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|  | County of Santa CruzPLANNING DEPARTMENT701 Ocean Street, 4th floor, Santa Cruz, Ca 95060(831) 454-2580 Fax: (831) 454-2131 Tdd: (831) 454-2123**kathleen molloy previsich, planning director**http://www.sccoplanning.com/ |

# **NEGATIVE DECLARATION**

**Project: Update Regulations for Nonconforming Structures and Uses, Commercial Uses, and Related Regulations**

**APN(S): N/A (County-wide)**

**Project Description:** A proposal to update regulations in Chapters 12.10, 13.10, 13.11, 16.10 and 18.10 of the Santa Cruz County Code, and amend related General Plan (GP) and Local Coastal Program (LCP) policies, as follows: Part 1: Amend Chapter 13.10 to provide new regulations for nonconforming uses and structures, and amend related GP/ LCP policies in the General Plan, to allow existing legal nonconforming uses and structures to continue and be improved, and facilitate repair after catastrophic events, while continuing to require discretionary review for extensive modifications. Part 2: Amend Chapter 13.10 to simplify the review process for commercial changes of use and reduce the number of parking spaces required for certain commercial uses based upon “evidence based” parking studies.Part 3: Delete language in Chapter 12.10 regarding when soils reports are required, and instead reference local administrative guidelines and the California Building Code. Amend Geologic Hazard Regulations (Chapter 16.10) regarding when the County is authorized to require geologic review, replacing the current approach which evaluates the extent of work according to the percentage of exterior walls and/ or foundation that are altered with an approach which evaluates alterations to the major structural components (exterior wall framing, roof framing, floor framing, and foundation). Part 4: Streamline the Level 4 permit approval process in Chapter 18.10, revising the noticing process to reduce processing costs, and expanding the appeal process such that appeals are heard at a public hearing before the Zoning Administrator, rather than being heard administratively by the Planning Director. Part 5**:** Update Chapters 13.10 and 13.11 to correct code citations, clarify existing provisions, restore unintentionally deleted language, and improve consistency with state law.

**Project Location:** Santa Cruz County – County-wide

**Owner:** N/A

**Applicant:** Santa Cruz County

**Staff Planner:** email: pln400@co.santa-cruz.ca.us

This project will be considered at a public hearing by 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 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 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 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: January 3, 2012

Date: December 1, 2011

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

MATT JOHNSTON, Environmental Coordinator

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