



# 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)

## ENVIRONMENTAL COORDINATOR

### NOTICE OF INTENT TO ADOPT A 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. # 131090**

**JUVENILE HALL RECREATION FACILITY**

**APN: 061-371-16**

This is a proposal to construct a 6,880 square foot pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall. Requires a Development Permit and a Grading Permit. Property located at 3650 Graham Hill Road.

**ZONE DISTRICT: SU (SPECIAL USE)**

**APPLICANT: COUNTY OF SANTA CRUZ, PROBATION DEPARTMENT**

**OWNER: COUNTY OF SANTA CRUZ**

**SUPERVISORIAL DISTRICT: FIFTH**

**STAFF PLANNER: ALICE DALY, (831) 454-3140**

**EMAIL: [PLN401@co.santa-cruz.ca.us](mailto:PLN401@co.santa-cruz.ca.us)**

**ACTION: Negative Declaration with mitigations**

**REVIEW PERIOD: April 16, 2013 to May 15, 2013**

The project will be considered at a public hearing by the County of Santa Cruz Zoning Administrator. The time, date, and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

NAME: Juvenile Hall Gym  
APPLICATION: 131090  
A.P.N: 061-371-16

**NEGATIVE DECLARATION MITIGATIONS**

- A. In order to ensure that the impacts to sandhills habitat and the related sandhills species are reduced to less than significant levels, no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US fish and Wildlife Service, have been incorporated into the conditions of approval for County Grading Permit. These conditions must include either on-site restoration of sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination thereof.



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

Date: 4/12/13

Application Number: 131090

Staff Planner: Alice Daly

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz  
Probation Department

APN: 061-371-16

OWNER: County of Santa Cruz

SUPERVISORIAL DISTRICT: Fifth

PROJECT LOCATION: The property is located on the east side of Graham Hill Road, approximately one-half mile north of Lockwood Lane at 3650 Graham Hill Road.

### SUMMARY PROJECT DESCRIPTION:

Proposal to construct a 6,880 square foot pre-fabricated steel-frame building to be used as a recreational facility for the Santa Cruz County Juvenile Hall.

**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 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                         |
| <input type="checkbox"/> Visual Resources & Aesthetics        | <input type="checkbox"/> Utilities & Service Systems        |
| <input type="checkbox"/> Cultural Resources                   | <input type="checkbox"/> Land Use and Planning              |
| <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Population and Housing             |
| <input type="checkbox"/> Transportation/Traffic               | <input 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 checked="" type="checkbox"/> Grading Permit  |
| <input type="checkbox"/> Rezoning                      | <input type="checkbox"/> Riparian Exception         |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> Other:                     |

**NON-LOCAL APPROVALS**

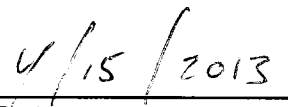
Other agencies that must issue permits or authorizations: US Fish & Wildlife (Incidental Take Permit)

**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

  
\_\_\_\_\_  
Date

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: 27.88 acres

Existing Land Use: public facility (County Juvenile Hall)

Vegetation: native evergreen and oak trees and shrubs

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

Nearby Watercourse: Bean Creek

Distance To: 3,500 feet north

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: yes

Groundwater Recharge: Yes

Timber or Mineral: mapped timber

Agricultural Resource: no

Biologically Sensitive Habitat: Sandhills

Fire Hazard: mapped high hazard area

Floodplain: no

Erosion: n/a

Landslide: not a mapped hazard

Liquefaction: low

Fault Zone: no

Scenic Corridor: yes

Historic: no

Archaeology: not a mapped resource

Noise Constraint: none

Electric Power Lines: no

Solar Access: good

Solar Orientation: good

Hazardous Materials: no

### SERVICES

Fire Protection: Scotts Valley

School District: Santa Cruz

Sewage Disposal: private septic

Drainage District: Zone 4

Project Access: driveway from Graham Hill Road

Water Supply: San Lorenzo Valley Water

### PLANNING POLICIES

Zone District: SU (Special Use)

General Plan: Public Facility, Mountain Residential

Residential

Urban Services Line:  Inside

Coastal Zone:  Inside

Special Designation: none

Outside

Outside

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The project area is surrounded on the west, south and east by existing Juvenile Hall buildings, and abuts intact dense Sandhills parkland habitat to the north. Other areas of the subject parcel support Sandhills chaparral and ponderosa pine forest communities with dense litter and canopy cover. The yard area that is the proposed location for the new recreational facility building contains an asphalt volleyball court, a planted lawn with ornamental trees, asphalt walkways, a dirt road and a former garden area. The project area features Zayante sand soils, and within the unpaved portion, the soils are somewhat compacted and covered in some areas with non-native rock and mulch.

The Hanson Quarry Conservation Area is approximately 800 feet northeast of the project area on an adjacent parcel. Unimproved chaparral and pine forested land owned by the Mt. Hermon Association is west of the subject property, and the unimproved land on the south side of Graham Hill Road across from the project site is State Parks land.

#### **PROJECT BACKGROUND:**

The Juvenile Hall on the project site was originally constructed in 1968. A baseball field (Michael Gray Field), used by the community, was added to the property, southeast of the Juvenile Hall facility, in 1986. On December 22, 1992, Permit # 92-0615 (a Commercial Development Permit, Grading Permit and Master Site Plan) was approved to allow for the subsequent construction of a 4,200 square foot addition to the facility that included a courtroom and associated offices. On September 27, 1993, Permit # 93-0446 (Amendment to # 92-0615) was approved to allow for the installation of two pre-fabricated buildings in order to expand the residential treatment program from 12 to 18 children.

The total gross area of the Santa Cruz Juvenile Hall is 18,039 square feet. The facility houses both male and female youthful offenders. State Title 24 standards for recreation and physical activity space for Juvenile Facilities are not met, as there is currently a lack of sufficient, secure indoor recreation area that can be used during inclement weather for large-muscle activities. Currently, the facility uses a combination of dayrooms and the unimproved outdoor courtyard to try to meet exercise and recreation regulations. The lack of adequate physical recreation space has been noted by the Corrections Standards Authority, Grand Jury and the Juvenile Justice Delinquency Prevention Committee.

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

The proposed 6,880 square foot multi-use recreation and programs facility would be located in the open outdoor recreation field and paved court area south of the existing Juvenile Hall building at 3650 Graham Hill Road. The building would be a freestanding pre-engineered steel building placed on a concrete foundation with an insulated foam sandwiched roof system.

The building will contain a full-size junior high school basketball court (dimensions: 74 feet x 42 feet) with two adjacent single-occupancy restrooms, an equipment room for athletic gear, two 400 square foot classrooms for Juvenile Hall and Probation programs, one HVAC/electrical room and fold-out bleachers.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides?   | <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 Division of Mines and Geology, 2001). However, the project site is located approximately eight miles southwest of the San Andreas fault zone, approximately nine and one-half miles northeast of the Palo Colorado/San Gregorio fault zone and approximately four and one-half miles southwest of the Zayante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history. All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low.

The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements would be designed in accordance with the Uniform Building Code, which should reduce the hazards of seismic shaking and liquefaction to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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a less than significant level. There is no indication that landsliding is a significant hazard at this site.

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

**Discussion:** The geotechnical report for the project by Haro, Kasunich & Associates, Inc. dated 4/13 (Attachment 1) found subsurface conditions that include loose to dense silty sand soils with some compressibility, and included specific recommendations for excavation and re-compaction of the soils on the building site. The geotechnical report is required to evaluate the potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, and to address any of these hazards that the proposed project may be subject to, and County code requires that the recommendations of the geotechnical report be incorporated into the project design. Provided that the project adheres to the requirements of the County Code, any potential impacts from the proposed project as a result of on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse will be reduced to a less than significant level.

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

**Discussion:** There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

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

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

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

**Discussion:** The geotechnical report for the project by Haro, Kasunich & Associates,



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Inc. dated 4/13 (Attachment 1) found subsurface conditions that include loose to dense silty sand soils with some compressibility, but did not identify expansive soil conditions. In addition, the report included specific recommendations for excavation and re-compaction of the soils in order to achieve re-densification of the soil on the building site. County Code requires that the recommendations of the geotechnical report be incorporated into the project design.

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

**Discussion:** The proposed project would use the existing onsite sewage disposal system that is permitted by County Environmental Health Services. County Environmental Health has reviewed and approved the proposed new recreational building, which will not result in any increased use of the existing system, as the facility will be used by Juvenile Hall staff and clients who are already on site.

- |    |                                  |                          |                          |                          |                                     |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

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

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | 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? | <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 March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <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 March 2, 2006, no portion of the project site lies within a 100-year flood hazard area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. Be inundated by a seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The project site is not in a location that would be subject to a seiche, tsunami or mudflow due to its substantial distance from any bodies of water or land contours that could potentially allow for inundation.

4. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** The Juvenile Hall facility currently obtains water from San Lorenzo Valley Water. The addition of a gym to the existing facilities will not result in any change in water demand, and therefore will not impact water supplies. Runoff will be directed to areas determined by the project engineer to be adequate for maintaining pre-development groundwater infiltration rates per the County Design Criteria.

5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:** While there is a well serving the San Lorenzo Valley Water District on site, there is no indication that runoff from the roof of the proposed structure would substantially degrade groundwater quality. The project would not discharge runoff directly into a public or private water supply, and no commercial or industrial activities are proposed that would generate a substantial amount of contaminants. Potential siltation from construction of the proposed project will be addressed through implementation of erosion control measures.

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

**Discussion:** County Environmental Health has reviewed the proposed project, and there is no indication that existing septic systems in the vicinity would be affected by the project.

- |  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 7. 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion:** The proposed project is not located near any watercourses, and would not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Department of Public Works Drainage staff has reviewed the project and have determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no levees or dams in the vicinity of the project site.

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

**Discussion:** The project would not result in any impacts from use or release of urban pollutants.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**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:**

A Biotic Report was prepared for this project by Jodi McGraw, dated 9/30/11 (Attachment 2). Although there are multiple species associated with the sandhills habitat in which this project is located, the disturbed nature of the site, within the existing compound and currently used as a partially paved activities yard, precludes the presence of most of those species. The subject parcel was surveyed by Dr. McGraw and County Planning staff for various sandhills species, and only one species, the Mount Hermon June Beetle (MHJB), was determined to be potentially impacted as a result of this project. The MHJB is federally-listed as an endangered species. The footprint and surrounding area to be disturbed by the proposed project is partially covered by asphalt, which precludes the use of the soil below by the MHJB. However, the adjacent, unpaved areas and access route, while degraded by compaction and non-native landscape modifications, does contain potential MHJB habitat. Thus, the biotic report concludes that the proposed construction has the potential for causing some MHJB mortality. The initial estimate of the area potentially impacted by the project is approximately 8,600 square feet.

The U.S. Fish and Wildlife Service (USFWS) administer the Federal Endangered Species Act and can permit take of the endangered insect that might occur incidentally during the course of otherwise lawful projects by issuing what is known as an "incidental take permit" (ITP).

To establish the best mitigations and to receive an ITP for the project, a proposal for a Habitat Conservation Plan (HCP) and Incidental Take Permit Application prepared by Jodi McGraw Consulting, dated 1/17/13 (Attachment 3) has been submitted. Under the HCP/ITP proposal, Biologist McGraw will prepare a memo outlining the anticipated qualitative and quantitative impacts of the project upon the MHJB. Alternative approaches to project mitigations will be fully explored, to include both onsite habitat restoration and off-site mitigations.

The remainder of the subject parcel contains high quality sandhills parkland habitat, and has been the subject of several mitigation efforts for unrelated projects. Further opportunities for on-site mitigation exist, and would include long-term exotic plant removal and vegetative management developed specifically for enhancement of the

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Sandhills ecosystem.

Impacts to the MHJB can also be mitigated by providing permanent protection and management of Sandhills habitat off-site through the purchase of conservation credits which correspond to the area (in square footage) of impacted Sandhills habitat. The Zayante Sandhills Conservation Bank was created and approved by the USFWS and the County of Santa Cruz to provide options for mitigation for small projects that impact degraded Sandhills habitat such as the area of disturbance affected by the proposed project. The purchase of credits in the Ben Lomond Sandhills preserve results in the protection in perpetuity of prime habitat. The HCP and ITP will also describe measures to avoid or minimize construction-related impacts to the MHJB and their larvae, including but not limited to the timing of construction, covering soils and specific lighting requirements.

As the primary agency entrusted with the protection of the MHJB, the USFWS will determine the appropriate mitigation for the impacts to the MHJB habitat. This mitigation will either be through the purchase of credits or the restoration of habitat on site, or some combination thereof. In order to ensure that the impacts to the MHJB and Sandhills habitat are reduced to less than significant, the conditions set forth in the HCP and ITP shall become conditions of approval of the grading permit required by the County Planning Department.

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** See C-1 above.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site. There are no waterways on the site, and much of the 27.88 acre site is open and undeveloped, with no impediments to migratory wildlife corridors or nursery sites. The proposed recreational structure is clustered within the previously developed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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area within the site.

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

**Discussion:** The proposed recreational structure would be located between the existing Juvenile Hall structures in the middle of the large (27.88 acre) subject property, and would not result in a significant increase in the existing nighttime lighting. The project would be conditioned so that any new outdoor lighting would be low-wattage, shielded and downward-directed.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no federally protected wetlands as defined by Section 404 of the Clean Water Act in the vicinity of the project.

- |    |   |                          |                                     |                          |                          |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

**Discussion:** The project would conflict with the requirements of the County of Santa Cruz Sensitive Habitat Ordinance (County Code Chapter 16.32) if the potential incidental take of Mount Hermon June Beetles is not mitigated. However, a Habitat Conservation Plan (HCP) to address and mitigate potential impacts to Sandhills habitat would be incorporated into the project, and a US Fish and Wildlife Incidental Take Permit obtained, as described under C-1.

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

**Discussion:** A Habitat Conservation Plan (HCP) to address and mitigate potential impacts to Sandhills habitat is required and will be incorporated into the project, and a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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US Fish and Wildlife Incidental Take Permit must be obtained, as described under C-1.

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

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

**Discussion:** The project site is zoned Special Use (SU), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not adjacent to land designated as Timber Resource.

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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:** The proposed recreational facility will be sited in an already disturbed open area developed with a volleyball court and lawns, between existing Juvenile Hall buildings. No impact to forest lands 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 project site and surrounding area does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the proposed area of disturbance within the project site contains no forest land, and there would be no impacts to forested areas of the project site, as the proposed structure would be sited between existing Juvenile Hall buildings on a previously-disturbed 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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is zoned Special Use (SU), 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.

#### F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

**Discussion:** Although Graham Hill Road is a scenic resource as designated in the County's General Plan (1994), public views of the proposed recreational structure would be almost entirely blocked by the existing Juvenile Hall structures, and by topography, trees and other landscaping. The entire Juvenile Hall development on the site is set back more than 600 feet from the edge of Graham Hill Road.

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

**Discussion:** The project site is located along a County designated scenic resource (Graham Hill Road), but most of the proposed structure will be situated behind the existing Juvenile Hall structures, at a different elevation and set back more than 600 feet from public view areas along Graham Hill Road. Therefore, no impact is anticipated.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The existing visual setting is a large (27.88 acre) site, much of which is undisturbed chaparral and ponderosa pine forest. The proposed project would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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located between two existing Juvenile Hall buildings in a previously disturbed and largely level area, and is designed and landscaped to fit into this setting.

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

**Discussion:** The proposed recreational facility would be located between existing Juvenile Hall buildings within a large parcel. While the project could contribute an incremental amount of night lighting to the visual environment if used at night, it is a substantial distance from any public or private views. However, the project would be conditioned to require that new outdoor lighting, if any, would be shielded, non-glare and low wattage in order to reduce this potential impact to a less than significant level.

**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 existing structures on the property are not designated as a historic resource on any federal, state or local inventory.

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

**Discussion:** No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

**Discussion:** Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a

