

**14th District Agricultural Association, Santa Cruz County Fair
NEGATIVE DECLARATION ADDENDUM**

Fairgrounds Farmers Market [SCH# 2011072042]

APRIL 27, 2015

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I. BACKGROUND

Project Title: El Mercado Popular Farmers Market / Market Place

Project Location: The proposed project is located at the Santa Cruz County Fairgrounds (APN - 051-491-01) along State Route 152 (Hecker Pass Road) in southern Santa Cruz County (see Figure 1¹).

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Background: The Santa Cruz County Fairgrounds is an existing facility comprised of 105 acres, owned and operated by the state of California. The 14th District Agricultural Association (DAA) is the governing body responsible for the Santa Cruz County Fairgrounds. The facility was designed for public gatherings, primarily the annual County Fair, but other public events are held at the Fairgrounds throughout the year. The Santa Cruz County Fair was established in 1885, and the 14th DDA purchased the current fairgrounds property with state funds in 1941.

Flea markets were held at the Fairgrounds on weekends (Saturday and Sunday) from 1993 through 1996. In February 2013, El Mercado Popular opened and has since operated a Sunday Farmers Market at the Santa Cruz County Fairgrounds in accordance with terms and conditions of the agreement with the 14th DAA. The venue includes outdoor food and vendor booths and amplified music for a specified time period within the Harvest Building. The agreement for the

¹ All figures are located at the end of this document for ease in referencing.

existing Sunday market was entered into pursuant to the 14th DAA RFP No. 2012-04 (June 2012) that indicated that the 14th DDA would consider expanding the operation of the outdoor market to Saturdays when appropriate.

An Initial Study/ Negative Declaration (IS/ND) was prepared for the Farmers Market pursuant to requirements of the California Environmental Quality Act (CEQA) and circulated for public review from November 19 through December 17, 2012. No significant impacts were identified. The Negative Declaration (ND) was adopted in January 2013 by the 14th DAA Board of Directors.

II. PROJECT DESCRIPTION

The operator of the existing Sunday Farmers Market proposes to expand operations to include Saturdays in accordance with the original RFP. The action requires approval of a contract amendment with the operator by the 14th DAA Board of Directors. The Saturday market is planned as a "flea market" /swap meet venue and three minor site improvements are included as described below. If the Saturday market is successful the flea market also would be held on Fridays at some undetermined time in the future. The market would operate weekly, except during rainy periods and during the County Fair week in mid-September. No amplified or live music will be permitted, as is currently permitted at the Sunday Farmers Market.

Hours of Operation and Attendance. The Saturday market would operate between the hours of 8AM and 4PM similar to the Sunday market. The majority of the attendance is expected between 10AM and 3PM based on the experience at the existing Sunday Farmers Market. The number of vendors on Saturday is estimated at approximately 75-80 or approximately half of the vendors 130-140 that currently are present at the Sunday Farmers Market.

The event is expected to attract fewer people than the Sunday Farmer's Market, and it is conservatively estimated that a Saturday market will result in approximately 850-950 cars with two to four people per car, for a total attendance of approximately 1,700 to 3,800 daily visitors. If expanded to Fridays in the future, attendance on Friday is expected to be lower than Saturday attendance with an estimated 550 to 650 cars for a total attendance of approximately 1,100 to 2,600 visitors. This level of attendance is expected for seven to eight months throughout the year, but could be approximately half this level during slower winter months.

Location. The existing Sunday Farmers Market is held on the Fairgrounds Main Parking Lot and Carnival Lot, and restrooms in the existing Crosetti and Harvest Buildings are available. The expanded Saturday (and potential future Friday) Market will be set up and operate in the "Main Parking Lot" outside of the fenced Carnival Lot and will not occupy the Carnival Lot or any of the existing buildings. (See Figure 2 for the general location of the existing and proposed expanded market sites.) Parking will be provided in the existing unpaved area to the south of the market site as occurs for the Sunday Farmers Market. This area has historically been used as an overflow parking area for the Fairgrounds.

No drinking water will be provided, although water, beverages and food will be available at the food booths, the same as the Sunday Farmers Market. Trash will be collected as part of the Fairgrounds refuse or the operator will be responsible for collecting and hauling all trash off the site.

Improvements. The expanded Market will come three minor improvements, which are described below and conceptually depicted on Figure 3.

- Carnival Lot Perimeter Fence: Approximately 915 feet of existing chain link fence will be removed and 690 feet of a new 6-foot tall chain-link fence will be installed in an adjusted configuration as shown on Figure 3. Per proposed contract specifications, the perimeter fence replacement must be completed prior to the commencement of any expanded market operations.
- New Restroom Facility: A new restroom facility (approximately 1,400 square feet) will be constructed at the edge of and within the relocated/replaced carnival lot perimeter fence (see Figure 3). The new restroom will be similar in design to the existing Fairgrounds race track restroom that was constructed in 2000. The facility will include twelve (12) women's stalls and twelve (12) men's stalls and related facilities. Construction is proposed to be completed by December 31, 2015. Portable restrooms while the new restroom building is under construction.
- Asphalt Paving Repairs: Approximately 30,000 square feet of asphalt paving overlay will be installed to an existing area that has an oil and screened surface. The paving will be completed in two phases of 15,000 square feet in the years 2016 and 2017, and completed no later than 2018.

III. ENVIRONMENTAL SETTING

The 105-acre Fairgrounds site is located in southern Santa Cruz County, east of the city of Watsonville (see Figure 1). The site is located on Highway (State Route) 152, also known as Hecker Pass Road, which provides access to Gilroy, Highway 101 and other locations to the north and east. The Fairgrounds is located north of Holohan Road and south of Casserly Road.

The Fairgrounds site is bounded by Highway 152 on the east, single-family homes on the north, agricultural and single-family residences on the west, and agricultural uses and Collage Lake on the south. The surrounding area is primarily agricultural with mixed residential. A public middle school and private high school are located on Highway 152 south of the Fairgrounds site and north of Holohan Road.

The proposed expanded market site is located on a portion of the overflow parking area to the south of the Sunday Farmers Market location. The approximate 6-acre site is flat with an impervious oil/screened surface.

IV. USE OF AN ADDENDUM

Overview of CEQA Guidelines: Pursuant to Section 15164 of the State CEQA Guidelines, an addendum to a certified EIR or an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in State CEQA Guidelines Section 15162 have occurred, which call for preparation of a subsequent EIR or Negative Declaration. The provisions of section 15164 apply when the project being analyzed is a change to, or further approval for, a project for which an EIR or negative declaration was previously certified or adopted. Under Section 15162, no subsequent EIR or negative declaration would need to be prepared unless the lead agency determines, on the basis of substantial evidence, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known, at the time the previous EIR or Negative Declaration was prepared shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - Significant effects previously discussed will be substantially more severe than shown in the previous EIR or negative declaration;
 - Mitigation measures or alternatives previously found not to be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - Mitigation or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation or alternative.

An addendum need not be circulated for public review. However, the decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

Determination to Prepare Addendum for Proposed Project Revisions: As previously indicated, the existing Sunday Farmers Market was evaluated in an Initial Study and Negative

Declaration (IS/MND); the ND was adopted in January 2013. The adopted ND (and accompanying Initial Study) did not identify any significant impacts. The 14th DAA has determined that the proposed market revisions are within the scope of the analyses conducted for the Farmers Market environmental review, and that the project changes are not substantial as explained below.

The proposed expansion will extend the market at the Fairgrounds to Saturdays and potentially Fridays. The expanded market day(s) is expected to attract fewer attendees than the Sunday Farmers Market, which provides live music and is believed to have a wider audience. The expanded market will occur adjacent to the Sunday Farmers Market location in a portion of the Fairgrounds existing overflow parking area. The minor improvements (construction of a restroom building, fence relocation and parking area paving) were not analyzed in the IS/ND, but as discussed in Section V, these improvements will not result in new significant impacts. The magnitude of the improvements is considered minor; the restroom is smaller than a “new small structure” that would normally be exempt from CEQA review, and the fence relocation and paving are repair, maintenance and “minor alterations to land” that also are typically exempt from CEQA review.

None of the situations set forth in CEQA Guidelines section 15162 that would require preparation of subsequent negative declaration have occurred as explained below.

- (1) The project changes are not considered substantial as explained above, and the expanded market and minor site improvements would not result in new significant impacts as further reviewed in Section V and summarized on Table 1. The proposed revisions would not result in a substantial increase in previously identified significant impacts as no significant impacts were previously identified.
- (2) There are no substantial changes that have occurred with respect to the circumstances under which the project is undertaken that would result in new significant impacts.
- (3) There is no new information of substantial importance, which was not known and could not have been known at the time the Negative Declaration was adopted that shows that the project would have a significant impact not previously discussed in the Negative Declaration or would result in substantially more severe significant effects. The Sunday Farmers Market has resulted in a greater number of vehicles than estimated at the time the Negative Declaration was adopted. However, as explained in the next section, this level of trips would not have resulted in a significant impact because the trip generation assumed for the Sunday Farmers Market was conservatively high and would account for the additional trips that have occurred. There are no new mitigation measures or alternatives that would substantially reduce significant impacts as no significant impacts were identified, and mitigation measures or alternatives are required when significant impacts are identified.

In summary, the minor project changes will not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts. Similarly,

there are no substantial changes with respect to the circumstances under which the project is undertaken and no new information of substantial importance that would result in new significant impacts or a substantial increase in the significance of previously identified impacts as discussed in the following section. Thus, the 14th DAA has determined that an Addendum to the Negative Declaration adopted in 2013 is the appropriate environmental review document for the proposed project modifications. Given this finding, this Addendum to the adopted ND has been prepared in accordance with the California environmental Quality Act (CEQA) Section 15164.

V. ENVIRONMENTAL REVIEW

The following discussion addresses topics in which the proposed market modifications could result in potential impacts that may differ from those addressed in the 2013 adopted Negative Declaration (ND) and accompanying Initial Study. Table 1 summarizes all project impacts that were identified in the Initial Study, and also summarizes the extent to which the proposed project, as modified, is consistent with the analyses identified in the adopted ND and Initial Study. No impacts were identified for the following topics for either the project analyzed in the Initial Study or the currently proposed project modifications: agricultural, forest and mineral resources; hazards and hazardous materials; land use; population and housing; and recreation.

Aesthetics

The project site is not part of an existing or mapped scenic view. Highway 152, located adjacent to the Fairgrounds, is an “eligible State Scenic Highway” according to Caltrans information, but is not officially designated. No impacts related to aesthetics were identified for the Sunday Farmers Market.

- *Project Modification:* The proposed expanded Saturday market is located immediately adjacent to and south of the existing Sunday Farmers Market on an existing flat overflow parking area. The expanded market and the Sunday market are basically in the same location and both are located approximately 1,000 feet from Highway 152 feet. The expanded Saturday market will include temporary booths that are erected each week, similar to the Sunday Market, but with fewer vendor stalls. The expanded event will not have an adverse effect on scenic views along Highway 152. The site is paved and does not contain trees or any physical features that would be considered scenic, and the proposed project changes would not eliminate scenic features.

The proposed restroom is an approximate 1,400 square-foot, single-story building that will be constructed at the edge of the existing parking lot behind the Fairgrounds office. The new restroom structure is a small, low-profile building that would not be visible or be visually prominent from Highway 152. The building would be effectively screened from view from other surrounding areas by existing Fairgrounds buildings and eucalyptus trees to the west of the baseball field. Because the restroom would not be visible to most surrounding areas or would not be prominently visible from surrounding properties, including Highway 152, construction of the restroom would not substantially

degrade the visual character or quality of the surrounding area, which is characterized by a mix of buildings on the Fairgrounds site and residential and agricultural structures in the surrounding area. The project will not result in introduction of a major new source of light and glare as the weekly event will be held during daytime hours.

Traffic

The Fairgrounds site is located along Hecker Pass Road (State Route 152) south of Casserly-Carlton Road and north of Holohan-College Road. The Holohan-College Road/East Lake Avenue intersection is signalized. According to Caltrans data, average daily traffic volumes along State Route 152 between Holohan-College Road and Casserly-Carlton Road were between 12,000 and 13,400 in 2011 with reported peak hour volumes ranging between 960-1,300 trips. Caltrans traffic volumes for 2013 are similar to the 2011 volumes reported in the Initial Study prepared for the Farmers Market with 11,900 and 13,400 trips average daily trips and 840-1,300 peak hour trips. A less-than-significant traffic impact was identified for the Sunday Farmers Market.

The Holohan-College Road/East Lake Avenue intersection is signalized, and operates at a level of service (LOS) D during the weekday peak hour, and operates at LOS C and D during Sunday AM and PM peak hours, respectively. The County of Santa Cruz and Caltrans are still working on constructing improvements for this intersection. The 2012 Initial Study reported that the County of Santa Cruz had initiated a project study report for this intersection and identified an improvement that would improve the PM level of service (LOS) to an acceptable C standard. The project involved widening the Holohan Road approach to the intersection and modifying the signal design accordingly. At that time, the project was programmed for fiscal year 2013/14, but the improvement has not yet been constructed. The County and Caltrans continue to work together to complete this project. The current overall project concept is to provide sidewalks and bike lanes on Holohan Road, an additional left-turn lane from Holohan Road to eastbound Highway 152, a sidewalk on the north side of Highway 152 from Holohan Road to the Corralitos Creek bridge, and school crosswalks on all four legs of the intersection. Funding has been identified, and design and environmental review are underway with the project expected to go out to bid in late spring of 2016.²

A less-than-significant impact related to traffic was identified for the Sunday Farmers Market. Although Highway 152 traffic volumes have generally remained the same since adoption of the Negative Declaration in 2013, the amount of vehicles attending the Sunday Farmers Market has been higher than what was evaluated in the 2012 Initial Study. The traffic analysis estimated 1,000 cars to the Sunday Farmers Market based on actual attendance at a Flea Market that had been held at the Fairgrounds at the time the Initial Study was prepared. However, over the past two years Sunday vehicles have average approximately 1,400 to 1,600 cars at the Sunday Farmers Market. Based on review by the traffic consultant, the traffic volumes upon which the Farmers Market trip generation was developed would account for these additional trips. The

² Letter from County of Santa Cruz Department of Public Works to Santa Cruz County Regional Transportation Commission. March 24, 2015. "Highway 152 / Holohan Road / College Road Intersection Improvements Status Report.

Farmers Market trip rate was conservatively high as it was based on actual traffic counts taken at the Fairgrounds on Sunday when another event was held, and this would account for the higher vehicle trips that have occurred. Therefore, the level of trips to the Sunday Farmers Market that has occurred since adoption of the Negative Declaration would not have resulted in a significant impact.³

- *Project Modification:* The project revisions to operate a flea market/swap meet on Saturdays and potentially Fridays is expected to attract fewer people than the Sunday Farmer's Market. As previously indicated, it is conservatively estimated that a Saturday market will result in approximately 850-950 cars and approximately 550 to 650 cars on Fridays. Weekend roadway traffic levels would be similar on either a Saturday or Sunday. The Fairgrounds typically has more events on Sundays than on Saturday, and the traffic counts conducted for the adopted Negative Declaration confirmed that trips to the Fairgrounds were highest on Sunday. Saturday volumes were about half of Sunday volumes and Friday volumes were about one-third of Sunday volumes. The 2012 Initial Study did not identify significant impacts with an estimated 1,000 daily cars to the Farmers Market. (Nor would there be a significant impact with the higher Sunday trips that have resulted over the past two years as explained above.) Since the proposed market expansion is projected to fewer cars on a Saturday, the proposed expansion would not result in new significant impacts and traffic impacts would not be more severe than those identified when the 2013 Negative Declaration was adopted with expansion of the market to Saturdays.

Operation of a market on Friday is not expected to result in significant impacts as Fridays are expected to generate the lowest attendance of the three market days and also generally has lower Fairgrounds-related trips than Saturday or Sunday. Furthermore, the general period of visitor attendance is expected to occur between 10 AM and 3 PM, which is not within the weekday AM or PM peak hours. Additionally, the planned Santa Cruz County-Caltrans improvements at the Holohan-College Road/East Lake Avenue intersection, expected to be constructed in 2016, would improve operations and safety at the intersection. Therefore, potential future expansion of the market to Fridays would not result in new significant impacts or substantially more severe impacts than those identified when the 2013 Negative Declaration was adopted.

Utilities

No significant impacts were identified for operation of the Sunday Farmers Market. The Fairgrounds is within the Salsipuedes Sanitation District, which provides wastewater collection services within an unincorporated area northeast of Watsonville. Treatment is provided by the Watsonville Wastewater Treatment Plant. The sewer line serving the Fairgrounds was designed

³ The increased trips to the Sunday Farmers Market would not have resulted in a new significant impact or substantially more severe air quality impact related to vehicle emissions as even a doubling in vehicles would result in emissions that would continue to be substantially below Air District thresholds

to accommodate peak daily flows at the annual event with an estimated attendance of 15,000.⁴ The proposed Farmers Market and other events held on the same day would not reach this level of attendance.

Similarly, the Fairgrounds has two wells with adequate capacity to serve peak day annual Fair demand. The adopted Negative Declaration found that the water supply would be adequate to serve the Farmers Market (and other simultaneous events at the Fairgrounds), which would have a substantially lower daily attendance than the annual fair event.

The Farmers Market operator is responsible for collection and offsite disposal of trash from the Sunday events, which would be the same with expansion of the market to Saturdays and potentially Fridays. No significant impacts were identified related to solid waste disposal due to the low levels of estimated waste generated by the Farmers Market.

- *Project Modification:* The project modifications would expand event attendance at the Fairgrounds on Saturdays and possibly Fridays in the future. However, the Saturday and Friday market attendance is projected to be lower than the Sunday Farmers Market. The Fairgrounds existing sewer line is designed to serve peak day annual Fair attendance, which would not be reached with addition of a flea market/swap meet on Saturdays and Sundays.

The expanded market would result in a slight increase in overall Fairgrounds attendance and in water use in restrooms. (As with the Farmers Market, drinking fountains would not be provided, however, water, drinks and other food and refreshments will be available for purchase at the event.) The new restroom would be constructed in accordance with current building codes, which now require 1.28 gallon or less per toilet flush and 0.5 gallon or less per urinal flush for most structures. The urinals may be installed as waterless flush fixtures. Existing restrooms that are available for use for the Sunday Farmers Market have fixtures with 1.6-gallon toilets and 1.0-gallon urinals. Since, the new restrooms also would be available at the Sunday Farmers Market, as well as to other events at the Fairgrounds including the Carnival during the County Fair, overall water use at the Fairgrounds would be reduced with the new restrooms in operation. The additional water use from expanded Saturday and potentially Friday flea markets would likely be offset by the water savings achieved with use of the new restrooms at the Sunday Farmers Market (with a higher attendance than either a Saturday or Sunday) and other Fairground events.

In conclusion, the project revisions would not result in new significant impacts or substantially more severe impacts related to wastewater generation and water use than were identified for the Farmers Market in the adopted Negative Declaration.

⁴ Local Agency Formation Commission of Santa Cruz County. August 1987. "Salsipuedes Sanitary District Sphere of Influence Study and Proposed Fairgrounds Annexation Final Environmental Impact Report," including Draft EIR volume (May 1987).

The proposed expansion of the Fairgrounds market to Saturday and Sunday would not be expected to result in a significant amount of refuse due to limited duration of the event and limited volume of sales of items that would be disposed. The Saturday and Friday event would be similar to a flea market or swap meet with substantially fewer food vendors than available at the Sunday Farmers Market. Solid waste generated by a Sunday Farmers Market has been about 2-3 cubic yards, which is within the 2-4 cubic yards estimated in the adopted Negative Declaration. The proposed revisions would result in substantially less solid waste with fewer food vendors, and solid waste generated is not expected to exceed estimates made for the Sunday Farmers Market. Therefore, the expansion would not result in new significant impacts or substantial increase in severity of impacts analyzed when the Negative Declaration was adopted in 2013.

Cumulative Impacts

No significant cumulative impacts were identified at the time the Negative Declaration was adopted in 2013. Due to different schedules and locations for events, traffic from two events at the Fairgrounds with the Sunday Farmers Market would not result in a significant cumulative traffic impact as the events typically do not have similar peak hours. The Farmers Market peak hours are 11 AM in the morning and 2 PM in the afternoon as shown by the traffic counts at the Fairgrounds. However, equestrian events and weddings typically start in the afternoon and may go into the early evening with later peak hours. No significant cumulative traffic or noise impacts were identified with simultaneous events at the Fairgrounds, including the Sunday Farmers Market.

- *Project Modification:* The project revisions will result in additional traffic on Saturdays and possibly Fridays in the future, but the traffic from the event is expected to be less than generated by the Sunday Farmers Market. Other events at the Fairgrounds are less frequent on Saturdays and particularly Friday than Sundays, and other events would not have the same peak periods as the expanded flea market. The revised operations would not include amplified music at the Saturday or Friday market. Thus, the expanded market would not result in new significant cumulative impacts or more severe impacts than analyzed for the Farmers Market.

TABLE 2: Summary of Impacts with Proposed Modifications

2012 Initial Study/Negative Declaration Impact	IS/MND Mitigation Measure & Recommended Conditions	Project Modifications & Impacts
<p>Aesthetics Impact (<i>No Impact</i>): The Sunday Farmers Market would not affect scenic views or scenic resources, would not degrade surrounding visual quality, and would not result in new source of light or glare.</p>	<p>None required.</p>	<p>No change (<i>No Impact or Less-than-significant impact</i>): The project modifications will not result impacts related to views or scenic resources and would not result in new source of light or glare, the same as the Sunday Farmers Market. The expanded use includes construction of a small restroom structure, which would result no impact or a new less-than-significant impact to the visual quality of the surrounding area as discussed in the narrative above. The project revisions would not result in a new significant impact.</p>
<p>Agricultural, Forest & Mineral Resources Impact (<i>No Impact</i>): The Sunday Farmers Market does not result in impacts to agricultural or forest resources.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The expanded market site is not located on, adjacent or near agricultural or forest resources and neither the operations or site improvements will result in impacts to agricultural or forest resources.</p>
<p>Air Quality & Greenhouse Gas Impacts (<i>Less-than-Significant Impact</i>): The Sunday Farmers Market would result in air emissions due to vehicle travel to/from the Sunday Farmers Market that are substantially less than Air District daily thresholds.</p>	<p>None required.</p>	<p>No change (<i>Less-than-Significant Impact</i>): The expanded Saturday (and possibly Friday) market is projected to result in attendance levels below Sunday levels, and thus, would not result in air pollutant or greenhouse gas emissions due to vehicle travel that would exceed levels previously analyzed. The proposed project changes would not result in a new significant impact or a substantial increase in severity of the less-than-significant impact.</p>
<p>Biological Resource Impact (<i>No Impact</i>): The Sunday Farmers Market would not result in impacts to special status species; riparian, wetland or sensitive habitat; wildlife movement; or heritage trees.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The proposed market expansion is located adjacent to the Sunday Farmers Market site, and is located within a generally paved area of the Fairgrounds property. No vegetation or habitat areas are present, and no impacts to biological resources would occur with the expanded market.</p>
<p>Cultural Resource Impact: (<i>No Impact</i>): The Sunday Farmers Market would not result in impacts to historical, archaeological or paleontological resources.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The proposed market expansion is located adjacent to the Sunday Farmers Market site, and is located within an improved area of the Fairgrounds property. Construction of the new restroom will result in minor ground disturbance in a previously disturbed area. The project revisions are within the impact area that was analyzed in the 2012 Initial Study/Negative Declaration, and the expanded operations would not result in new impacts to cultural resources.</p>

TABLE 2: Summary of Impacts with Proposed Modifications

2012 Initial Study/Negative Declaration Impact	IS/MND Mitigation Measure & Recommended Conditions	Project Modifications & Impacts
<p>Geology & Soils Impact (<i>Less-than-Significant Impact</i>): The site is located in a seismically active area, but the project would not expose people or structures to substantial adverse effects related to seismic and geologic hazards and would not result in impacts related to erosion or soil constraints.</p>	<p>None required.</p>	<p>No change(<i>Less-than-Significant Impact</i>): There have been no changes to geologic or soils conditions in the project area. The proposed Saturday market is located adjacent to the Sunday Farmers Market site. The new restroom will be constructed in accordance with California Building Code requirements pertaining to seismic design and other soils/construction parameters. The expanded market operations would not result in increased exposure to seismic hazards. The construction area and site disturbance would be limited and would not result in new significant construction-related erosion impacts.</p>
<p>Hazards & Hazardous Materials (<i>No Impact</i>): The Sunday Farmers Market would not result in impacts related to transport, use, disposal of or exposure to hazardous materials or hazards.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The expanded Saturday (and potentially Friday) market would be similar in use as the Sunday Farmers Market and would not result in impacts related to hazards or hazardous materials.</p>
<p>Hydrology & Water Quality: (<i>No Impact</i>): The Sunday Farmers Market would not result in impacts related to drainage, water quality, flood hazards or other hydrological issues.</p>	<p>None required.</p>	<p>No change (<i>No Impact or Less-than-Significant Impact</i>): The proposed market expansion is located adjacent to the Sunday Farmers Market site on an impervious paved (oil and screened) ground surface. Construction of the new restroom will result in minor runoff, but would not result in significant drainage impacts as the site currently contains impervious surfacing. The revisions would not result in new significant impacts related to drainage or water quality due to construction of a new small restroom structure.</p>
<p>Land Use Impact (<i>No Impact</i>): The Sunday Farmers Market would not result in impacts related to land use.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The proposed market expansion is located adjacent to the Sunday Farmers Market site. Neither the expanded market use nor site improvements would result in new land use impacts as the use and site location are the same as the Sunday Farmers Market.</p>
<p>Noise Impact (<i>Less-than-Significant Impact</i>): The Sunday Farmers Market would result in a less-than-significant impact related to increases in ambient noise levels due to amplified music within an existing Fairgrounds building.</p>	<p>None required, but a measure is included to monitor sound levels and ensure compliance with Fairgrounds noise requirements.</p>	<p>No Impact: The expanded Saturday (and potentially Friday) market will not be allowed to have amplified music, and there would be no impacts related to noise as a result of the expanded market day(s).</p>

TABLE 2: Summary of Impacts with Proposed Modifications

2012 Initial Study/Negative Declaration Impact	IS/MND Mitigation Measure & Recommended Conditions	Project Modifications & Impacts
<p>Population & Public Services/Recreation (<i>No Impact</i>): The Sunday Farmers Market would not result in in new habitable development or population growth. Operations would have no measurable effect on existing public services in that the increase will not require expansion of any services to serve the project.</p>	<p>None required.</p>	<p>No change (<i>No Impact</i>): The proposed market expansion is located adjacent to the Sunday Farmers Market site within an improved area of the Fairgrounds property. The expanded Saturday (and potential Friday) market is projected to result in attendance levels below Sunday levels. Neither the expanded market use nor the site improvements would result in increased population or associated public services demand. The expanded operations would have no measurable effect on existing public services in that the increase will not require expansion of any services to serve the project, and thus would not result in significant impacts or more severe impacts than identified for the Sunday Farmers Market.</p>
<p>Traffic Impacts (<i>Less-than-Significant Impact</i>): The Sunday Farmers Market would result in daily traffic due to vehicle travel to/from the Sunday Farmers Market that would result in a less-than-significant impact related to traffic.</p>	<p>None required.</p>	<p>No change (<i>Less-than-Significant Impact</i>): The expanded Saturday (and potential Friday) market is projected to result in attendance levels below Sunday levels, and would not result in fewer trips than previously analyzed for the Sunday Farmers Market. The changes would not result in a new significant impact or an increased severity of the less-than-significant impact as explained in the narrative above.</p>
<p>Utilities (<i>Less-than-Significant Impact</i>): The Sunday Farmers Market would result in less-than-significant impacts related to wastewater and solid waste generation and water demand.</p>	<p>None required.</p>	<p>No change (<i>Less-than-Significant Impact</i>): The expanded market to Saturdays and possibly Fridays is projected to result in attendance levels below Sunday levels, and would not result in wastewater generation, water use, or solid waste generation that would exceed service capacities as further explained in the narrative above. The new restrooms would include the low-flow water fixtures required by current building codes that is lower than existing fixtures. Use of the new facility would serve to offset some of the higher water use at the existing restrooms facilities. The changes would not result in a new significant impact or an increased severity of the less-than-significant impact as explained in the narrative above.</p>
<p>Mandatory Findings of Significance (<i>Less-than-Significant Impact</i>): No significant cumulative impacts were identified.</p>	<p>None required.</p>	<p>No change (<i>Less-than-Significant Impact</i>): No significant cumulative impacts were identified as further explained in the narrative above.</p>

FIGURE 1: Fairgrounds Location



FIGURE 2: Market Location on Fairgrounds Site

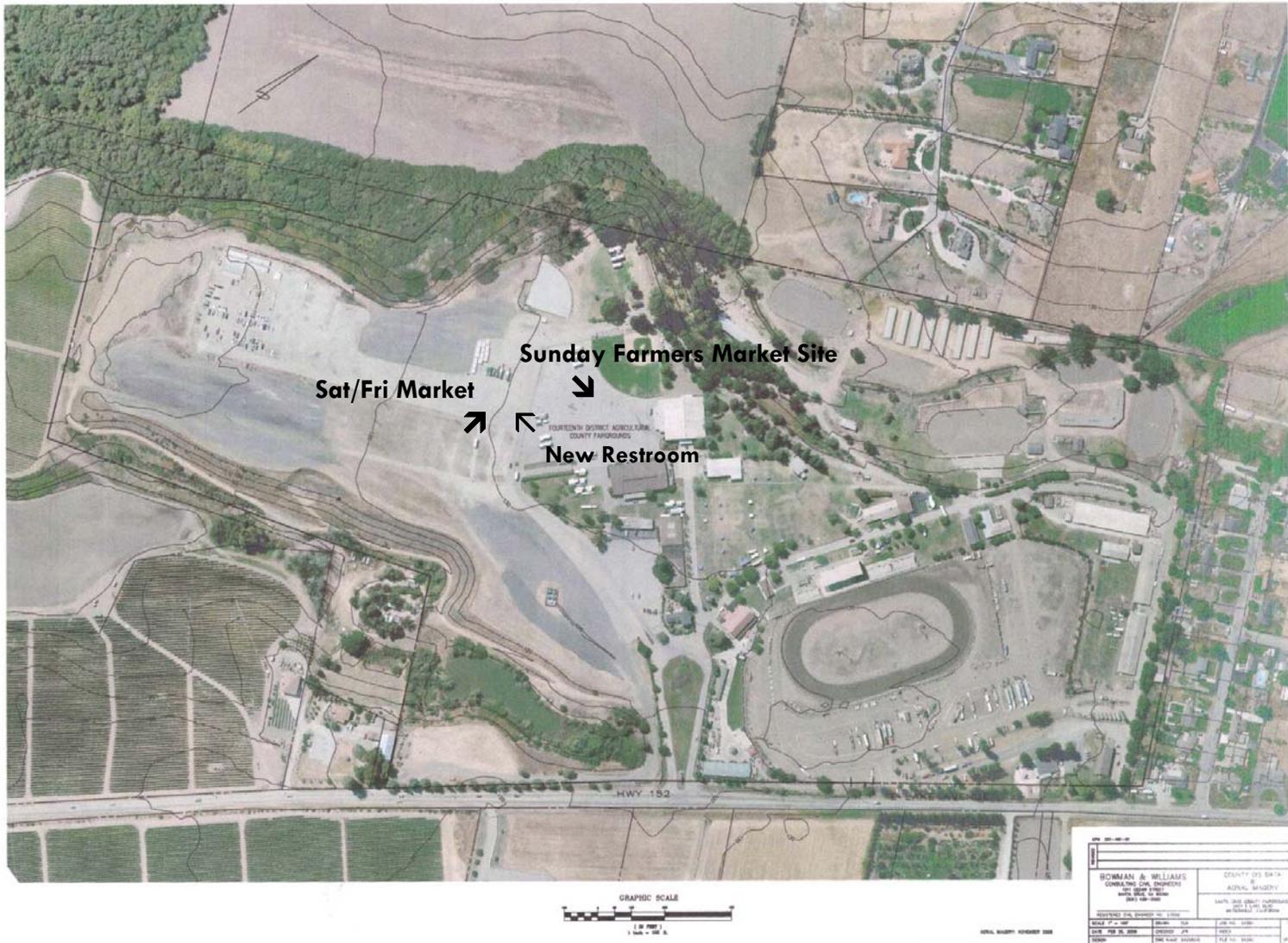


FIGURE 3: Conceptual Market Layout

