



County of Santa Cruz

PLANNING DEPARTMENT

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

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

KATHLEEN MOLLOY, 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) 454-5357.

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: Oakmont Senior Living APP #: 191031 APN: 037-191-14 & 037-191-15

PROJECT DESCRIPTION: This is a proposal to demolish an existing church (Inner Light Ministries) and associated structures and construct a new 85,447 square foot three-story assisted living facility with 82 units (89 beds) and transfer approximately 20,000 square feet of land from APN: 037-191-15 to 037-191-14. Project requires a Commercial Development Permit, Lot Line Adjustment, and Riparian Exception.

PROJECT LOCATION: The project is located on the south side of Soquel Drive within the community of Soquel in unincorporated Santa Cruz County (5630 Soquel Drive). 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. 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.

APPLICANT/OWNER: Oakmont Senior Living for Inner Light Ministries

PROJECT PLANNER: Nathan MacBeth, (831) 454-3118

EMAIL: Nathan.MacBeth@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: December 18, 2019 through January 16, 2020

This project will be considered at a public hearing before 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.



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, PLANNING DIRECTOR

<http://www.sccoplanning.com>

MITIGATED NEGATIVE DECLARATION

Project: Oakmont Senior Living

APPLICATION #: 191031

APN: 037-191-14 & 037-191-15

Project Description: This is a proposal to demolish an existing church (Inner Light Ministries) and associated structures and construct a new 85,447 square foot three-story assisted living facility with 82 units (89 beds) and transfer approximately 20,000 square feet of land from APN: 037-191-15 to 037-191-14. Project requires a Commercial Development Permit, Lot Line Adjustment, and Riparian Exception.

Project Location: The project is located on the south side of Soquel Drive within the community of Soquel in unincorporated Santa Cruz County (5630 Soquel Drive). 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: Inner Light Ministries

Applicant: Oakmont Senior Living

Staff Planner: Nathan MacBeth, (831) 454-3118

Email: Nathan.MacBeth@santacruzcounty.us

This project will be considered at a public hearing before 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

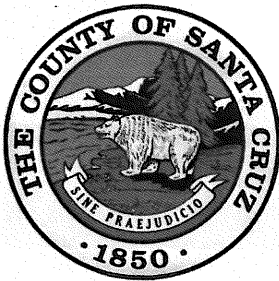
California Environmental Quality Act Negative Declaration Findings:

Find, that this 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; 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 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 16, 2020

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



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, PLANNING DIRECTOR

www.sccoplanning.com

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

Date: November 20, 2019

Application Number: 191031

Project Name: Oakmont Senior Living

Staff Planner: Nathan MacBeth

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Oakmont Senior Living

APN(s): 037-191-14 & 037-191-15

OWNER: Inner Light Ministries

SUPERVISORAL DISTRICT: First District

PROJECT LOCATION: The project is located on the south side of Soquel Drive within the community of Soquel 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.

From the City of Santa Cruz, take Highway 1 south the Park Avenue exist, head north on Park Avenue, at Soquel Drive turn west. Property is located on the south side of Soquel Drive approximately 1/3 of a mile west of the intersection with Park Avenue (5630 Soquel Drive).

SUMMARY PROJECT DESCRIPTION:

This is a proposal to demolish and existing church (Inner Light Ministries) and associated structures and construct a new 85,447 square foot three-story assisted living facility with 82 units (89 beds) and transfer approximately 20,000 square feet of land from APN 037-191-15 to 037-191-14. Project requires a Commercial Development Permit, Lot Line Adjustment, and Riparian Exception.

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 checked="" type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" 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 |