



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY, PLANNING DIRECTOR

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 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) 454-5357.

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 Shawver at (831) 454-3137 to make arrangements.

PROJECT: Master Plan for Mission Springs Camp and Conference Center

APP #: 151255

APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

PROJECT DESCRIPTION: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

PROJECT LOCATION: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

APPLICANT/OWNER: Mission Springs Camps and Conference Center, Inc.
PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us
ACTION: Negative Declaration with Mitigations
REVIEW PERIOD: October 22, 2019 through November 20, 2019

This project will be considered at a public hearing before the Planning Commission. 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.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

<http://www.sccoplanning.com>

MITIGATED NEGATIVE DECLARATION

Project: Master Plan for Mission Springs Camp and Conference Center **APPLICATION #: 151255**
APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

Project Description: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

Project Location: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Mission Springs Camps and Conference Center, Inc.

Applicant: Mission Springs Camps and Conference Center, Inc.

Staff Planner: Lezanne Jeffs, (831) 454-2480

Email: Lezanne.Jeffs@santacruzcounty.us

This project will be considered at a public hearing before the Planning Commission. 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

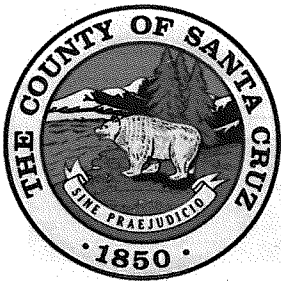
California Environmental Quality Act Negative Declaration Findings:

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; 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 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 Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: November 20, 2019

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



County of Santa Cruz

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KATHLEEN MOLLOY, PLANNING DIRECTOR

www.sccoplanning.com

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

Date: October 9, 2019

Application Number: 151255

Project Name: Master plan for Mission
Springs Camp and
Conference Center

Staff Planner: Lezanne Jeffs

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Mission Springs Camps and
Conference Center, Inc

APN(s): 070-151-21; 070-121-11, 14 &
29; 070-081-67; 070-161-14;
070-162-16; 070-011-16, 20, 23,
34 & 35; 070-141-06; 070-172-25

OWNER: Mission Springs Camps and
Conference Center, Inc

SUPERVISORAL DISTRICT: District 5

PROJECT LOCATION: The proposed project is located in the Southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. See Figure 1 for project location map.

SUMMARY PROJECT DESCRIPTION:

The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements. See figure 2 for project site plan.

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

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 checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Other: Master Plan Update |

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

Permit Type/Action

Agency

None required

N/A


DETERMINATION:

On the basis of this initial evaluation:

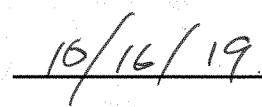
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment; but at least

one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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



Matt Johnston, Environmental Coordinator



Date

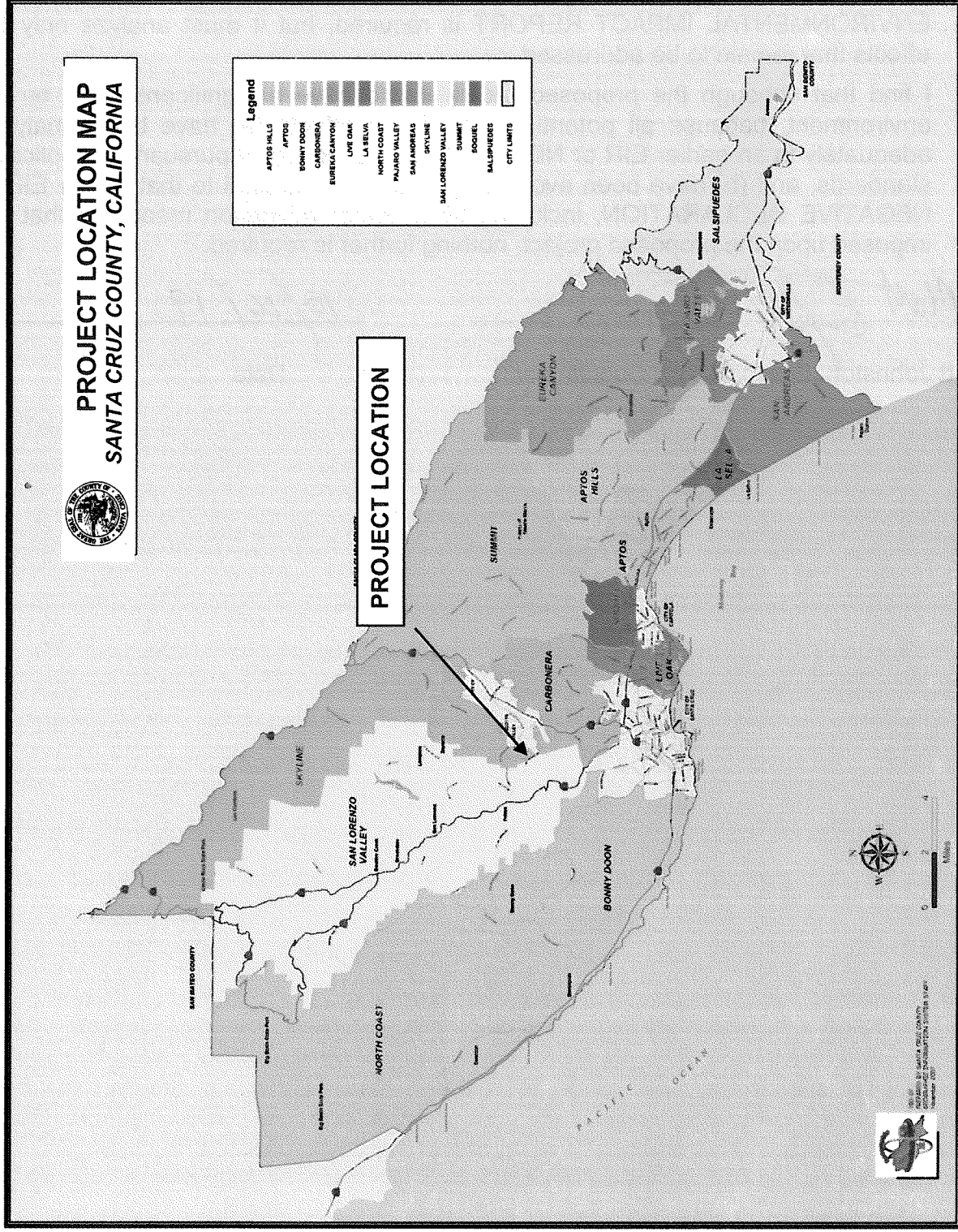


Figure 1

<Insert Project Name>

Application Number: 151255



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**WMB
ARCHITECTS**

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MISSION SPRINGS
CAMP AND
CONFERENCE CENTER
14000 N. 1ST AVE.
SAN JOSE, CA 95131

CAMPUS MAP

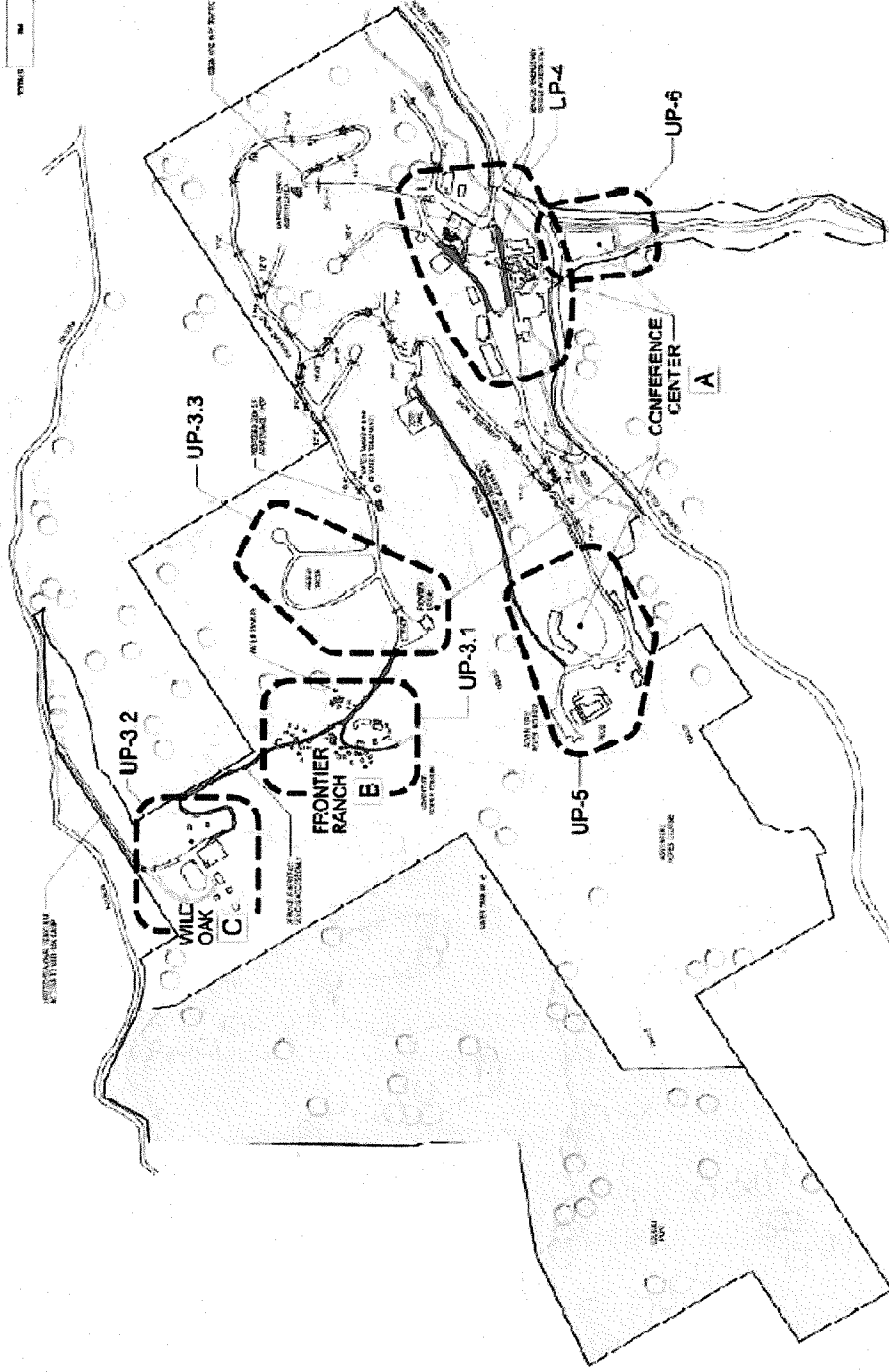


DATE: 10/01/00
BY: [Signature]
CHECKED: [Signature]
DATE: 10/01/00
BY: [Signature]

DATE: 10/01/00
BY: [Signature]

UP-3

CAMPUS MAP LEGEND				
AREA DESCRIPTION	USE	UNIT REFERENCE	UNIT SIZE	UNIT TYPE
1. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
2. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
3. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
4. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
5. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
6. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
7. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
8. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
9. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
10. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
11. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
12. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
13. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
14. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
15. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
16. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
17. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
18. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
19. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
20. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
21. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
22. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
23. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
24. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
25. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
26. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
27. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
28. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
29. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
30. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
31. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
32. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
33. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
34. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
35. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
36. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
37. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
38. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
39. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
40. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
41. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
42. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
43. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
44. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
45. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
46. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
47. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
48. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
49. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
50. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
51. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
52. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
53. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
54. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
55. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
56. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
57. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
58. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
59. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
60. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
61. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
62. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
63. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
64. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
65. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
66. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
67. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
68. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
69. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
70. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
71. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
72. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
73. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
74. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
75. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
76. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
77. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
78. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
79. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
80. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
81. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
82. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
83. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
84. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
85. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
86. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
87. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
88. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
89. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
90. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
91. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
92. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
93. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
94. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
95. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
96. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
97. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION
98. CONFERENCE CENTER	CONFERENCE	CONFERENCE CENTER	100	CONFERENCE
99. WILSON OAK	RECREATION	WILSON OAK	100	RECREATION
100. FRONTIER RANCH	RECREATION	FRONTIER RANCH	100	RECREATION



REFER TO SHEET UP-2
FOR PARCEL BOUNDARIES

MISSION SPRINGS - OVERALL CAMPUS MAP
SCALE: 1" = 200' 0"

Project Site Plan

Figure 2



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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): Approximately 300 acres (14 parcels)
Existing Land Use: Special Use (SU)
Vegetation: Landscaping, Redwood Forest, Mixed Evergreens,
Grasslands, Riparian Woodland
Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100% ☐ N/A
Nearby Watercourse: Lockhart Gulch, Bean Creek, Ruins Creek, Stream 351/352
Distance To: Between 20 - 200 feet (Distances vary depending on site location)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

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

SERVICES:

Fire Protection:	Scotts Valley Fire	Drainage District:	CSA 12
School District:	Scotts Valley Unified	Project Access:	Directly off the right-hand side of Lockhart Gulch Road
Sewage Disposal:	Septic and Leech fields	Water Supply:	Private Water System

PLANNING POLICIES:

Zone District:	SU	Special Designation:
General Plan:	R-R, O-R	
Urban Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Coastal Zone:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

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

The property is in a heavily wooded area and largely surrounded in the immediate area by small parcels with single family dwellings and low density residential parcels along Lockhart Gulch and greater surrounding area. The urbanized area of the City of Scotts is located approximately 1 mile from the site. Mt. Herman Rd is a major arterial providing access between Hwy 17, Scotts Valley and the communities in the San Lorenzo Valley. Mt. Herman Rd is approximately 1/2 mile from the project site.

PROJECT BACKGROUND:

History of Mission Springs

In the mid-1870s Samuel and Matilda Lockhart acquired various plots of land in the Scotts Valley region which today compasses the Mission Springs Camps and Conference Center area. In the early 1920's decedents of the Lockhart's sold approximately 50 acres of land to a Swedish religious group known as the California Mission Sunday School and Young People's League (The League). Their goal was to create a summer camp where conferences could be held and where other meetings could be arranged. The League divided the property into over 200 parcels in order to establish lots less than an acre a piece in order to be leased out as private properties. During the first few years of the Mission Springs establishment, numerous developments occurred, including the construction of a bridge, dormitories, comfort stations, and spaces for worship. In the 1940's Mission Springs continued development, constructing a memorial hall, cafeteria, gift shop, three dormitories, several comfort stations, seven single cabins and two double cabins. In the mid 1950's through the mid 1960's development progressed adding the Fireside Hall, Laurel Lodge, various cabins, Redwood Chapel, and a worship center. In 1967 Mission Springs expanded further with the development of the Frontier Ranch youth camp located Northeast of the original property boundaries.

Use Permit 75-1060-U was approved March of 1976. This permit set the maximum number of overnight guests at 500 and maximum number of guests at any one time at 1,000. In

recent years Building Permits have been obtained and construction completed on buildings and support facilities that did not increase the intensity or capacity of the Conference Center and Camp. These include but are limited to two new bridges in 2008 and 2011; a new Frontier Lodge; remodeled Old Tabernacle meeting hall. A new waste water treatment facility was installed in 2014. More recently, in December 2017, a Building Permit was issued for the construction of a roof cover and amphitheater at an existing sports court. Applications have also been submitted for improvements to the existing campus pool complex to include a new pool house with accessible restrooms, showers, lifeguard office and snack shop, to replace the existing wading pool with "splash zone" water features and for the construction of a new meeting hall.

Mission Springs Area Description

Mission Springs Camps and Conference Center is located in the Santa Cruz Mountains and occupies approximately 300 acres of unincorporated land in central Santa Cruz County and is situated approximately ten miles North of the City of Santa Cruz and just West of Scotts Valley. Portions of the mountainous and heavily wooded property are still largely undeveloped. The land is located primarily between Lockhart Gulch Road to the West and Nelson Road to the East, with a narrow section containing an Recreational Vehicle (RV) Camp extending West beyond Lockhart Gulch Road along the creek. Access to the main conference center is from Lockhart Gulch Road. A bridge crosses over the creek from Lockhart Gulch Road to the main conference center area, which features numerous facilities that surround a central lawn area. These include a Dining Hall, Fireside Hall, Worship Center, the Tabernacle, several cabins, a nursery, administrative offices, Laurel and Wellander Lodges and Creek-side Lounge. See Attachment 2 for WMB Architects Preliminary Architectural plans and Fall Creek Engineering Inc. Civil Plans. Immediately adjacent and intermingled amongst the Conference Center and Camp are small single-family homes and cabins developed along narrow winding roads. These are privately leased and not part of the Camp and Conference Center. The privately leased residential lots are identified on sheet UP-2 of the project plans (Attachment 2). Directly North and uphill of the main conference center grounds is the area known as Mission Woods, which contains a pool, pool house, a small chapel, and four cabins. Northeast of the main conference center grounds are the Frontier Ranch and Wild Oak youth camp areas. These areas are identified on the site plan at the beginning of this report and sheet UP-3 of the project plans (Attachment 2).

Mission Springs Operations

The Frontier Ranch area of Mission Springs hosts a summer program from June 1st through August 15th and accommodates approximately 300 students and staff per week. Students are dropped off during a two-hour window between 3-5pm on Sundays at the associated Frontier Ranch parking lot and are picked up during a two-hour period from 8-10am the

following Saturday. The drivers, mostly parents, do not leave their cars on the site during this time, which keeps the parking lot open for other users during the week. It also limits the times when there is traffic coming to and from Mission Springs.

The Wild Oak area is rented out to the Young Life Christian organization from June 1st to August 15th, accommodating a total of 40 campers and staff. Many of the activities include off-site outdoor adventures such as surfing, mountain biking and hiking. Campers and staff are transported to and from the campus in 10-person vans via Nelson Road. Guests arrive on Sundays at around 3:00pm and leave the Wild Oak area on Fridays at around 10:30am. During their stay, Monday through Thursday, participants typically arrive and depart once per day, departing at around 11:00am and returning at 3:00pm.

In addition, Mission Springs provides outdoor education opportunities to children, including a science camp for 5th-8th graders, taking place between September 1st and May 31st. The science camp hosts approximately 250 students and teachers each week throughout the school year. Most students and teachers arrive in charters buses although some teachers arrive by personal car. The buses drop students and teachers off at the beginning of the week between 10-12pm on Mondays or Tuesdays, depending on the program, and return to pick everybody up at the end of the week on Fridays between 9-12, depending on the school. This leaves the available parking lots open throughout the week.

The conference center's portion of the Mission Springs site also provides accommodations and services for many church organizations and youth groups throughout the year. The facilities are available for both weekend and weekday conferences and participants arrive at different times and days depending on the program. Wherever possible these arrivals and departures are scheduled so they do not coincide with the main drop-off and pick-up times as described in the foregoing sections. To serve the church organizations and youth groups, there are seasonal staff members, who arrive at Mission Springs at the beginning of June and leave around mid-August. These 28 seasonal staff stay at the Frontier Lodge. During the off-season months (September-May) the Frontier Lodge is occupied by a combination of guests and staff members.

DETAILED PROJECT DESCRIPTION:

The scope of the Master Plan includes increasing the permitted number of overnight guests from the current maximum of 500 to 704 guests. See Attachment 3 for a detailed description of guest occupancy capacity increase and how it is allocated to each area of the Master Plan. This will be accomplished by adding APN's 070-011-16, 070-011-20, and 070-011-35, approximately 61.5 acres, into the Mission Springs Conference Center and Camp site area. See Attachment 4 for a list of which parcels will be included in the master plan and which are excluded. The allowed density/number of overnight guests allowed is determined by the Rural Density Matrix, as set out in the County Zoning Code. The Rural Density Matrix

determines the potential number of users allowed for camp and conference facilities situated on rural land parcels, and is based upon the availability of services, environmental and site-specific constraints and resource protection factors. The addition of 61.5 acres to the conference center holdings therefore translates into an increase in the allowed number of overnight guests.

Conceptual designs have been prepared, both for new facilities that are proposed to be constructed and for potential remodels to existing structures at the Mission Springs Camps and Conference Center. Additional detailed design work and in many cases further geotechnical and other technical environmental evaluations will be done at the time that the decision is made to proceed with this work.

The Conference Center Core improvements include relocation of uses, remodels of existing facilities, separation of guest and delivery traffic, creation of a pedestrian oriented core, as well as the construction of new facilities including a new dining hall, replacement of the existing Fireside Lounge and a new lodge for 40 guests.

The Spring Creek area will include construction of a proposed seasonal staff lodge for 24 staff members and allocation of 5 RV parking spots.

The Mission Woods area improvements will include a new guest lodge that will house 88 people, various pool area improvements, changing the use at the Oak-Hemlock from lodging to a meeting area, and a minor addition to the Redwood Chapel.

At the Frontier Ranch area proposed work includes recognizing and permitting 10 tent cabins and a climbing structure with a zip-line platform, that have been built without permits since the original 1975 Master Plan, structural retrofitting of select existing cabins, accessibility improvements to the restrooms. The project also includes demolition and rebuilding of two existing cabins that presently encroach on neighboring property.

The Wild Oak area proposal includes structural retrofitting and remodeling of existing structures and cabins.

The proposed Mission Springs Camps and Conference Center improvement project will be broken down into three phases; Phase 1) Sports court/theater improvements (completed 2018), closure of Tabernacle Drive to through traffic (the road will remain available for emergency vehicles), improvements to cabins in the Frontier Ranch camp area, improvements to the pool area, and construction of a meeting room (Fireside Lounge) and a new dining hall; Phase 2) Construction of a new lodging cabin to host up to 40 guests in the Conference Center area and the construction of seasonal staff cabin for 24 staff members in the Spring Creek Area; Phase 3) Improvements to the chapel, construction of the Mission Woods lodge to host up to 88 guests and remodeling of the Oak-Hemlock cabins from dormitories to meeting rooms. See Attachment 5 for a break-down of the proposed phasing included in the Mission Springs Master Plan. Each of the three phases of the proposed project are anticipated to take between 6 to 10 years to complete.

There will also be a limited amount of grading and tree removal taking place during the life of this proposed project. Total grading volumes associated with all proposed construction are estimated to be 2,784 cubic yards of cut and 1,364 cubic yards of fill, a net cut of 1,420 cubic yards. In addition, approximately 47 trees will be removed over the course of the entire project.

Prior to the construction of any of the new facilities or other improvements approved by the Master Plan, additional County approvals will be required, each necessitating the preparation of site and building/project specific improvement plans. All new facilities and remodels of existing facilities will require, at a minimum, the issuance of a building permit and, for larger projects, further discretionary review will also be required. In support of each building or discretionary permit application for an individual structure or improvement, additional geologic/geotechnical, biotic and arborist work and landscape/revegetation plans may also be required to be submitted to address construction and site-specific design requirements.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

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

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

Discussion: The proposed project would not directly impact any public scenic resources, as designated in the County's General Plan (1994) or obstruct any public views of these visual resources. Although Mount Hermon Road is a designated scenic road, the project area is over 3,000 feet away and not visible from that road. County visual resource protection regulations only apply to public view sheds.

New construction and building improvements will take place on currently developed land within an area that is, for the most part, surrounded by dense woodland and will not alter the character of the site. Proposed buildings and improvements will be designed in to be consistent with the existing architectural style of the Mission Springs facilities and will be properly integrated with the surrounding camp and conference center in terms of color, design, and use. No impact is anticipated.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☒ ☐

Discussion: The project site is not located along a County designated scenic road, public view shed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Over the three proposed phases of the project, that are projected to span a period of 18-30 years, the scope of the project would include low to moderate levels of grading as well as tree and vegetation removal. To ensure only required vegetation removal and grading takes place, construction will only take place after an assessment of trees has been done by a qualified arborist and the proposed grading plan has been reviewed and accepted by the County. Landscape/restoration plans will also be required to be prepared for those projects where grading and tree removal is proposed. However, because the Mission Springs camp site is not a designated view shed or directly adjacent to any scenic road, and because of the heavily wooded nature of the site and surrounding area, the impacts of these projects would be less-than-significant.

3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly ☐ ☐ ☐ ☒

accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Discussion: The existing visual appearance of the project site is of a rustic forest camp and conference facility, with buildings, recreation fields and other features, set within an area characterized by Redwood forest with other large trees, understory vegetation and creeks. The proposed project has been designed and landscaped to fit into this setting. Furthermore, because of the woodland setting and size of the property, most of land that constitutes the Mission Springs Camp and Conference Center is not visible from any public street. The proposed project will enhance the existing visual character and quality of the site by remodeling and modernizing various buildings with structural and facade improvements, new paint, landscaping and other improvements. No impact is anticipated.

4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☒ ☐ ☐

Discussion: The project would create an incremental increase in night lighting due to new lighting placed on the outside of newly constructed buildings as well as in conjunction with improvements made to existing buildings. However, this increase would be small and similar in character to the lighting associated with the surrounding existing uses. In order to prevent impacts associated with new light sources on surrounding properties and riparian habitat, individual light sources would be required to be directed downwards and shielded by landscaping, structure, fixture design or other physical means. Further, the new sources of light would be consistent with the current lighting and would, in all cases, be directed onto the site and away from neighboring properties and, where applicable, riparian habitat. Therefore, with the incorporation of mitigations, the potential impact from light or glare is not considered to be substantial and the impact will be, therefore a less than significant.

Mitigation Measures

- AVR-1: Lighting shall be directed downwards and shielded to prevent dispersal of light. No light shall spill onto neighboring properties resulting from backlight, up-light or glare.
- AVR-2: All lights shall comply with International Dark Sky Association standards for Zones 0 and 1.

B. AGRICULTURE AND FORESTRY RESOURCES

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

whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: Although the project is adjacent to land designated as Timber Resource, the proposed project does not contain any land that is mapped as having Timber Resources and would not conflict with any existing zoning for forest land. The project would not affect adjacent Timber Resource areas and would not restrict access to those areas. Therefore, proposed project would not conflict with any existing zoning, cause any type of rezoning, or

hinder the harvesting of neighboring timber production resources. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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: Although forest land does occur on the Mission Springs property and in the immediate vicinity, the sites of the proposed improvement projects, which are within the existing camp ground, contain only fragmented forestland that is broken up by existing buildings, roads and other development. Therefore, the proposed project will not result in the loss of forest lands or the conversion of forest lands and no impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 areas 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. Therefore, no impacts are anticipated.

C. AIR QUALITY

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

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

Discussion: The project would not conflict with or obstruct any long-range air quality plans of the MBARD.

Because general construction activity related emissions (i.e., temporary sources) are accounted for in the emission inventories included in the air quality plans, impacts to air quality plan objectives are less than significant.

General estimated basin-wide construction-related emissions are included in the MBARD emission inventory (which, in part, form the basis for the air quality plans cited below) and are not expected to prevent long-term attainment or maintenance of the ozone and particulate matter standards within the North Central Coast Air Basin (NCCAB). Therefore,

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

temporary construction impacts related to air quality plans for these pollutants from the project would be less than significant, and no mitigation would be required, since they are presently estimated and accounted for in the District's emission inventory, as described below. No stationary sources would be constructed that would be long-term permanent sources of emissions.

Santa Cruz County is located within the NCCAB. The NCCAB does not meet state standards for ozone (reactive organic gases [ROGs] and nitrogen oxides [NOx]) and fine particulate matter (PM₁₀). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors and PM₁₀.

The primary sources of ROG within the air basin are on- and off-road motor vehicles, petroleum production and marketing, solvent evaporation, and prescribed burning. The primary sources of NOx are on- and off-road motor vehicles, stationary source fuel combustion, and industrial processes. In 2010, daily emissions of ROGs were estimated at 63 tons per day. Of this, area-wide sources represented 49%, mobile sources represented 36%, and stationary sources represented 15%. Daily emissions of NOx were estimated at 54 tons per day with 69% from mobile sources, 22% from stationary sources, and 9% from area-wide sources. In addition, the region is "NOx sensitive," meaning that ozone formation due to local emissions is more limited by the availability of NOx as opposed to the availability of ROGs (MBUAPCD, 2013b).

PM₁₀ is the other major pollutant of concern for the NCCAB. In the NCCAB, highest particulate levels and most frequent violations occur in the coastal corridor. In this area, fugitive dust from various geological and man-made sources combines to exceed the standard. The majority of NCCAB exceedances occur at coastal sites, where sea salt is often the main factor causing exceedance. In 2005 daily emissions of PM₁₀ were estimated at 102 tons per day. Of this, entrained road dust represented 35% of all PM₁₀ emission, windblown dust 20%, agricultural tilling operations 15%, waste burning 17%, construction 4%, and mobile sources, industrial processes, and other sources made up 9% (MBUAPCD, 2008).

Mobile source emissions constitute most operational emissions from this type of land use development project and therefore the proposed increase in the number of guests would result in new long-term operational emissions from vehicle trips (mobile emissions). However, many of the visitors to the facility travel by bus or car pool and therefore the projected increase in traffic volumes from project implementation would be minimal. Based on the traffic estimated in the Traffic Memorandum prepared by Kimley-Horn dated July 31, 2018 the increase in guests is anticipated to generate up to 39 net additional trips at the project site during the Friday evening peak hour and 58 net additional trips during the Sunday afternoon peak hour. See Attachment 6 for a detailed traffic analysis. This small increase in traffic is not expected to significantly impact air quality.

Other long-term operational emissions would result from the use of natural gas (energy source emissions), and consumer products, architectural coatings, and landscape maintenance equipment (area source emissions). However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, impacts to regional air quality as a result of long-term operation of the project would be less than significant.

Given the modest amount of new traffic that would be generated by the project there is no indication that new emissions of ROG or NOx would exceed MBARD thresholds for these pollutants; and therefore, there would not be a significant contribution to an existing air quality violation.

In addition to long-term emissions, project construction may result in a short term, localized decrease in air quality due to generation of PM₁₀. Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project. Air quality impacts can nevertheless be acute during construction periods, resulting in significant localized impacts to air quality. Table 1 summarizes the threshold of significance for construction activities.

Table 1: Construction Activity with Potentially Significant Impacts from Pollutant PM ₁₀	
Activity	Potential Threshold*
Construction site with minimal earthmoving	8.1 acres per day
Construction site with earthmoving (grading, excavation)	2.2 acres per day
<p>*Based on Midwest Research Institute, <u>Improvement of Specific Emission Factors</u> (1995). Assumes 21.75 working weekdays per month and daily watering of site.</p> <p>Note: Construction projects below the screening level thresholds shown above are assumed to be below the 82 lb/day threshold of significance, while projects with activity levels higher than those above may have a significant impact on air quality. Additional mitigation and analysis of the project impact may be necessary for those construction activities.</p> <p>Source: Monterey Bay Unified Air Pollution Control District, 2008.</p>	

For the proposed implementation of the Mission Springs Master Plan, Fall Creek Engineering prepared a preliminary grading volume analysis for the proposed building improvements at Mission Springs Camp. See Attachment 7 for a detailed description of proposed preliminary grading volumes. It was estimated that the grading volume cut will be 2,784 cubic yards, grading volume fill will be 1,364 cubic yards, and the total net grading volume will be 1,420 cubic yards. This is a cumulative estimate of the individual construction projects which are anticipated to be spread out over a 4-6yr period. This cumulative amount of grading is considered a moderate amount of grading and will result in some pollutants being released into the air during construction. However, because the proposed project will be constructed over the space of 4 to 6 years, it is anticipated that at no point will any construction individually or cumulatively exceed 2.2 acres of grading per day.

Potential Impacts

As required by the MBARD, construction activities (e.g., excavation, grading, on-site vehicles) which directly generate 82 pounds per day or more of PM₁₀ would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Construction projects below the screening level thresholds shown in Table 1 are assumed to be below the 82 lb/day threshold of significance, while projects with activity levels higher than those thresholds may have a significant impact on air quality. As set out above, the grading associated with the individual construction projects anticipated in the Master Plan would produce PM₁₀, at levels that would be far below the 82 pounds per day threshold. This would result in less than significant impacts on air quality from the generation of PM₁₀.

Construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors, and front-end loaders that temporarily emit precursors of ozone (i.e., volatile organic compounds [VOC] or oxides of nitrogen [NO_x]), are accommodated in the emission inventories of state- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone ambient air quality standard (AAQS) (MBUAPCD 2008).

Although not a mitigation measure per se (i.e., required by law), California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight will be used in all diesel-powered equipment, which minimizes sulfur dioxide and particulate matter.

The following BMPs would be implemented during all site excavation and grading.

Recommended Measures

- No mitigation is required. However, MBARD recommends the use of the following BMPs for the control of short-term construction generated emissions: Water all active construction areas at least twice daily as necessary and indicated by soil and air conditions.
- Prohibit all grading during periods of high wind (over 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas.
- Haul trucks shall maintain at least 2' 0" freeboard.
- Cover all trucks hauling soil, sand, and other loose materials.
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
- Plant vegetative ground cover in disturbed areas as quickly as possible.

- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all existing trucks.
- Pave all roads on construction sites.
- Sweep streets, if visible soil material is carried out from the construction site.
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and corrective action within 48 hours. The phone number of the Monterey Bay Air Resources District shall be visible to ensure compliance with Rule 402 (Nuisance),
- Limit the area under construction at any one time.

Implementation of the above recommended BMPs for the control of construction-related emissions would further reduce construction-related particulate emissions. These measures are not required by MBARD or as mitigation measures, as the impact would be less than significant without mitigation. These types of measures are commonly included as conditions of approval associated with development permits approved by the County.

Short-term and long-term impacts from project implementation would therefore be less than significant.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The primary pollutants of concern for the NCCAB are ozone and PM₁₀, as those are the pollutants for which the district is in nonattainment. Project construction would have a limited and temporary potential to contribute to existing violations of California air quality standards for ozone and PM₁₀ primarily through diesel engine exhaust and fugitive dust. The criteria for assessing cumulative impacts on localized air quality are the same as those for assessing individual project impacts. Projects that do not exceed MBARD's construction or operational thresholds and are consistent with the AQMP would not have cumulatively considerable impacts on regional air quality (MBARD, 2008). Because the project would not exceed MBARD's thresholds and is consistent with the AQMP, there would not be cumulative impacts on regional air quality.

The demolition of the existing residential buildings would be subject to all applicable rules and a notification to the MBARD. Prior to the commencement of work, a survey for asbestos would be required and written notification for asbestos removal and/or demolition would be provided 10 working days prior to commencing any regulated activities. Therefore, impacts from project implementation would be less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: The proposed project is located in the community of Scotts Valley and the nearest areas considered to be sensitive receptors (schools and worship centers) would be approximately .75 miles from the project area. However, the Mission Springs campsite itself can be considered a sensitive receptor due to its frequent use by students, teachers and staff.

Diesel exhaust, such as from construction activities, contains substances (diesel particulate matter [DPM], toxic air contaminants [TACs], mobile source air toxics [MSATs]) that are suspected carcinogens, along with pulmonary irritants and hazardous compounds, which may affect sensitive receptors such as young children, senior citizens, or those susceptible to respiratory disease. Where construction activity occurs in proximity to long-term sensitive receptors, a potential could exist for unhealthful exposure of those receptors to diesel exhaust, including residential receptors.

Since construction is anticipated to occur over a period of 4 to 6 years, with extended periods between construction events, these sensitive receptors would only be affected for a short number of weeks in a row, due to the phasing and spread out construction times associated with this proposed project. Anticipated construction times is expected to be less than the threshold percentage of the 70-year maximum exposed individual (MEI) criteria used for assessing public health risk due to emissions of certain air pollutants (MBUAPCD 2008).

Due to the intermittent and short-term temporary nature of construction activities (i.e., 2-4 weeks), emissions of DPM, TACs, or MSATs would not be sufficient to pose a significant risk to sensitive receptors from construction equipment operations during the course of the project.

The proposed project is for a Master Plan to guide future changes to the Mission Springs Camp and Conference Center and to allow for an increase from 500 to 704 to the number of allowed guests. Mission Springs is located in a rural setting that is within the Carbonera planning area. As discussed in Section Q – Transportation, no intersections or road segments would operate below LOS D with the project's traffic according to the traffic analysis by Kimley Horn. Operation of the proposed project would not be expected to generate substantial vehicular traffic or substantial heavy-duty truck traffic along nearby roads or near major stationary sources of CO according to the traffic analysis.

According to the traffic analysis by Kimley Horn, the addition of vehicle trips to the intersection(s) of Scotts Valley Drive / Whispering Pines Drive and Mount Hermon Road and Scotts Valley Drive and Madrona Drive / Highway 17 ramps, would not increase the volume to capacity ratio of either intersection by five percent or more during either the AM or PM peak hours. The number of trips from traffic travelling east and thereby affecting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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these intersections (97% of the total trips), is estimated to be just 37 Friday PM peak hour trips and 56 Sunday PM peak hour trips, and such an increase is not anticipated to substantially degrade the existing conditions or cause an increase in delay of 10 seconds or more at either intersection. The reserve capacity is not expected decrease by 50 or more with the project traffic. Therefore, no significant impact would occur from CO "hot spots."

The project would not be expected to expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

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

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

During construction activities, only short-term, temporary odors from vehicle exhaust and construction equipment engines would occur. California ultralow sulfur diesel fuel with a maximum sulfur content of 15 ppm by weight would be used in all diesel-powered equipment, which minimizes emissions of sulfurous gases (sulfur dioxide, hydrogen sulfide, carbon disulfide, and carbonyl sulfide). As the project site is in a coastal area that contains coastal breezes off of the Monterey Bay, construction-related odors would disperse and dissipate and would not cause substantial odors at the closest off-site sensitive receptors (located approximately 0.75 miles east of the project site. Construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project.

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

D. BIOLOGICAL RESOURCES

Would the project:

1. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish* ☐ ☒ ☐ ☐

and Wildlife, or U.S. Fish and Wildlife Service?

Discussion: A Biotic Report was prepared for this project by Kathleen Lyons of the Biotic Resources Group, dated July 22, 2019 (Attachment 8). The report was prepared with the intent of documenting the baseline condition within the proposed Master Plan improvements areas, identifying the location of sensitive habitats, analyzing at a programmatic level potential impacts to biological resources that may result from future development, and recommending avoidance and minimization measures to reduce those impacts. The Biotic Report has been reviewed by the County's Resource Planner/Biologist and was accepted on September 12, 2019. See Attachment 8. for a copy of the acceptance letter.

All new development is proposed inside five designated planning areas on the property that are located where existing recreation activities are being conducted. These five areas are identified by the following names: Conference Center Core Area, Spring Creek, Frontier Ranch, Wild Oak, and Mission Woods. The biological study area includes the five planning areas together with two undeveloped parcels identified as APN 070-011-35 and APN 070-011-16 that will be added into the Mission Springs property holding. Figures 2 through 10 of the biotic report show the entire master plan map area, and the location and general habitat conditions of each individual planning area and the two added parcels.

Much of the study area supports mixed evergreen forest and coast redwood forest fragmented by existing development. The study area also supports riparian woodland along Lockhart Gulch Creek, Spring Creek, and Ruins Creek. Oak woodland occurs along the northern edge of the Frontier Ranch planning area and on APNs 070-011-16 and 35. Other habitat types documented include grassland, annual grassland, chamise chaparral, orchard, and bare or landscaped areas. Some native grasses were identified within the grasslands on APNs 070-011-16 and 35. Further investigation into the density of these native grasses would be necessary to determine if this grassland could be classified as native needlegrass grassland.

Although redwood forest is ranked sensitive by CDFW, this ranking typically pertains to large, un-fragmented forests. The redwood forest within the project site area is fragmented by existing development. There are three habitats within the subject property area that are considered sensitive under Santa Cruz County Code: Riparian woodlands, oak woodlands, and native needlegrass grasslands. Potential impacts to these habitats and mitigation measures are discussed in section D-2, below.

Lockhart Gulch and Ruins Creek within the project site provide potential habitat for Federal threatened Central California Coast steelhead (*Oncorhynchus mykiss*), and Federal/State endangered Central California Coast coho salmon (*O. kisutch*), and provide essential fish habitat for coho salmon. Lockhart Gulch and Ruins Creek are tributary to