

14th District Agricultural Association, Santa Cruz County Fair
Agricultural History Project
Mitigated Negative Declaration / Initial Study
STATE CLEARINGHOUSE NUMBER 2018062040

Summary of Public Comments and Responses
July 23, 2018

I. INTRODUCTION

In June 2018, an Initial Study was prepared for the proposed Agricultural History Project expansion in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. A Mitigated Negative Declaration was prepared and circulated with the Initial Study (MND/IS) for a 30-day public review period between June 21 and July 20, 2018.

It is noted that Sections 15204(b) and (c) of the State CEQA Guidelines provide standards for review of negative declarations as follows:

- (b) In reviewing negative declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should:
 - (1) Identify the specific effect,
 - (2) Explain why they believe the effect would occur, and
 - (3) Explain why they believe the effect would be significant.
- (c) Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.

II. PUBLIC COMMENTS

Two letters of comment were received from the California Governor's Office of Planning and Research – State Clearinghouse and the Central Coast Regional Water Quality Control Board (RWQCB), which are attached at the end of this document.

The letter from the State Clearinghouse acknowledges that the project has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to CEQA and that no state agencies submitted comments through the State Clearinghouse. This comment is acknowledged.

The comments from the Central Coast RWQCB indicate that all construction projects at the District Agricultural Association's Fairgrounds are subject to the California Building Code (CBC) and require construction plan review, approvals and inspections by the Department of General Services (DGS) and/or the California Fairs Financing Authority (CFFA). The letter also indicates that development projects that create and/or replace 5,000 square feet or more of impervious surface must implement measures for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management in accordance with Section F.5.g Post Construction Storm Water Management Program of the 2013 General Permit with which the Fairgrounds is subject. These comments are correct and are acknowledged. The Initial Study text has been revised to identify these requirements, but the comments do not change the conclusions of the impact analyses contained in the Initial Study.

III. INITIAL STUDY REVISIONS/CORRECTIONS

Revisions or corrections to the Initial Study text as a result of public comments and staff reviews are presented below; deleted text is shown in ~~striketrough~~ typeface, and new text is shown in underlined typeface.

Page 7 Add new subsection 10 as follows:

10. Other public agencies whose approval is required:

- California Department of General Services (DGS) and/or the California Fairs Financing Authority (CFFA): Review, approval, and/or inspection of construction plans; all construction projects at the District Agricultural Association's Fairgrounds are subject to the California Building Code (CBC)

Page 22 Correct the third line under Cultural Resources Setting as follows:

...as a state agency, the Fairgrounds are not subject to local regulations....

Page 23 Revise the second sentence under subsection b as follows:

No evidence of archaeological resources were encountered, and neither the records search nor site survey suggest that cultural resources are present.

Page 34 Revise the third paragraph of the Setting subsection in accordance with RWQCB comments:

The Central Coast Regional Water Quality Control Board (RWQCB) has issued Post-Construction Stormwater Requirements (PCRs) for projects that create and/or replace $\geq 2,500$ square feet of impervious surfaces. The PCRs are a tiered compliance program, based on impervious area, for 1) site design, 2) stormwater

runoff treatment, 3) retention, and 4) peak runoff controls. ~~Based on the amount of new impervious surface area that the project would create, the project would be required to comply with PCRs #1 (Site Design) and #2 (Water Quality Treatment). The project site lies within watershed management zone 4.~~ Municipalities throughout the Central Coast Region have incorporated the PCRs into their codes and ordinances. Projects subject to local regulations must comply with the PCRs through these codes and ordinances. As previously indicated, the Fairgrounds is a state agency that is not subject to local regulations. Therefore, the Fairgrounds is not subject to the PCRs.

However, the Fairgrounds is enrolled in the 2013 General Permit, and is subject to Section F.5.g Post Construction Storm Water Management Program. The Fairgrounds' Waste Discharge Identification Number for its enrollment in the 2013 General Permit is: 3 44M2000271. Section F.5.g.2 requires that development projects that create and/or replace 5,000 square feet or more of impervious surface implement measures for site design, source control, runoff reduction, stormwater treatment, and baseline hydromodification management. The proposed project would be designed, implemented, and completed in compliance with the 2013 General Permit including Section F.5.g.

Page 35 Correct typos in the criterion f paragraph as follows:

f) Would the project otherwise substantially degrade water quality? (Less than Significant with Mitigation Incorporated)

Page 35 Revise the fourth sentence of subsection f as follows:

Project grading could result in inadvertent transport of soil and sediment into the onsite storm drains and settling pond, which would be a potentially significant impact without implementation of standard erosion control best management practices (BMPs) to prevent erosion or siltation from construction activities.

Page 35 Revise the last sentence as follows:

As such, the project would not contribute substantial amounts of erosion or siltation or substantially degrade water quality ~~and would have a less-than-significant impact on water quality.~~

Page 47 Correct typo in the second-to-last sentence of the top paragraph as follows:

A left-turn lane ~~at~~ provides access to the Fairgrounds entrance on eastbound SR 152.

Page 51 Correct last section of subsection ii as follows:

Therefore, the project has ~~is~~ a low potential for encountering unrecorded TCRs.

IV. COMMENT LETTERS

The following public comments are included in the following pages:

1. California Governor's Office of Planning and Research – State Clearinghouse
2. Central Coast Regional Water Quality Control Board



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

July 23, 2018

David Kegebein
14th Agricultural Association, Santa Cruz County Fair
2601 East Lake Avenue
Watsonville, CA 95076

Subject: Agricultural History Project Expansion
SCH#: 2018062040

Dear David Kegebein:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on July 20, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018062040
Project Title Agricultural History Project Expansion
Lead Agency 14th Agricultural Association, Santa Cruz County Fair

Type MND Mitigated Negative Declaration
Description The proposed project consists of expansion of the Agricultural History Project facilities near the Fairgrounds entrance to include outdoor animal and agricultural facilities, as well as future construction of approx 10,000 sf of new buildings to support the AHP's mission that "honors and promotes knowledge about agriculture on the Central California Coast." Outdoor animal and agricultural facilities would include an orchard, a garden, and 4,200 sf of livestock pens. New buildings would include a carriage house to display and store antique carriages, an interpretive center, and a small restroom building.

Lead Agency Contact

Name David Kegebein
Agency 14th Agricultural Association, Santa Cruz County Fair
Phone 831-724-5671 **Fax**
email
Address 2601 East Lake Avenue
City Watsonville **State** CA **Zip** 95076

Project Location

County Santa Cruz
City Watsonville
Region
Lat / Long
Cross Streets
Parcel No. 051-491-01
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways Salsipuedes Crk
Schools St. Francis, Lakeview
Land Use ag exhibits/PF-L: Public and community facilities-historic landmark combining district/O-R: Parks, rec, OS

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 3; Department of Parks and Recreation; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 06/21/2018 **Start of Review** 06/21/2018 **End of Review** 07/20/2018

Central Coast Regional Water Quality Control Board

July 16, 2018

David Kegebein
14th District Agricultural Association
Santa Cruz County Fair
2601 East Lake Avenue
Watsonville, CA 95076
Email: dave@bestberrys.com

VIA ELECTRONIC MAIL

Dear Mr. Kegebein:

COMMENTS ON THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR SANTA CRUZ COUNTY FAIRGROUNDS AGRICULTURAL ASSOCIATION HISTORY PROJECT EXPANSION, SANTA CRUZ COUNTY, STATE CLEARINGHOUSE FILE NO. 2018062040

The Central Coast Regional Water Quality Control Board (Central Coast Water Board) has received the Initial Study/Mitigation Negative Declaration (IS/MND) for the Santa Cruz County Fairgrounds (Fairgrounds) Agricultural History Project Expansion (Project). Our preliminary review of the IS/MND indicates that the Project could potentially impact waters of the State. We are writing to provide you with information that can help reduce the Project's impacts to waters of the State and facilitate your compliance with the 2013 Construction Stormwater General Permit¹.

Most importantly, we encourage you to contact Central Coast Water Board staff in the early stages of project planning and design. We are available to discuss the Project and how it can meet Central Coast Water Board permit requirements. Contact information is provided at the end of this letter.

Comments

1. The IS/MND includes the statement that the, "Fairgrounds is a state agency that is not subject to local regulations." Although the Fairgrounds is not subject to local regulations, all construction projects at District Agricultural Associations are subject to the California Building Code (CBC) and require construction plan review, approvals, and inspections by the Department of General Services (DGS) and/or the California Fairs Financing Authority (CFFA).

¹ State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (2013 General Permit).

The IS/MND is silent on both the involvement of DGS and/or CFFA with the Project and the Project's intent to comply with the CBC. The IS/MND should specify that the Project will receive plan review, all approvals, and inspections required by DGS and/or CFFA and the Project will comply with all applicable sections of the CBC.

2. Section IX. Hydrology and Water Quality of the IS/MND states, "Based on the amount of new impervious surface area that the project would create, the project would be required to comply with [the Central Coast Water Board Post-Construction Storm Water Requirements (PCRs)] #1 (Site Design) and #2 (Water Quality Treatment)." Municipalities throughout the Central Coast Region have incorporated the PCRs into their codes and ordinances. Projects subject to local regulations must comply with the PCRs through these codes and ordinances. As explained in Comment #1, the Fairgrounds is a state agency that is not subject to local regulations. Therefore, the Fairgrounds is not subject to the PCRs.

The Fairgrounds is however enrolled in the 2013 General Permit, and subject to Section F.5.g Post Construction Storm Water Management Program. The Fairgrounds' Waste Discharge Identification Number for its enrollment in the 2013 General Permit is: **344M2000271**. Section F.5.g.2 requires that development projects that create and/or replace 5,000 square feet or more of impervious surface implement measures for site design, source control, runoff reduction, storm water treatment, and baseline hydromodification management. The IS/MND is silent on compliance with Section F.5.g. of the 2013 General Permit. The IS/MND should include a statement that the Project will be designed, implemented, and completed in compliance with the 2013 General Permit including Section F.5.g.

If you have questions or would like to discuss these comments further, please contact Dominic Roques at (805) 549-3882 or Julia Dyer at Julia.Dyer@waterboards.ca.gov or (805) 542-4624.

Sincerely,

for
John M. Robertson
Executive Officer

cc (by e-mail):

John Quiroz, CA Department of Food and Agriculture, john.quiroz@cdfa.ca.gov
Bryan Eubanks, CA Fair Services Authority, beubanks@cfsa.org
Doug Brenning, CA Department of General Services, Doug.Brenning@dgs.ca.gov

Kim Sanders, Central Coast RWQCB, Kim.Sanders@waterboards.ca.gov
Lucas Sharkey, Central Coast RWQCB, Lucas.Sharkey@waterboards.ca.gov