



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: Master Plan for Mission Springs Camp and Conference Center

APP #: 151255

APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

PROJECT DESCRIPTION: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

PROJECT LOCATION: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the 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. 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: Mission Springs Camps and Conference Center, Inc.
PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us
ACTION: Negative Declaration with Mitigations
REVIEW PERIOD: October 22, 2019 through November 20, 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

<http://www.sccoplanning.com>

MITIGATED NEGATIVE DECLARATION

Project: Master Plan for Mission Springs Camp and Conference Center **APPLICATION #: 151255**
APN: 070-151-21; 070-121-11, -14 & -29; 070-081-67; 070-161-14; 070-162-16, -20, -23, -34 & -35; 070-141-06; 070-172-25

Project Description: The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements.

Project Location: The project is located in the southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the 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: Mission Springs Camps and Conference Center, Inc.

Applicant: Mission Springs Camps and Conference Center, Inc.

Staff Planner: Lezanne Jeffs, (831) 454-2480

Email: Lezanne.Jeffs@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

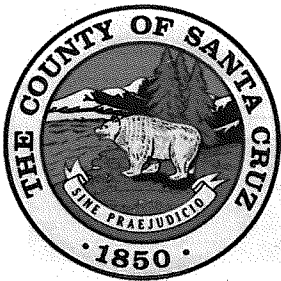
California Environmental Quality Act Negative Declaration Findings:

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: November 20, 2019

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



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KATHLEEN MOLLOY, PLANNING DIRECTOR

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

Date: October 9, 2019

Application Number: 151255

Project Name: Master plan for Mission
Springs Camp and
Conference Center

Staff Planner: Lezanne Jeffs

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Mission Springs Camps and
Conference Center, Inc

APN(s): 070-151-21; 070-121-11, 14 &
29; 070-081-67; 070-161-14;
070-162-16; 070-011-16, 20, 23,
34 & 35; 070-141-06; 070-172-25

OWNER: Mission Springs Camps and
Conference Center, Inc

SUPERVISORAL DISTRICT: District 5

PROJECT LOCATION: The proposed project is located in the Southeast direction off of Lockhart Gulch Road, within the community of Scotts Valley in the 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. See Figure 1 for project location map.

SUMMARY PROJECT DESCRIPTION:

The proposed project is a multi-phased Master Plan for the Mission Springs Camp and Conference Center. The proposed Master Plan includes: adding three parcels totaling approximately 60 acres to the property, the associated expansion of the permitted number of overnight guests from 500 to 704 guests; conceptual design for new buildings and upgrades to existing buildings at Mission Springs Camp and Conference Center including demolition of existing buildings, construction of three new lodges with capacity for 148 overnight guests, a new dining hall, recognition/permitting of 10 cabins built without permits including the relocation/reconstruction of two cabins and remodeling/repair of other cabins in Frontier Village, a new pool house and related improvements and remodeling/repurposing of several buildings and associated grading, tree removal and infrastructure improvements. See figure 2 for project site plan.

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 checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" 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 checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <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 type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input 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: Master Plan Update |

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

<u>Permit Type/Action</u>	<u>Agency</u>
None required	N/A

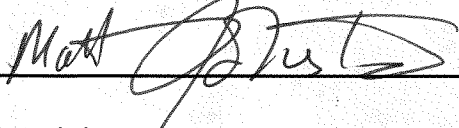
DETERMINATION:

On the basis of this initial evaluation:

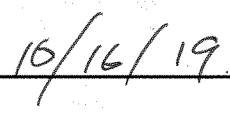
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



Matt Johnston, Environmental Coordinator



Date