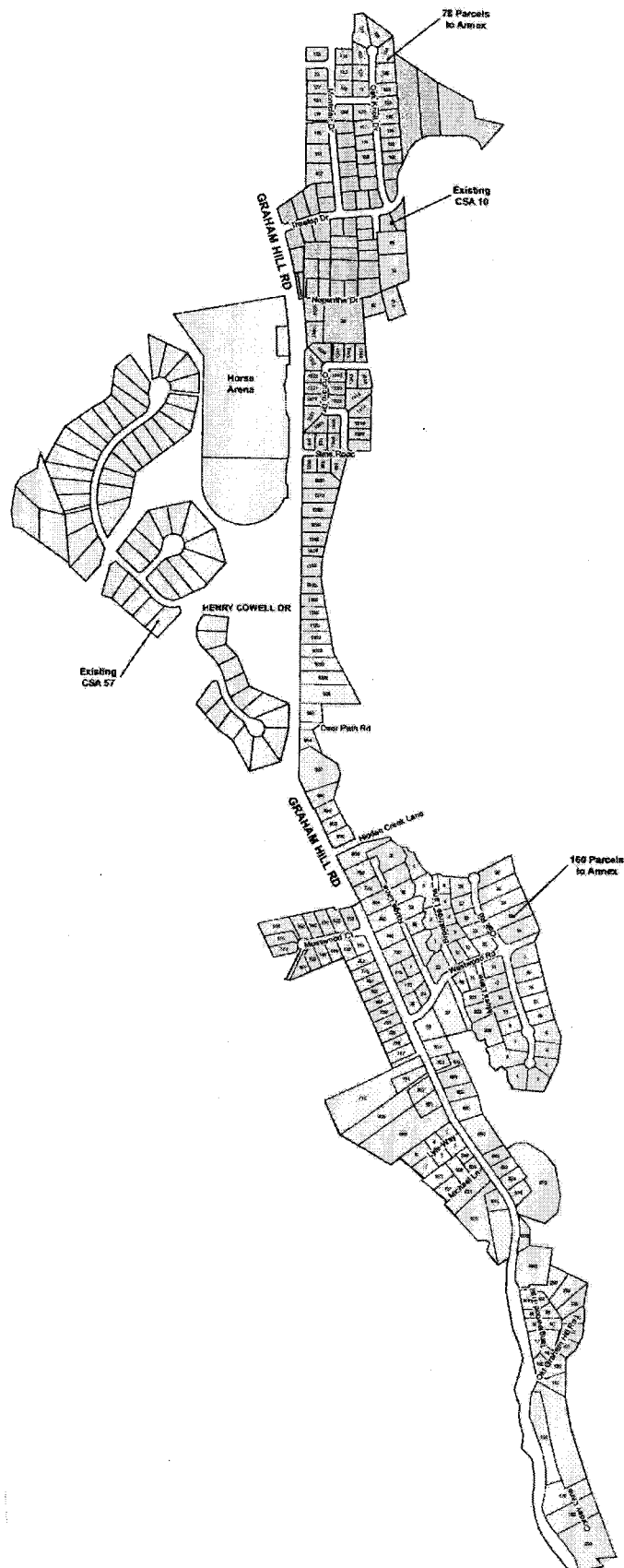
**CSA 10 & 57  
CURRENT AND PROPOSED PARCELS**

	CSA 10 Service Area
	CSA 10 Parcels to Annex
	CSA 57 Service Area
	CSA 57 Parcels to Annex



SCALE: N.T.S.

**Map 2. Project Location.**





## **ATTACHMENT 3**

### **Traffic Control System for Lane Closure on Two Lane Conventional Highways – Standard Plan T13**

**California Department of Transportation**

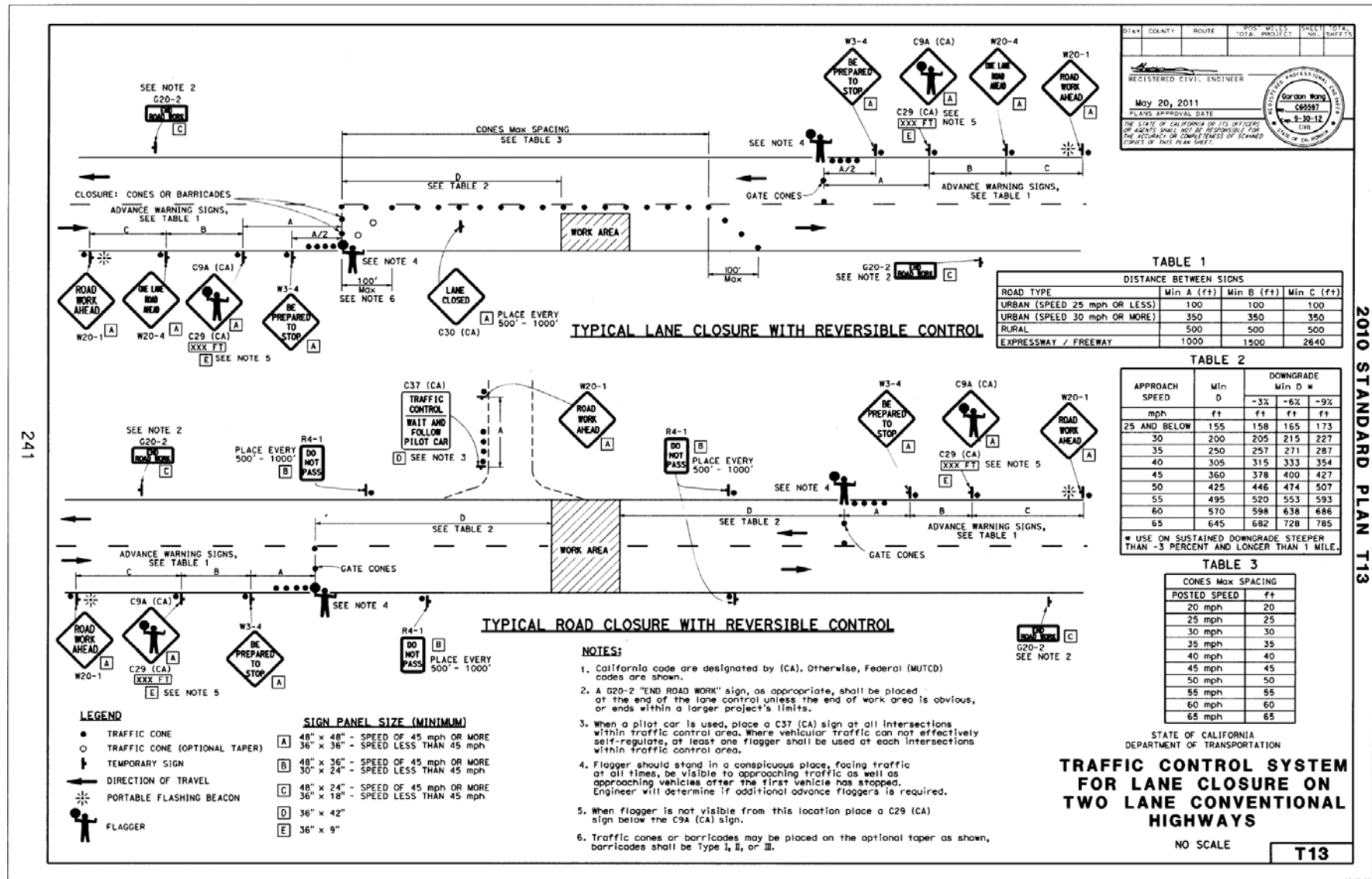
**2010 Edition**





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