



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 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 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: Dwellings at Soquel

APP #: 181231

APN: 037-113-26

PROJECT DESCRIPTION: This is a proposal to demolish an existing garage, relocate an existing single-family dwelling and construct 13 new townhomes and associated site improvements. The project requires a Subdivision and Residential Development Permit for creating a right of way less than 40 feet in width.

PROJECT LOCATION: The project is located on the north 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 Santa Cruz, take Highway 1 south to the Park Avenue exit, head north on Park Avenue, at Soquel Avenue turn west. Property is located on the north side of Soquel Drive approximately 450 feet west of the intersection with Park Avenue (5701 Soquel Drive).

APPLICANT/OWNER: Workbench, Attn: Tim Gordin

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

EMAIL: Nathan.MacBeth@santacruzcounty.us

ACTION: Negative Declaration

REVIEW PERIOD: September 29, 2019 through October 18, 2019

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.



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KATHLEEN MOLLOY, PLANNING DIRECTOR

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NEGATIVE DECLARATION

Project: Dwellings at Soquel

APPLICATION #: 181231

APN: 037-113-26

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Owner: Workbench

Applicant: Workbench, Attn: Tim Gordin

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

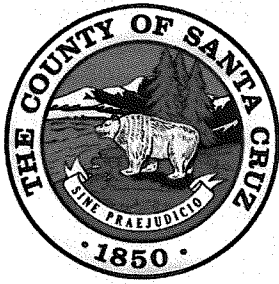
California Environmental Quality Act Negative Declaration Findings:

Find, that this 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 Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: October 18, 2019

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



County of Santa Cruz

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

Date: September 17, 2019

Application Number: 181231

Project Name: Dwellings at Soquel

Staff Planner: Nathan MacBeth

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Workbench Attn Tim Gordin APN(s): 037-113-26

OWNER: Workbench

SUPERVISORAL DISTRICT: First District

PROJECT LOCATION: The project is located on the north 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 Santa Cruz, take Highway 1 south to the Park Avenue exist, head north on Park Avenue, at Soquel Avenue turn west. Property is located on the north side of Soquel Drive approximately 450 feet west of the intersection with Park Avenue (5701 Soquel Drive).

SUMMARY PROJECT DESCRIPTION:

This is a proposal to demolish an existing garage, relocate an existing single family dwelling and construct 13 new townhomes and associated site improvements. The project requires a Subdivision and Residential Development Permit for creating a right of way less than 40 feet in width.

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 checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Transportation |