



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 NEGATIVE DECLARATION NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act (CEQA), 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 may be avoided. 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 CEQA 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 Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

PROJECT: 1240 Chanticleer Ave. 2-lot Minor Land Division

APN(S): 029-191-13

PROJECT DESCRIPTION: The proposed project consists of a Minor Land Division (MLD) involving Parcel 029-191-13. The proposed project includes dividing Parcel 029-191-13 into two new parcels (Parcel A and Parcel B. Parcel A would be approximately 7,732-SF and would contain the existing single family dwelling with access from Chanticleer Avenue. Parcel B would be approximately 9,825-SF. The proposed 2,250-SF single family residence would be located on the new Parcel B. Parcel B would have access from Chanticleer Avenue, and be served by a 20-foot wide "flag-lot" driveway corridor located along the southern border of the project site. Water and sewer will-serve letters have been provided by the Santa Cruz County Sanitation District and City of Santa Cruz Water Department.

EXISTING ZONE DISTRICT: R-1-6

APPLICANT: Hamilton-Swift & Assoc., Inc.

OWNER: Dylan and Marda Reid

PROJECT PLANNER: Frank Barron

EMAIL: frank.barron@santacruzcounty.us

ACTION: This project will be considered at a public hearing by the Planning Commission. The date and time have not been set. When scheduling does occur, this item will be included in all public hearing notices for the project.

REVIEW PERIOD: December 28, 2015 through January 19, 2016.



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NEGATIVE DECLARATION

Project: 1240 Chanticleer Ave. 2-lot Minor Land Division **APN(S):** 029-191-13

Application #: 151145

Project Description: The proposed project consists of a Minor Land Division (MLD) involving Parcel 029-191-13. The proposed project includes dividing Parcel 029-191-13 into two new parcels (Parcel A and Parcel B. Parcel A would be approximately 7,732-SF and would contain the existing single family dwelling with access from Chanticleer Avenue. Parcel B would be approximately 9,825-SF. The proposed 2,250-SF single family residence would be located on the new Parcel B. Parcel B would have access from Chanticleer Avenue, and be served by a 20-foot wide "flag-lot" driveway corridor located along the southern border of the project site. Water and sewer will-serve letters have been provided by the Santa Cruz County Sanitation District and City of Santa Cruz Water Department.

Project Location: The proposed project is located at 1240 Chanticleer Avenue, on the east side of Chanticleer Avenue within the community of "Live Oak" in the unincorporated County of Santa Cruz. The County of Santa Cruz is bound 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 Monterey Bay and the Pacific Ocean.

Owner: Dylan and Marda Reid

Applicant: Hamilton-Swift & Associates, Inc.

Staff Planner: email: frank.barron@santacruzcounty.us

This project will be considered at the Planning Commission. The date and time have not been set. When scheduling does occur, this item will be included in all public hearing notices for the project.

California Environmental Quality Act Negative Declaration Findings:

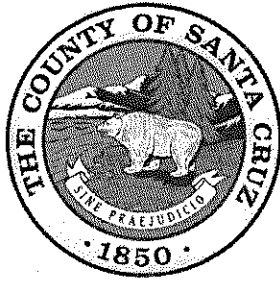
Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis 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 Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

<http://www.santacruzcountyplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

Review Period Ends: January 19, 2016

Date: _____

Todd Sexauer, Environmental Coordinator
(831) 454-3511



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

Date: December 7, 2015

Application Number: 151145

Project Name: 1240 Chanticleer Ave. 2-
lot Minor Land Division

Staff Planner: Frank Barron

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Hamilton-Swift & Assoc, Inc. **APN(s):** 029-191-13

OWNER: Dylan and Marda Reid

SUPERVISORAL DISTRICT: District 1

PROJECT LOCATION: The proposed project is located at 1240 Chanticleer Avenue, on the East side of Chanticleer Ave. within the community of "Live Oak" in the unincorporated County of Santa Cruz (see Figure 1: Location Map). The County of Santa Cruz is bound 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 proposed project application consists of a Minor Land Division (MLD) involving Parcel 029-191-13. The proposed project includes dividing Parcel 029-191-13 into two new parcels (Parcel A and Parcel B; see Figure 2). Parcel A would be approximately 7,732-SF and would contain the existing single family dwelling with access from Chanticleer Avenue. Parcel B would be approximately 9,825-SF. The proposed 2,250-SF single family residence would be located on the new Parcel B. Parcel B would have access from Chanticleer Avenue, and be served by a 20-foot wide "flag-lot" driveway corridor located along the southern border of the project site. Water and sewer will-serve letters have been provided by the Santa Cruz County Sanitation District and City of Santa Cruz Water Department.

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 checked="" 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 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 checked="" 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 type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Other: Variance |

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

Permit Type/Action

Agency

Not Applicable

Not Applicable

DETERMINATION:

On the basis of this initial evaluation:

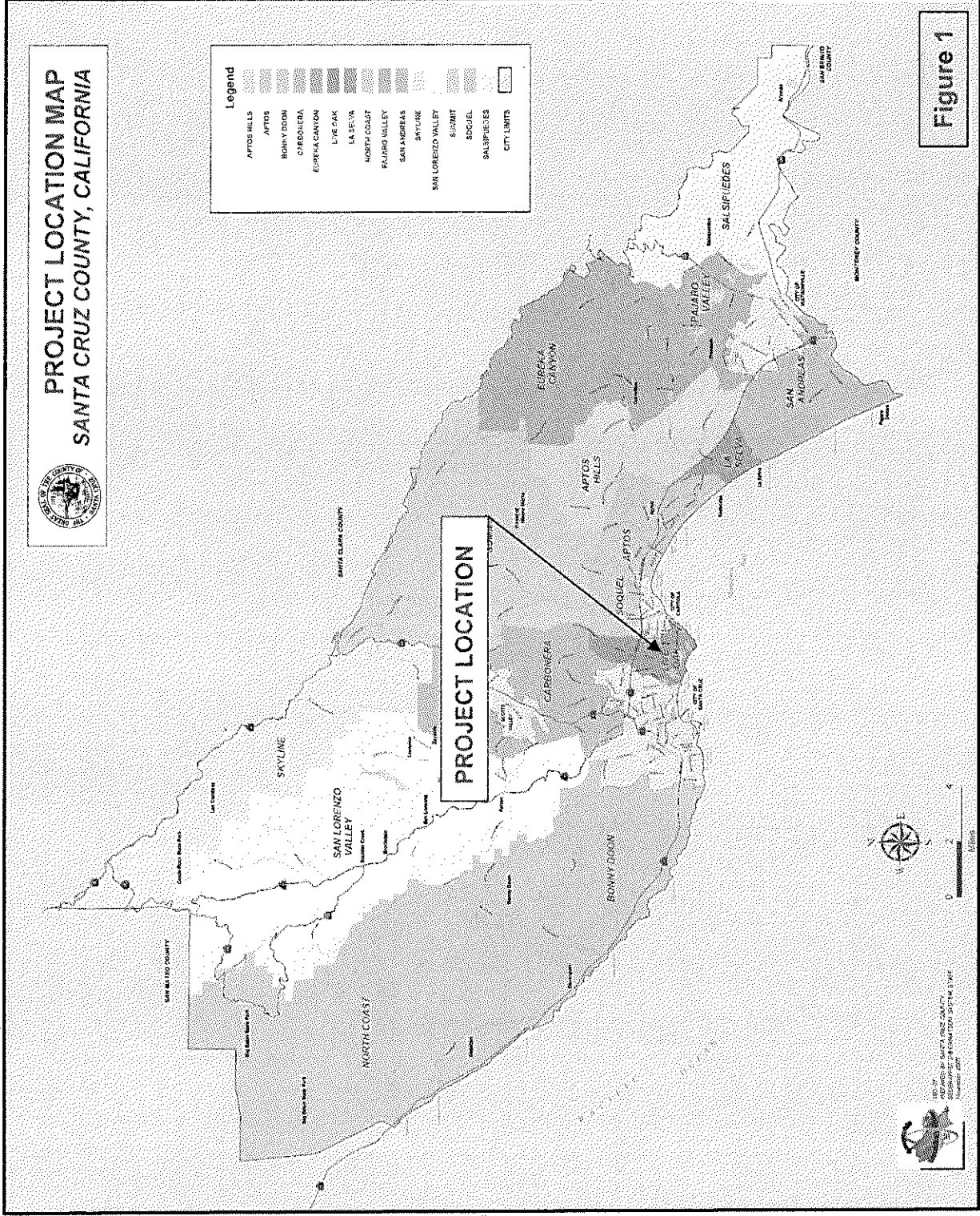
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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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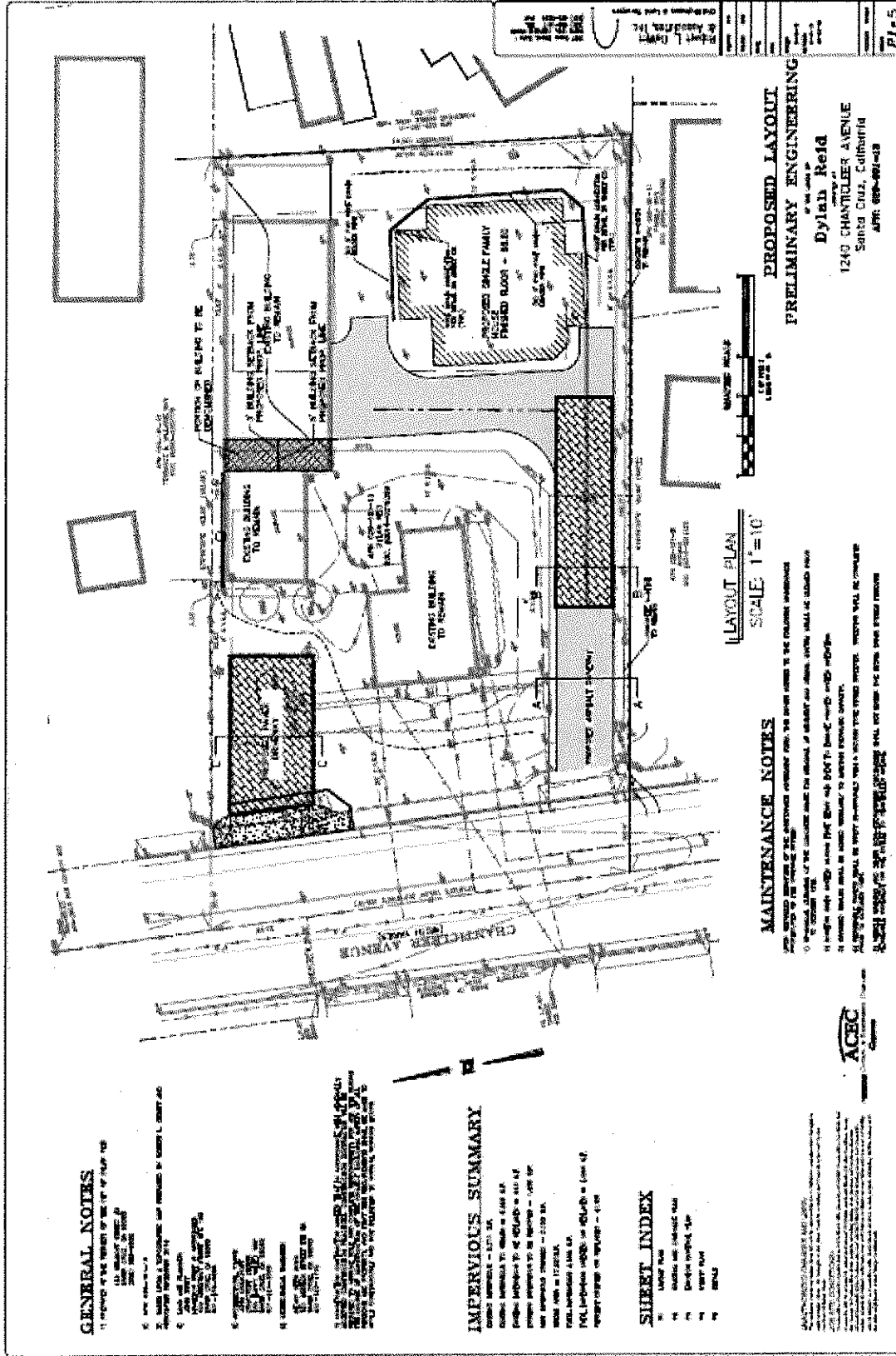


Figure 2 - Project Site Plan



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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): 0.415 acres (18,072 square-feet)
Existing Land Use: Residential
Vegetation: Urban landscaping, mix of native & non-native vegetation
Slope in area affected by project: 0 - 30% 31 - 100% N/A
Nearby Watercourse: Rodeo Creek Gulch
Distance To: 1,200 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Not Mapped	Fault Zone:	Not Mapped
Groundwater Recharge:	Not Mapped	Scenic Corridor:	Not Mapped
Timber or Mineral:	Not Mapped	Historic:	None
Agricultural Resource:	Not Mapped	Archaeology:	Not Mapped
Biologically Sensitive Habitat:	Mapped	Noise Constraint:	None
Fire Hazard:	None Identified	Electric Power Lines:	Yes
Floodplain:	Not Mapped	Solar Access:	Adequate
Erosion:	Not Mapped	Solar Orientation:	Adequate
Landslide:	Not Mapped	Hazardous Materials:	None
Liquefaction:	Mapped (Low)	Other:	

SERVICES:

Fire Protection:	Central	Drainage District:	Zone 5
School District:	Live Oak and Soquel	Project Access:	Chanticleer Avenue
Sewage Disposal:	SCC Sanitation	Water Supply:	City of Santa Cruz WD

PLANNING POLICIES:

Zone District:	R-1-6	Special Designation:	
General Plan:	R-UL		
Urban Services Line:	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	
Coastal Zone:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> 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 BACKGROUND:

The project site is currently developed with a single story single-family residence, approximately 848 square feet in size, featuring 1 bedroom and 1 bathroom. There are also detached accessory structures totaling approximately 2,000 square-feet in size, including an approximate 532 square foot second unit, a double car garage, carport and storage. The site features common residential landscaping, with no significant or sensitive trees, and paved vehicular right-of-way (R/W) access from Chanticleer Avenue.

The surrounding area of Chanticleer Avenue is mostly developed with low and medium density, urban residential development consisting of single-story and two-story single-family dwellings. The Antonelli Senior Living mobile home community is located directly to the east of the subject project. There is also the Little Acorns Montessori school approximately 75-feet to the southwest of the subject property.

DETAILED PROJECT DESCRIPTION:

The proposed project application consists of a Minor Land Division (MLD) involving Parcel 029-191-13. The proposed project includes dividing Parcel 029-191-13 into two new parcels (Parcel A and Parcel B). Parcel A would be approximately 7,862-SF and would contain the existing single family dwelling with access from Chanticleer Avenue. Parcel B would be approximately 11,057-SF. The proposed 2,250-SF single family residence would be located on the new Parcel B. Parcel B would be served by a "flag-lot" driveway accessed from Chanticleer Avenue, and would be 20-feet wide located along the southern border of the project site. No changes to the existing residential structures on the new Parcel A are