



County of Santa Cruz

PLANNING DEPARTMENT

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

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

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 Todd Sexauer of the Environmental Review staff at (831) 454-3511.

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: Felton Library

APP #: 171167

APN(S): 065-073-03 & 065-281-03

PROJECT DESCRIPTION: The project proposes to construct a library and an outdoor interactive environmental education program in two phases. Phase One would consist of the construction of a 9,657 square foot library with a fenced patio, parking lot, frontage improvements along Gushee Street, a monument sign, and related improvements; the replacement of a culvert in Bull Creek with pedestrian bridge, and restoration of the riparian area. Phase Two would consist of the construction of outdoor interactive environmental education areas and a second pedestrian bridge over Bull Creek.

PROJECT LOCATION: The proposed project is located on the west side of Gushee Street within the community of Felton in 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.

EXISTING ZONE DISTRICT: R-1-10

APPLICANT: Teall Messer

OWNER: County of Santa Cruz, Attn: Betsey Lynberg

PROJECT PLANNER: Annette Olson, (831) 454-3134

EMAIL: Annette.Olson@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: September 18, 2017 through October 17, 2018

This project will be considered at a public hearing by the Zoning Administrator. 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: Felton Library

APN(S): 065-073-03 & 065-281-03

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Project Location: The proposed project is located on the west side of Gushee Street within the community of Felton in 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: County of Santa Cruz, Attn: Betsey Lynberg

Applicant: Teall Messer

Staff Planner: Annette Olson, (831) 454-3134

Email: Annette.Olson@santacruzcounty.us

This project will be considered at a public hearing by the Zoning Administrator. 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.

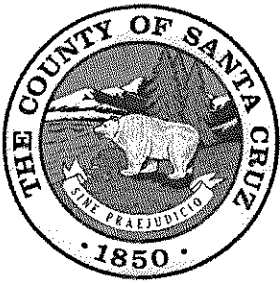
California Environmental Quality Act Mitigated Negative Declaration Findings:

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: October 17, 2017

Date: _____

TODD SEXAUER, Environmental Coordinator
(831) 454-3511



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

Date: August 14, 2017

Application Number: 171167

Project Name: Felton Library

Staff Planner: Annette Olson

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Teall Messer

APN(s): 065-073-03 & 065-281-03

OWNER: County of Santa Cruz

SUPERVISORAL DISTRICT: 5th

PROJECT LOCATION: The proposed project is located on the west side of Gushee Street within the community of Felton in unincorporated Santa Cruz County (Figure 1). 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.

SUMMARY PROJECT DESCRIPTION:

The project proposes to construct a library and an outdoor interactive environmental education program in two phases. Phase one would consist of the construction of a 9,657 square foot library with a fenced patio, parking lot, frontage improvements along Gushee Street, a monument sign, and related improvements; the replacement of a culvert in Bull Creek with pedestrian bridge, and restoration of the riparian area. Phase two would consist of the construction of outdoor interactive environmental education areas and a second pedestrian bridge over Bull Creek (Figure 2).

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 type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Noise |
| <input 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 type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |

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"/> 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 checked="" type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input checked="" 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: Variances, Parking Plan, Sign Exception |

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

Agency

County of Santa Cruz, DPW
CDFW
RWQCB
USACE

Agency

Encroachment Permit
1602 (Streambed Alteration Agreement)
401 (Water Quality Certification)
404 (Nationwide Permit)

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.

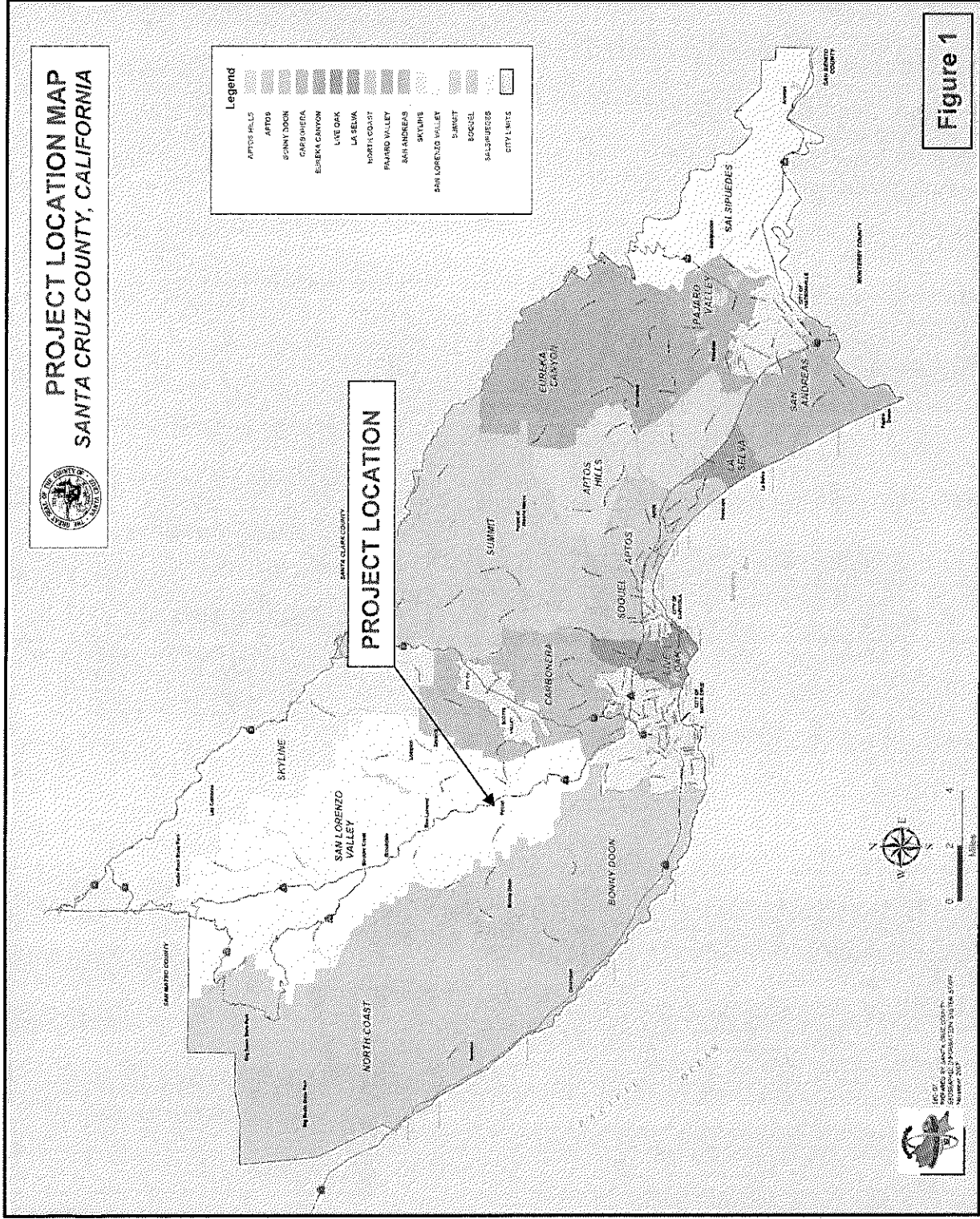
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that 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

9/14/17

Date





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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): Approximately 2
 Existing Land Use: Vacant
 Vegetation: Mowed grass and riparian woodland associated with Bull Creek
 Slope in area affected by project: 0 - 30% 31 - 100% N/A
 Nearby Watercourse: Bull Creek
 Distance To: Bull Creek runs through the property

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Yes	Fault Zone:	No
Groundwater Recharge:	A portion	Scenic Corridor:	Felton Town Plan
Timber or Mineral:	No	Historic:	No
Agricultural Resource:	No	Archaeology:	No
Biologically Sensitive Habitat:	Yes	Noise Constraint:	No
Fire Hazard:	SRA Moderate	Electric Power Lines:	No hazard
Floodplain:	No mapped FEMA floodplain.	Solar Access:	Available
Erosion:	Low potential	Solar Orientation:	Available
Landslide:	No	Hazardous Materials:	Low potential
Liquefaction:	Yes	Other:	---

SERVICES:

Fire Protection:	Felton FPD	Drainage District:	Zone 8
School District:	SLVUSD	Project Access:	Gushee/Kirby
Sewage Disposal:	Septic	Water Supply:	San Lorenzo Valley Water District

PLANNING POLICIES:

Zone District: R-1-10

Special Designation:
Felton Town Plan

General Plan: R-UL

Urban Services Line:

Inside

Outside

Coastal Zone:

Inside

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 California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

Project Site

The project site is located on the west side of Gushee Street one parcel north of its intersection with Hihn Street in Felton. Directly to the west of the library site is the San Lorenzo Valley Water District. The Water District property is included in this application as a portion of the interactive environmental education feature and restoration/mitigation work would occur on the District's parcel. To the south, located on the corner of Gushee Street and Hihn Street, is the U.S. Post Office. Across Hihn Street is a County of Santa Cruz maintenance yard. To the east, across Gushee Street is a Rite Aid store, and to the north are single-family homes.