



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, 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) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

PROJECT: Hochler Minor Land Division

APP #: 141228

APN(S): 067-041-14

PROJECT DESCRIPTION: The project consists of dividing a 37,314 square foot parcel (0.86 acres) into three parcels of 11,835 net developable square feet (Lot 1; 12,315 net developable square feet (Lot 2); and 10,861 net developable square feet (Lot 3), with a right-of-way of 2,303 square feet. The proposal does not include Architectural Plans as no building is contemplated as part of this Minor Land Division. Design Guidelines have been submitted with the application to guide future building of two single-family dwellings on each of the two newly-created parcels.

PROJECT LOCATION: The proposed project is located on the north side of Lockewood Lane within the Carbonera planning area in the unincorporated County of Santa Cruz.

EXISTING ZONE DISTRICT: R-1-10

APPLICANT: Richard Hochler

OWNER: Richard Hochler

PROJECT PLANNER: Annette Olson

EMAIL: annette.olson@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: July 2, 2015 through July 21, 2015.

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.



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MITIGATED NEGATIVE DECLARATION

Project: Hochler Minor Land Division

APN(S): 067-041-14

Project Description: The project consists of dividing a 37,314 square foot parcel (0.86 acres) into three parcels of 11,835 net developable square feet (Lot 1; 12,315 net developable square feet (Lot 2); and 10,861 net developable square feet (Lot 3), with a right-of-way of 2,303 square feet. The proposal does not include Architectural Plans as no building is contemplated as part of this Minor Land Division. Design Guidelines have been submitted with the application to guide future building of two single-family dwellings on each of the two newly-created parcels.

Project Location: The proposed project is located on the north side of Lockwood Lane within the Carbonera planning area in the unincorporated County of Santa Cruz.

Owner: Richard Hochler

Applicant: Richard Hochler

Staff Planner: Annette Olson

Email: annette.olson@santacruzcounty.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.

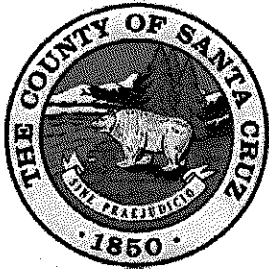
California Environmental Quality Act Mitigated Negative Declaration Findings:

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, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; 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 as revised 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: July 21, 2015

Date: _____

TODD SEXAUER, Environmental Coordinator
(831) 454-3511



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

Date: June 22, 2015

Application Number: 141228

Project Name: Hochler Minor Land Div.

Staff Planner: Annette Olson

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Richard Hochler

APN(s): 067-041-14

OWNER: Richard Hochler

SUPERVISORAL DISTRICT: 5th

PROJECT LOCATION: The proposed project is located on the north side of Lockwood Lane within the Carbonera planning area in the unincorporated County of Santa Cruz. The County of Santa Cruz 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.

SUMMARY PROJECT DESCRIPTION: The project consists of dividing a 37,314 square foot parcel (0.86 acres) into three parcels of 11,835 net developable square feet (Lot 1); 12,315 s.f. net developable square feet (Lot 2); and 10,861 net developable square feet (Lot 3), with a right-of-way of 2,303 square feet. The proposal does not include Architectural Plans as no building is contemplated as part of this Minor Land Division (see Figure 2 below). Design Guidelines have been submitted with the application to guide future building of two single-family dwellings on each of the two newly-created parcels.

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input checked="" 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: Roadside/Roadway Exception |

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

| | |
|---------------------------|-----------------------|
| <u>Permit Type/Action</u> | <u>Agency</u> |
| Encroachment Permit | City of Scotts Valley |

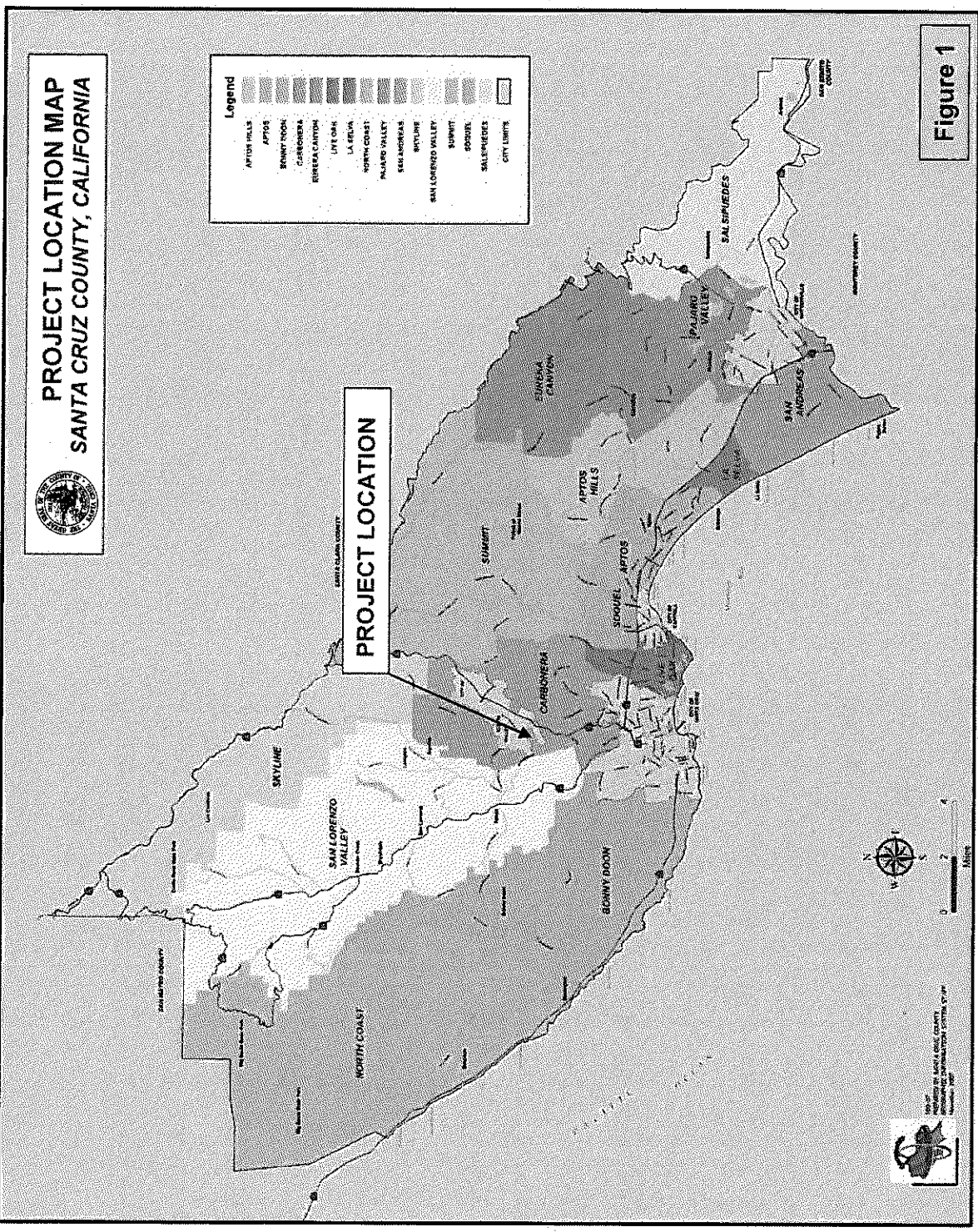
DETERMINATION:

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.

TODD SEXAUER, Environmental Coordinator

Date





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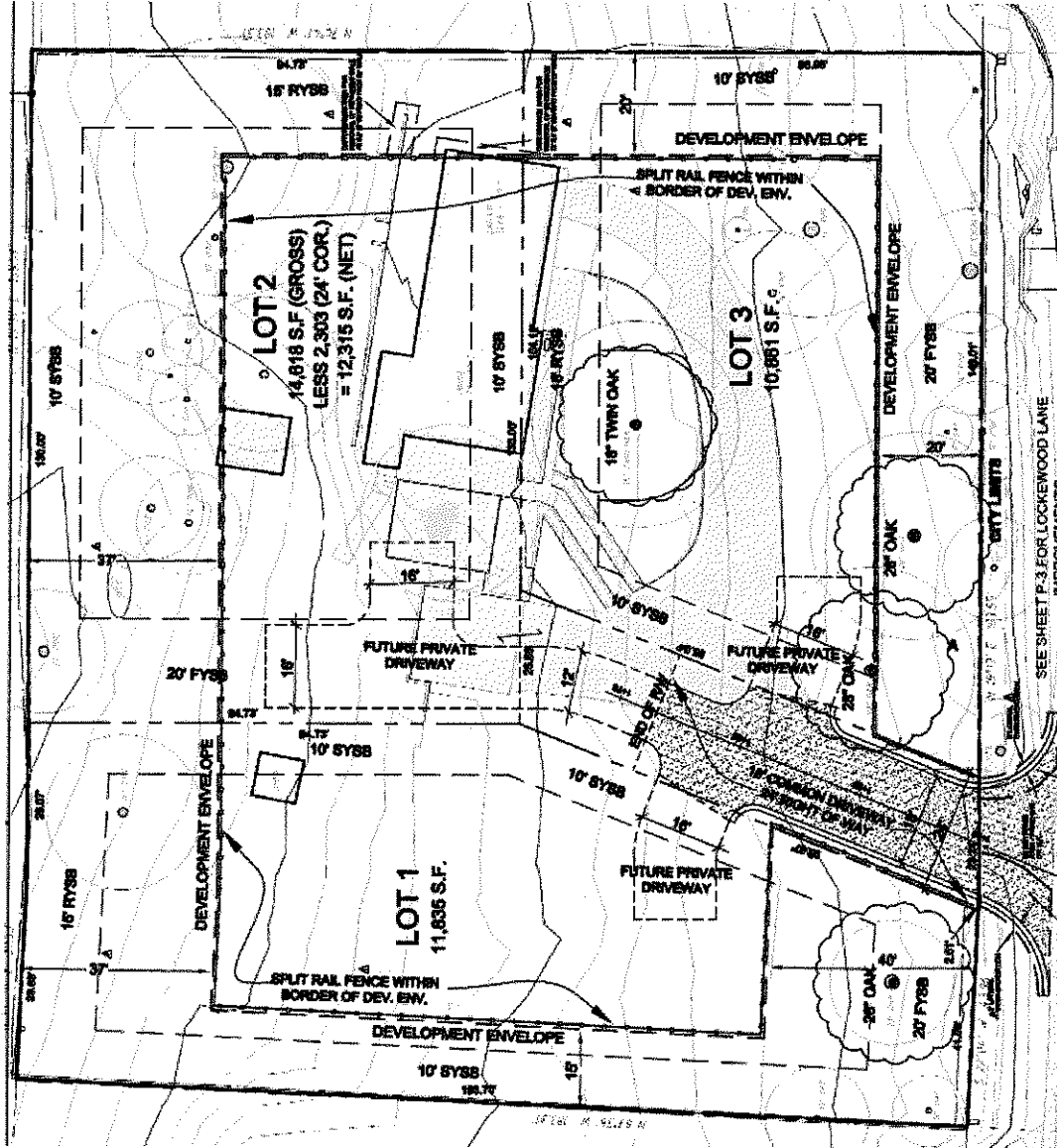


Figure 2: Project Site Plan

Application Number: 141228

Hochler Minor Land Division



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