



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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MITIGATED NEGATIVE DECLARATION

Project: Aptos Village Project

APN(S): 041-011-03, 09, 20, 24, 33; 041-561-01, 02

Project Description: The project proposes to construct a mixed-use commercial and residential development (including a maximum of 63 residential units and 75,000 square feet of commercial space) for the core area of the Aptos Village, as identified in the Aptos Village Plan, adopted February 23, 2010.

The project would require the following: Planned Unit Development; Subdivision and Commercial Development Permit; Residential Development Permit; General Plan Amendment; Roadway Abandonment; Historic Preservation Plan Review; Archaeological Report Review; Soils Report Review; and Preliminary Grading Review.

The proposed project site is located within the partially undeveloped portions of the core area of Aptos Village between Aptos Creek Road, Trout Gulch Road, and Soquel Drive. Two historic structures, the Apple Barn and the Aptos Firehouse/Veterans of Foreign Wars (VFW) Hall are located within the project area. The Apple Barn would be relocated and the Firehouse/VFW Hall would be demolished as part of the proposed project.

Project Location: Aptos Village, located in the Aptos Planning area within the unincorporated portion of Santa Cruz County, lies about six miles east of the City of Santa Cruz and about eight miles northwest of the City of Watsonville. The site is located just north of Highway 1 between the State Park Drive and Rio Del Mar Boulevard interchanges. The Village is 80 feet in elevation above the confluence of Aptos and Valencia Creeks and about one-half mile inland from the Monterey Bay.

Applicant: Barry Swenson Builder

Staff Planner: Todd Sexauer; email: pln459@co.santa-cruz.ca.us

This project will be considered at a public hearing by the Board of Supervisors. 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 Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California.

Required Mitigation Measures or Conditions:

- None
 Are Attached

Review Period Ends: October 12, 2011

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

Date: Aug 9, 2011
Matt Johnston
MATT JOHNSTON, Environmental Coordinator
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