



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

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**Environmental Assessment  
Determinations and Compliance Findings for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** 41<sup>st</sup> Avenue & Soquel Drive Affordable Housing

**Responsible Entity:** County of Santa Cruz

**Grant Recipient** (if different than Responsible Entity): County of Santa Cruz Housing Authority

**State/Local Identifier:**

**Preparer:** R.L. Hastings & Associates, LLC

**Certifying Officer Name and Title:** Stephanie Hansen, Assistant Planning Director,  
County of Santa Cruz Community Planning &  
Infrastructure Department

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable):

**Direct Comments to:** County of Santa Cruz  
Community Development & Infrastructure Department  
Attn: Porcila Wilson, Housing Specialist  
701 Ocean St., Rm 418  
Santa Cruz, CA 95060

If by email, to:

[EnvironmentalComments@santacruzcountyca.gov](mailto:EnvironmentalComments@santacruzcountyca.gov)

## **Project Location:**

2755 & 2831 41<sup>st</sup> Ave., Soquel, CA 95073 (SW Corner of 41<sup>st</sup> Ave. and Soquel Drive)

USGS Soquel Quad – T11S R1W, Section 9

APN #s.: 030-121-61 and 030-121-34 – approximately 2.7-acres

## **Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed 41st Avenue & Soquel Drive affordable housing project (the “Project”) consists of the development of 289 new affordable units on an approximately 2.70-acre site located at the southwest corner of Soquel Drive and 41st Avenue in Soquel. The Project as proposed includes 286 affordable apartments and three manager’s units. Construction consists of two five-story buildings over an at-grade podium garage with approximately 240 parking stalls, and elevator access to all levels. The site has mostly been cleared in preparation for a prior planned development on the site and is currently vacant. The Project will be constructed using modular technology and the majority of the parking will be in mechanical stackers. The units will range in size from studios, one-, two-, and three-bedrooms and will be restricted to occupancy by low-income households, with target income levels between 30% to 80% of the Santa Cruz County Area Median Income (AMI). The proposed unit mix includes 118 studios, 116 one-bedrooms, 22 two-bedroom units, and 33 three-bedroom units.

The Project will consist of construction of the described residential buildings and all necessary infrastructure including, but not limited to, sidewalks, curbs, gutters, lighting, water, sewer and electrical connections (including undergrounding if applicable), water drains, parking lot, landscaping and off-site improvements as required.

### *Description of the Area*

Santa Cruz County has 262,572 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.<sup>1</sup>

There are four incorporated cities in the County. The largest is the City of Santa Cruz, with a population of 62,776. Watsonville has a population of 51,032, Scotts Valley has 11,816, and Capitola has 9,497.<sup>2</sup> Soquel is a Census Designated Place (CDP), with nearly 10,000 residents as of 2020. Additional, updated demographic data for the region is available on the DataShare Santa Cruz County website.<sup>3</sup>

Santa Cruz County is the gateway to the Monterey Bay National Marine Sanctuary, with 29 miles of coastline and numerous parks and beaches. Its quaint shops, hotels and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide many opportunities for recreation and tourism. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, the Santa Cruz Museum of Art and History, the Kuumbwa

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<sup>1</sup><http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

<sup>2</sup> CA Department of Finance. January 1, 2024

<sup>3</sup> <https://www.datasharescc.org/>

Jazz Center, the Surfing Museum, the University of California Santa Cruz (UCSC) Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The County's strong local economy is anchored by education, technology, agriculture, and tourism. The two major higher educational institutions are Cabrillo College, a community college, and the University of California, Santa Cruz (UCSC), which also hosts the Seymour Center, Long Marine Laboratory, the Lick Observatory, NOAA's National Marine Fisheries Service (NMFS), and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served primarily by the San Jose International Airport and the Watsonville Municipal Airport and is within 100 miles of the San Francisco and Oakland international airports and Monterey Peninsula Airport. Freight rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction. An Amtrak bus connector connects the County to Amtrak passenger rail stations in San Jose and Salinas.

As of 2022, Santa Cruz County residents had an average per capita income of \$52,887, a median household income of \$104,409, a median value for owner-occupied housing of approximately \$951,300, and an estimated 12.5% poverty rate. The County of Santa Cruz, a municipal agency, has a workforce of over 2,700 employees in 20 agencies and departments, and an annual budget of approximately \$1.13 billion.<sup>4</sup>

#### *Description of the Surrounding Neighborhood*

The proposed project site is in the unincorporated community of Soquel, which is generally consistent with the boundaries of the 95073 Soquel zip code and the Soquel, CA Census-Defined Place (CDP), which has a 2020 population estimate of 9,980 residents. The Soquel CDP is bounded by State Highway 1 to the south, Rodeo Gulch Rd. to the west, Porter Gulch Road to the east, and to the north roughly by the Tara Redwood School and Seventh Day Adventist Camp at 1931 Soquel-San Jose Road.

The project site is located in a mixed-use neighborhood in southwestern Soquel which consists largely of a variety of commercial and retail uses concentrated along main arterials, as well as residential uses including single-family homes, owner-occupied condominiums, and manufactured homes. All shopping, services, public transit, and recreational amenities are located within a relatively short distance of the Project site.

#### *Construction and Design Description*

The Project will consist of the new construction of 289 new affordable units within two five-story buildings over an at-grade podium garage with approximately 240 parking stalls and elevator access to all levels. The proposed unit mix includes 118 studios, 116 one-bedrooms, 22 two-bedroom units, and 33 three-bedroom units. The two five-story buildings will be Construction Type III-A over one level of Type I-A concrete podium garage. The project will be constructed using modular technology and the majority of the parking will be in mechanical stackers. The Project will also include a leasing office, community room with kitchen and computer lab, playground, fitness area, and laundry rooms. The project is designed with a craftsman aesthetic to compliment the surrounding community of Soquel. The exterior will be stucco, with fiber cement board siding or similar and concrete roof tile.

Each apartment in the proposed development will include the following: range, refrigerator, garbage disposal, heating. The apartments will be designed for energy efficiency and will include energy-efficient appliances consistent with California Energy Code (Title 24).

Common amenities will include laundry facilities, on-site management and services, and a large community room, a fitness center and playground.

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<https://www.santacruzcountyca.gov/VisionSantaCruz/Budget.aspx><sup>4</sup>

Each tenant will be responsible for electric expenses including cooking, heating and general electric expenses. The landlord will pay for water, hot water, sewer, and trash expenses, along with common area utilities.

***Permanent Sources of Project Funding:***

<b>Sources of Funds - Permanent</b>	<b>Amount</b>
Total Tax Credit Financing	\$ 90,700,975
Tax-Exempt Bonds - Series A	\$ 90,000,000
Tax-Exempt Bonds - Series B	\$ 30,000,000
Deferred Developer Fee	\$ 13,800,000
<b>Total Sources</b>	<b>\$ 224,500,975</b>

***Development Partners will include:***

- 1 – Pacific West Communities, Inc.
- 2 – Linc Housing Corporation

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

The primary purpose of the proposed project is to develop 286 units of affordable rental housing in an area that, like much of California, has very high housing costs and very limited available affordable housing supply. There are numerous affordable housing properties in the region, including mobile home parks, affordable rental properties, and below-market-rate homes, however virtually all of these units are fully occupied, with infrequent turnover. Most affordable rental properties have long waiting lists, with years before units become available for those on the waiting lists. This lack of available affordable housing has contributed to a high rate of homelessness within the county, as noted in the recently published “Strategic Framework” by the local Continuum of Care, administered by the County of Santa Cruz:

*“In 2019, California had the fourth highest rate of homelessness per 10,000 residents in the United States. Within California, Santa Cruz County has one of the highest rates of homelessness at 79.3 per 10,000 residents.... The most recent annual Homeless Point-in-Time Count, conducted in January 2019, found 2,167 people experiencing homelessness on a single night, representing 1,440 distinct households experiencing homelessness. Nearly three-fourths of those households experiencing homelessness were housed within the County prior to becoming homeless.”<sup>5</sup>*

Per a market study prepared by Novogradac dated July 30, 2024:

“All the data combined with interviews of real estate professionals demonstrate an ongoing need for the creation and maintenance of affordable housing in the PMA over the foreseeable term. Additionally, the area’s affordable housing developments maintain waiting lists for a majority of unit types. Therefore, we anticipate that the Subject and the existing affordable properties will not hinder each other’s ability to maintain full occupancy. Based upon our Demand Estimate, we believe that the Subject will not adversely impact the performance of these units, with an ample number of income-qualified households in the PMA when considering current and proposed supply.

The comparable properties reported vacancy rates ranging from zero to 7.5 percent, with an overall weighted average of 1.8 percent. Managers at four of the five LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.1 percent, well

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<sup>5</sup> Housing for a Healthy Santa Cruz, A Strategic Framework for Addressing Homelessness in Santa Cruz County, [https://homelessactionpartnership.org/Portals/29/hap/pdf/2021\\_HousingForHealth-Framework.pdf](https://homelessactionpartnership.org/Portals/29/hap/pdf/2021_HousingForHealth-Framework.pdf)

below the 2.3 percent weighted average reported by the market rate properties. All of the market rate properties reported vacancy rates of 7.5 percent or less. Based on the performance of the comparables, we expect the Subject will operate with a vacancy rate of five percent or less.”

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The project site is located in a commercial/retail neighborhood in the mid-County area, with good transportation linkages to the entire Santa Cruz County area. The site is located on the southwest corner of Soquel Drive and 41<sup>st</sup> Avenue with State Highway 1 to the south, with the main bus route running along Soquel Drive linking the entire County area and to surrounding counties. Soquel Drive is the primary bus transit corridor through the mid-County. The immediate neighborhood is primarily commercial retail/office uses with a large mall across 41<sup>st</sup> Avenue immediately east of the project site. There is limited vacant land available for development in the area and most remaining development sites in the area face various feasibility challenges, such as irregularly shaped lots, steep slopes, riparian habitat and high cost.

To the extent possible with the limited land available, the County expects this area to continue building out in a manner consistent with the current neighborhood and area makeup, with a mixture of multi-family and retail/office anticipated along major roads and corridors, and lower-density residential along minor roads, closer to the edge of the USL, and outside the USL. In addition, accessory dwelling units (ADUs) are increasing in popularity among local homeowners and are often added to existing residential properties.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
N/A	91 Section 8 Project-Based Vouchers	\$2,441,712 Annually for 20 years

**Estimated Total HUD Funded Amount: \$2,441,712 annually for 20 years**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$224,500,975**

\*(Rounded up to the nearest dollar)

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b></p>		
<p><b>Airport Hazards</b>  24 CFR Part 51 Subpart D</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><i>The Project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- The project site is located approximately 10 miles northwest of the Watsonville Airport and is outside of all safety zones.</p> <p>- There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- See Attach A: Airport Hazards</p>
<p><b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><i>There are no Coastal Barrier Resource System areas in California.</i></p> <p>- See Attach B: Coastal Barrier Resources</p>
<p><b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><i>The Project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0325F dated 9.29.17, the project site is located in Zone X, Area of Minimal Flood Hazard.</p> <p>- Flood insurance is available but is not required.</p> <p>- See Attach C: Floodplain Management</p>

<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The Project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></b></p> <p>- Per the EPA Greenbook, Santa Cruz County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- <i>Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <a href="https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA">https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</a></i></p> <p>- <b>See Attach D: Clean Air</b></p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 117(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The Project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></b></p> <p>- The project site is located outside of the Coastal Zone per the County of Santa Cruz Coastal Zone map downloaded from the Santa Cruz County GIS system.</p> <p>- <b>See Attach E: Coastal Zone Management</b></p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><b><i>The Project involves new development for habitation but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site.</i></b></p> <p><b><i>2755 Soquel Drive (and other associated addresses)</i></b></p> <p>- A Phase I ESA prepared by Cornerstone Earth Group (CEG) for parcel 030-121-61, dated April 1, 2024, found no evidence of Controlled Environmental Conditions (CRECs) or Historic Recognized Environmental Conditions (HRECs) in connection with the project site.</p> <p>- CEG identified two (2) Recognized Environmental Conditions (RECs):</p> <ol style="list-style-type: none"> <li>1) Chlordane and dieldrin concentrations above their respective residential ESLs have been identified in shallow soil at 2851 41st Avenue. These OCPs were commonly used for termite control near the foundations of wood-framed structures.</li> <li>2) Several VOCs have been identified in soil vapor samples collected from the Site at concentrations above their respective residential ESLs.</li> </ol> <p>- Cornerstone Earth Group (CEG) prepared a Phase I ESA and Limited Subsurface Investigation on parcel 030-121-61, dated July 8, 2022, for Hunter Development Partners, LLC found no evidence of Controlled Environmental Conditions (CRECs) or Historic Recognized Environmental Conditions (HRECs) in</p>

connection with the project site. The study identified the same RECs as noted above in the recent Phase I ESA (same but stated slightly differently).

*~~Phase II - 2755 41<sup>st</sup> Avenue, Soquel~~*

- EIS, Inc. prepared a *Revised Additional Site Assessment Report* on 2755 41<sup>st</sup> Avenue, dated December 5, 2023, detailing its field investigation of soil and soil gas sampling. Organochlorine pesticides, (OCPs) were found in a number of the soil samples exceeding applicable ESLs. TPH-GRO and VOCs were found in all 15 samples, with three (3) chemical vapors exceeding ESLs in up to ten (10) of the samples. Several other chemicals were present below applicable ESLs.

*-EIS Recommendations:*

Based upon the findings of this investigation, EIS presents the following recommendations:

- It is EIS’s understanding that the site is slated for possible residential redevelopment. If the site is to be redeveloped, the Site Mitigation Plan (SMP) previously prepared for the Site by EIS should be updated to reflect the new development plans and implemented prior to and during redevelopment. The SMP includes general construction worker awareness and soil handling procedures, vapor mitigation plans, and additional procedures to ensure the safety of construction workers and future tenants.
- The results of this investigation, and an updated SMP, should be submitted to the local oversight agency (the Santa Cruz County Environmental Health Department) for further oversight and guidance during the redevelopment process.

***2831 41<sup>st</sup> Avenue***

- KCE Matrix prepared a Phase I ESA for the 2831 41<sup>st</sup> Avenue parcel (APN: 030-121-34), dated June 7, 2024, which “revealed no REC, CREC or significant data gaps in connection with the subject property. In addition, this assessment has revealed no HRECs or ‘De Minimus’ Conditions in connection with the subject property.”

*VEC Screening*

- Per KCE: “Based on the Vapor Encroachment Screen (VES) conducted during this investigation, a Vapor Encroachment Condition (VEC) originating from the subject property was not identified. Furthermore, based on the research conducted during this investigation, a VEC originating from other nearby sites in the vicinity could not be ruled out.”

- Based on the potential for a VEC, soil testing will be required and mitigations implemented if a VEC exists.



		<p>Based on the results of the investigation at the surrounding site (see above), it is likely that a VEC does exist and should be incorporated into the updated SMP for 2755 Soquel Drive and submitted to the local oversight agency (the Santa Cruz County Environmental Health Department) for further oversight and guidance during the redevelopment process.</p> <p><i>Radon</i></p> <p>- KCE concluded that “Based upon the radon zone classification [Zone 2], radon is not considered to be a significant environmental concern.”</p> <p><i>Lead Based Paint (LBP) &amp; Asbestos Containing Materials (ACM)</i></p> <p>- There are two (2) unoccupied structures on the site which were constructed in approximately the 1930s and may contain LBP and/or ACM. LBP and ACM testing is required prior to demolition of the structures and compliance with all applicable state and local regulations concerning handling and disposal of any potential LBP or ACM containing materials.</p> <p>- See <i>Mitigation Measures and Conditions section</i> below for required mitigations.</p> <p>- See <b>Attach F: Contamination &amp; Toxic Substances</b></p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><b><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></b></p> <p>- The Santa Cruz County GIS Biotic Concerns map indicates no biotic concerns on or near the project site.</p> <p>- The USFWS Critical Habitat map indicates no critical habitat on or near the project site.</p> <p>- Additionally, the project site was previously fully developed with nearly 100% of the site comprised of buildings and hardscape. All but two structures on the site were demolished when the larger site was cleared in preparation for construction of a prior planned project (car dealership) leaving nothing on the larger site other than a small number of trees.</p> <p>- Under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711), it is unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results</p>

		<p>in the abandonment of nestlings is considered a “take” of the species under federal law.</p> <p>- The aforementioned trees provide potential nesting habitat for birds of prey and birds listed by the MBTA. Since nests could become established in the vegetation to be removed before construction begins, implementation of mitigation would reduce impacts to below a level of significance.</p> <p>See <i>Mitigation Measures and Conditions</i> section below for required mitigations.</p> <p><b>- See Attach G: Endangered Species</b></p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The Project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></b></p> <p>- There are several locations with ASTs within 1 mile of the project site. All sites are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: <a href="https://www.hudexchange.info/environmental-review/asd-calculator/">https://www.hudexchange.info/environmental-review/asd-calculator/</a></p> <p>- No sites were identified that pose a hazard for the project site.</p> <p><b>- See Attach H: Explosive and Flammable Hazards</b></p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The Project site does not include soil defined as “Prime Farmland” but does include soil defined as “Farmland of Statewide Importance” by USDA NRCS.</i></b></p> <p>- 100% of site soils are in Map Unit Symbols 177 and 178 defined as "Farmland of Statewide Importance" per the USDA NRCS Web Soil Survey.</p> <p>- Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt.</p> <p><i>Verified through Web Soil Survey downloads from the USDA, NRCS website at <a href="https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm">https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</a></i></p> <p>- Santa Cruz County GIS indicates that there is no important farmland or classified farmland on the site and the area is, per the Census, an urban area.</p> <p><b>- See Attach I: Farmlands Protection</b></p>

<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The Project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0325F dated 9.29.17, the project site is located in Zone X, Area of Minimal Flood Hazard.</p> <p>- See Attach C: Floodplain Management</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The County of Santa Cruz has made a Finding, and SHPO has not objected, that no historic properties will be affected by the project.</i></p> <p>- Attachment J contains the following supporting documentation:</p> <p>SHPO consultation letter dated 1.17.24 wherein the County stated it’s Finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); California Historical Resources Information System (CHRIS) Records Search dated 1.5.24; Historic Report evaluating site prior to demolition of structures; Native American Heritage Commission (NAHC) response dated 12.14.23; Tribal consultation letters sent to NAHC Native American Contact List contacts dated 12.13.23; NRHP sites which identifies no sites within 0.5 miles of the project site.</p> <p>- Two tribal consultation responses were received: the Amah Mutsun Tribal Band responded that there are no previously recorded Tribal resources on the site but there are several other nearby sites and would, therefore, is interested in receiving any additional information on the site; and Kanyon Consulting, responded “on behalf of the Indian Canyon Band of Costanoan Ohlone People” stating:</p> <p style="padding-left: 40px;">As this project’s Area of Potential Effect (APE) overlaps or is near the management boundary of a potentially eligible cultural site, I am interested in consulting and voicing our concerns. With some instances like this, usually we recommend that a Native American Monitor and an Archaeologist be present on-site at all times during any/all ground disturbing activities. The presence of a Native monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues [and] we highly recommend that you receive a specialized consultation provided by our company as the project commences, bringing in considerations about the Indigenous peoples and environment of this territory that you work, have settled upon and benefit from.</p> <p>- In subsequent correspondence, dated April 19, 2024, the Amah Mutsun Tribal Band stated that it “would like</p>

		<p>to consult on the project for the purpose of advocating for a tribal monitor to be present for any subsurface digging in areas where native soils are suspected, or in areas where digging will remove fill or go below fill soils.”</p> <p><b>2831 41<sup>st</sup> Avenue</b></p> <ul style="list-style-type: none"> <li>- Subsurface testing and archaeological and tribal monitors shall be required during ground disturbing activities. Any unrecovered resources shall be recorded on DPR-523 form and submitted to the SHPO.</li> <li>- See <i>Mitigation Measures and Conditions</i> section below for required mitigations.</li> </ul> <p><b>- See Attach J: Historic Preservation</b></p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><b><i>The Project involves the development of noise sensitive uses and is located within 1,000 feet and line-of-sight of two arterial roadways. The project is not located 3,000 feet of an active railroad line.</i></b></p> <ul style="list-style-type: none"> <li>- Veneklasen Associates (VA) prepared an <i>Exterior Noise and Exterior Façade Acoustical Analysis</i> for the project, dated July 22, 2024, using the HUD NAG methodology.</li> <li>- Noise levels were calculated for both Soquel Drive and 41<sup>st</sup> Avenue at five (5) locations around the project site based on a project site plan. Noise levels ranged from 58 DNL to 74 DNL resulting in combined noise levels at each location ranging from 67 DNL to 75 DNL.</li> <li>- 65 to 75 DNL is defined by HUD as “Normally Unacceptable” and requires noise mitigation to ensure that interior noise levels do not exceed 45 DNL.</li> <li>- VA provided mitigation measures related to exterior façade construction, STC 30 rated windows and doors and mechanical ventilation.</li> <li>- General construction noise is regulated by SCCC 13.15.040(A).</li> <li>- See <i>Mitigation Measures and Conditions</i> section below for required mitigations.</li> </ul> <p><b>See Attach K: Noise Abatement and Control</b></p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></b></p> <p><i>Verified by sole source aquifer map downloaded from:</i>  <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</a></p> <p><b>- See Attach L: Sole Source Aquifers</b></p>

<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></p> <p>Verified by: Wetlands Map downloaded from <a href="https://fws.gov/wetlands">https://fws.gov/wetlands</a> on 12.19.23.</p> <p><b>- See Attach M: Wetlands Protection &amp; Attach G: Endangered Species</b></p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. There are no Wild &amp; Scenic Rivers in Santa Cruz County.</p> <p>Verified by the Wild and Scenic Rivers list downloaded from <a href="https://www.rivers.gov/river-app/index.html?state=CA">https://www.rivers.gov/river-app/index.html?state=CA</a></p> <p><b>- See Attach N: Wild &amp; Scenic Rivers</b></p>

<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition. All environmental factors can and will be mitigated.</i></p> <p>- There are two (2) unoccupied structures on the site which were constructed in approximately the 1930s and may contain LBP and/or ACM. LBP and ACM testing is required prior to demolition of the structures and compliance with all applicable state and local regulations concerning handling and disposal of any potential LBP or ACM containing materials.</p> <p>- Noise levels ranged from 58 DNL to 74 DNL resulting in combined noise levels at each location ranging from 67 DNL to 75 DNL. The County is requiring mitigations as detailed in the noise reports addressed in the Mitigation Measures and Conditions section.</p> <p>- The Phase I ESA identified a Potential Vapor Encroachment Concern which will be addressed prior to construction and mitigated if necessary.</p> <p>As all issues will be mitigated, they will not present environmental issues for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionately high for low-income and/or minority residents.</p> <p>- Regardless of population group served, the population will not be affected disproportionately by</p>

		<p>environmental issues.</p> <p>- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.</p> <p><b>- See Attach O: Environmental Justice</b></p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><b>Conformance with Plans / Compatible Land Use and Zoning</b></p> <p>- The project is in conformance with the applicable objective standards of the Santa Cruz County General Plan and Zoning Ordinance, as provided by the requirements/allowances of AB 2011 and any applicable waivers/concessions pursuant State Density Bonus Law.</p> <p>- The project site is zoned C-4 – Commercial Services and has a Land Use Designation of C-S – Service Commercial and Light Industrial.</p> <p><b>Scale and Urban Design</b></p> <p>- The project area consists of primarily commercial/retail uses consistent with zoning and land use designations, with scattered multifamily in the wider area.</p> <p>- The project has been designed to be compatible with the neighborhood and surrounding uses on site.</p> <p><b>- See Attach P: Land Development</b></p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p> <p>[Geotechnical]</p>	<p>2</p>	<p><b>Soil Suitability</b></p> <ul style="list-style-type: none"> <li>- A <i>Geotechnical Engineering Study</i> was prepared for the project site by Allerion Consulting Group, Inc. (ACG) on the site dated July 18, 2024. to ensure that the site soils can accommodate the project and to engineering requirements for the proposed structures. ACG reached the following conclusion regarding soil suitability: “From a geotechnical standpoint, the site is considered suitable for the proposed construction provided the conclusions and recommendations presented in this report are incorporated into the design and construction of the project. Geotechnical considerations that were evaluated by our office include undocumented fill, loose/soft native soils, and soils disturbed by removal of the existing structures and pavements. Mitigation measures for these items are discussed in the following sections of this report.”</li> <li>- The County requires that the conclusions and recommendations presented in the report are incorporated in the design and construction of the project to reduce soil or foundation related issues.</li> </ul> <p><b>Slope</b></p> <ul style="list-style-type: none"> <li>- Per USDA NRCS, the majority of the site has a 1% slope rating with a 9% slope rating at the corner of Soquel Drive and 41<sup>st</sup> Avenue – slope will not be an issue for development of the project. Any slope issues will be addressed in the geotechnical soils report prepared for the project.</li> </ul> <p><b>Erosion</b></p> <ul style="list-style-type: none"> <li>- With the majority of the site being level with a 1% slope rating, erosion potential is mild and not anticipated to be an issue for the site.</li> <li>- The project will be required to comply with Santa Cruz County Code 16.20, Grading Regulations, which sets forth rules and regulations to control all grading, including excavations, earthwork, road construction, dredging, diking, fills, and embankments, and Santa Cruz County Code Chapter 16.22, which requires control of all existing and potential conditions of accelerated (human-induced) erosion, and sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations.</li> <li>- The County requires that standard best management practices (BMPs) be followed during construction to minimize construction related erosion from the site during construction activities. See Storm Water Runoff and Drainage.</li> </ul> <p><b>Storm Water Runoff and Drainage</b></p> <ul style="list-style-type: none"> <li>- The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process. Subsequently, small municipalities identified by the State of California were required to obtain permit coverage under the Phase II General NPDES Permit for Municipal Separate Storm Water Sewer Systems (MS4). These Phase</li> </ul>
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		<p>II MS4s (municipalities) are required to implement various storm water management programs, one of which is to require certain new development and applicable redevelopment projects to incorporate post-construction storm water control measures into their design that include LID and hydromodification techniques. The County of Santa Cruz is one of the municipalities specified in the current Phase II MS4 Permit that must comply with these post-construction requirements, which are contained in Section E. 12 of Order No. 2013-0001-DWQ.</p> <ul style="list-style-type: none"> <li>- Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapo-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction conditions.</li> <li>- All projects within the County must comply with the current version of the City NPDES MS4 Permit and preparation of a SWPPP covering construction activities and post-construction flows.</li> <li>- The project is required to comply with Santa Cruz County Code, Chapter 7.79 Runoff and Pollution Control.</li> </ul> <p><b>- See Attach P: Land Development</b></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p><b>Earthquake Faults and Earthquake Potential</b></p> <ul style="list-style-type: none"> <li>- The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements, as required by the County.</li> <li>- As noted above, ACG prepared a <i>Geotechnical Engineering Study</i> for the project to be submitted to the County for review and approval. The report addressed Seismic Hazards including Fault Rupture (low potential), Seismic Ground Shaking (likely), Liquefaction and Seismic Settlement (low potential), Ground Lurching resulting in cracking of soils (low potential), Earthquake Induced Landsliding (not a significant hazard) and Tsunami and Seiche (unlikely).</li> <li>- The site is not located in an Alquist-Priolo Earthquake Fault Zone and no Active or Potentially Active faults are known to pass directly beneath the site.</li> <li>- Per Santa Cruz County GIS, the site is not located within any County or State mapped fault zones or fault traces.</li> <li>- The County will require that the recommendations contained in the required Geotechnical report be adhered to during design and construction of the Project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2022 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.</li> </ul>



**Landslide**

- The site has low potential for landslide risk based on the County of Santa Cruz GIS Landslide Hazard maps and Geotechnical report.

**Liquefaction Potential**

- Per Santa Cruz County GIS and the Geotechnical, the project site has a low potential for liquefaction – liquefaction is not anticipated to be an issue for the site.

**Tsunami and Seiches Potential**

- According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is located in the Soquel Quadrangle outside of the tsunami inundation areas.

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

**Noise**

The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities.

- During construction, the County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities:

- In accordance with SCCC Section 13.15.040 – Exemptions, paragraph (A) of the Santa Cruz County Code, the County will limit construction that involves motorized equipment to Monday through Friday from 8:00 am to 5:00 pm with no construction permitted on legal holidays. Equipment maintenance and servicing will be confined to the same restrictions. Exceptions to the specified construction hours will only be allowed for construction emergencies and when approved by the County of Santa Cruz Planning Department.

- The County will require the above limitation on hours and other restrictions be placed in all construction contracts.

**Air Quality**

- The project is located in the North Central Coast Air Basin (NCCAB), which is overseen by the Monterey Bay Air Resources District (MBARD), which serves San Benito, Santa Cruz and Monterey counties.

- MBARD’s 2012-2015 Air Quality Management Plan includes typical construction activities and planned residential growth as part of its emissions inventory.

- During grading and construction, sensitive receptors will potentially be subject

		<p>to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.</p> <p><b>Wildland Fires Potential</b></p> <p>- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is located in an area classified as a Local Responsibility Area (LRA) by Cal Fire and is not located in a Very High Fire Hazard Zone or area.</p> <p><i>Verified by: Santa Cruz County GIS and Cal Fire FRAP FHSZ map.</i></p> <p><b>Emergency Response &amp; Access</b></p> <p>- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with County of Santa Cruz General Plan Policies 6.5.1, 6.5.3, and 6.5.5 to ensure adequate emergency ingress and egress from the project site.</p> <p><b>Hazardous Materials</b></p> <p>- With mitigation, the project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials. During construction there will be the temporary use of hazardous materials such as gasoline and oil. See <i>Contamination and Toxic Substances Factor</i> above.</p> <p>- <i>Verified by Phase I ESA prepared by Allerion Consulting Group dated July 18, 2024, and Phase I ESA prepared by KCE Matrix dated June 7, 2024.</i></p> <p><b>Construction Site Safety</b></p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- <b>See Attach F: Contamination &amp; Toxics Substances and Attach P: Land Development</b></p>
Energy Consumption	1	<p>- The project will comply with applicable State of California Title 24 requirements for energy efficiency, as required for all new residential construction in California.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<p>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base.</p> <p>- Additionally, the project may create some new permanent jobs to manage the project and provide supportive services to the residents and may create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect is anticipated to be less than significant.</p>
Demographic Character Changes, Displacement	2	<p>- At 289 units, the project is too small to instigate any significant demographic character changes in the community. Although some units may be occupied by households from outside the area, the project has been proposed to serve existing residents of the project area rather than to attract and bring in new residents.</p> <p>- The project site has two structures which are vacant and, therefore, there will be no displacement of persons or businesses.</p>
Environmental Justice	1	<p>As discussed in the <i>Environmental Justice</i> factor above, no adverse environmental impacts were identified in the project’s environmental review that would disproportionately affect this project’s residents.</p> <p>The project is proposed to provide affordable housing to an underserved, low-income population in an area with a significant lack of affordable housing for residents leading to both significant overcrowding and homelessness even among the working population.</p> <p>The project is located in a desirable area of the unincorporated County (Soquel) near major transportation routes for cars, active transportation and public transit, convenient access to local amenities and services, employment opportunities, and near a community college where the project’s future occupants may pursue higher education and vocational training to improve their employment situation and/or earnings.</p> <p>The project developer and the County of Santa Cruz have worked cooperatively together to access local and crucial state funding, and a conditional award of federal housing vouchers, to bring this project to fruition, and provide opportunities for low-income and historically marginalized populations to reside in a project that respects them as residents, and the natural environment.</p> <p>As noted in the <i>Historic Preservation</i> factor above, the project will have no impact on areas of historic or cultural significance and is not located on a site or in an area of local historic or cultural significance.</p> <p>Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The</p>

		<p>project will partially ease the overall housing shortage and affordable housing shortage for low-income households in the project area.</p> <p>- See Attach O: Environmental Justice</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><b><i>Educational Facilities</i></b></p> <ul style="list-style-type: none"> <li>- The proposed project which have up to 289 units of multi-family housing for low-income residents of the County of Santa Cruz, which could have an impact of educational facilities, though the project is designed to meet the needs of existing residents and is anticipated, therefore, to have minimal effect on surrounding educational facilities.</li> <li>- Although the project has been proposed to meet and existing need to serve existing low-income members of the community with children who are already enrolled in area schools and not generate additional population growth in the area, it will not have residency requirements and therefore may have residents new to the area – any potential impacted, though, is anticipated to be minimal and less-than-significant.</li> <li>- The project will be served by the Soquel Union Elementary School District and the Santa Cruz High School District (part of Santa Cruz City Schools).</li> <li>- Both school districts are authorized by State law (Government Code §65995-6) to levy a new residential construction fee of up to \$4.08/square foot for residential construction and 0.66/square foot for commercial construction.</li> <li>- Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant</li> </ul> <p><b><i>Cultural Facilities</i></b></p> <ul style="list-style-type: none"> <li>- The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Santa Cruz and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the County and surrounding areas to accommodate any potential increased usage generated by the project.</li> <li>- Santa Cruz County showcases an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art &amp; Wine, the Capitola Art &amp; Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to</li> </ul>

		<p>this vibrant, eclectic area. Santa Cruz County offers countless cultural events and venues offering live music, outdoor theater and more.</p> <ul style="list-style-type: none"> <li>- Additionally, there are 47 properties located in Santa Cruz County that are listed in the National Register of Historic Places.</li> <li>- <b>See Attach J: Historic Preservation; and Attach Q: Community Facilities &amp; Services</b></li> </ul>
<p>Commercial Facilities</p>	<p>1</p>	<ul style="list-style-type: none"> <li>- The proposed project will be potentially beneficial to nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.</li> <li>- Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services as there is adequate and accessible public transportation making commercial facilities across the entire Santa Cruz County urban area reasonably accessible to residents.</li> <li>- The net impact is expected to be low and less than significant.</li> </ul>
<p>Health Care and Social Services</p>	<p>2</p>	<p><b>Health Care</b></p> <ul style="list-style-type: none"> <li>- The proposed project, given its size and anticipation that it will primarily serve existing area residents, is not expected to significantly impact demand for health care in the area. Sufficient health care is available in Santa Cruz County and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant.</li> <li>- Dominican Hospital is located approximately 1 mile west of the project site on Soquel Drive. Dominican Hospital is fully staffed to handle any needs generated from the project.</li> <li>- Palo Alto Medical Foundation and Sutter Urgent Care, Geriatrics unit and other health care offices and facilities are located approximately 1.75 miles west of the project site on Soquel Avenue and Sutter Maternity and Surgery Center is located approximately 0.6 miles west of the project site on Chanticleer Avenue.</li> </ul> <p><b>Social Services</b></p> <ul style="list-style-type: none"> <li>- Such social services as may be needed are offered by a wide variety of both public and private non-profit agencies in the County of Santa Cruz and in surrounding communities including the cities of Santa Cruz and Capitola.</li> <li>- See maps in Attach Q showing the location of social services in the project area.</li> <li>- <b>See Attach Q: Community Facilities &amp; Services</b></li> </ul>

<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<ul style="list-style-type: none"> <li>- The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste.</li> <li>- The Santa Cruz County Recycling and Solid Waste Services (SCRSWS) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated area of the County of Santa Cruz. SCRSWS operates the County’s two solid waste facilities: the Buena Vista Landfill west of Watsonville and the Ben Lomond Transfer Station in the San Lorenzo Valley. The County of Santa Cruz has a contract with GreenWaste Recovery of Santa Cruz County for the collection of refuse, recycling and yard waste, which has adequate capacity to serve the project.</li> <li>- The Buena Vista Landfill is currently planned for closure. Plans for solid waste disposal, including developing a transfer station at the Landfill site for future transfers to other landfills, is underway.</li> <li>- <b>See Attach Q: Community Facilities &amp; Services</b></li> </ul>
<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<ul style="list-style-type: none"> <li>- The proposed project will be served by the Santa Cruz County Sanitation District and may result in increased wastewater generation but will not exceed existing treatment plant capacities or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities.</li> <li>- Mains run along both Soquel Drive and 41<sup>st</sup> Avenue and are sized adequately to accommodate the extension of laterals to the site and increased wastewater generation.</li> <li>- Waste Water is processed at the City of Santa Cruz wastewater treatment facility at Nearly Lagoon. The City of Santa Cruz has been treating sewage at the Wastewater Treatment Facility near Neary Lagoon and disposing of the effluent in the ocean since 1928. Treatment capacity has been expanded several times to accommodate the growth of the city and the addition of flows from the Santa Cruz Sanitation District. The current rated design capacity is 17 MGD (millions of gallons per day) and with an average daily flow of less than 10 MGD. Design for wet weather flow is 81 MGD.</li> <li><i>Pure Water Soquel Project:</i> The City of Santa Cruz Wastewater Treatment Facility continues to expand its production and use of recycled water through a regional partnership which will provide source water to the Pure Water Soquel Project. The project will provide a reliable supplemental water supply for the community and prevent seawater from contaminating groundwater. It includes the installation of about eight miles of pipeline under various streets between Santa Cruz and Aptos. These pipelines will carry recycled water from the regional Santa Cruz Wastewater Treatment Facility to the Chanticleer Water Purification Center (to be built) in the Live Oak area; and, will carry purified water from the new Center to three Seawater Intrusion Prevention (SWIP) wells where it will be pumped into the groundwater basin. This project will also provide an increased capacity to produce Title 22 tertiary water at the Wastewater Treatment Facility.</li> </ul>

		<p>- The project will be required to pay a per unit sanitary sewer connection fee to the District and impact fees to the County when building permits are issued to mitigate project impacts.</p> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Water Supply	2	<p>- The project will be served by the City of Santa Cruz Water Department which gets its water supply primarily from surface sources with some wells supplementing the supply.</p> <p>- The project will be required to pay a water connection fee to the Water District which is partially used to retrofit older fixtures with water saving fixtures to conserve water usage.</p> <p>- Additionally, the project will be required to pay a development impact fee at the time of issuance of building permits for the project.</p> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Public Safety – Police</b></p> <p>- The proposed project is not expected to significantly increase demand for public safety services, including police protection services, as the project was proposed to meet a significant housing need for existing residents and it is anticipated that the majority of residents will be existing area residents and not new residents to the area.</p> <p>- Law enforcement services for the unincorporated areas of the County are provided primarily by the Santa Cruz County Sheriff’s Department, although mutual aid for emergency response is also provided at times by police from local cities. The closest Sheriff’s station to the site is the Live Oak/Soquel Service Center located at 5200 Soquel Avenue, approximately 0.7 miles southwest of the project site down Highway 1.</p> <p><b>Public Safety - Fire</b></p> <p>- The proposed project is not anticipated to significantly increase demand for fire protection services. Compliance with all fire protection requirements of the County of Santa Cruz, the Central Fire Protection District of Santa Cruz County (Central Fire) and the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts.</p> <p>- The closest fire station to the project site is Central Fire Station No.3 located at 4747 Soquel Dr. in Soquel, approximately 0.5 miles east of the proposed project site.<sup>6</sup> The project is an infill project and the District has the capacity to serve the proposed project.</p> <p>- The project is required to comply with the Uniform Fire Code, all state, federal, Santa Cruz County and Central Fire Protection District requirements.</p> <p>- The project will be required to pay applicable County and/or Central Fire District fees at issuance of building permits.</p>

<sup>6</sup><https://www.centralfiresc.org/2181/Facilities>

		<p><b>Public Safety – Emergency Medical Services</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not expected to significantly increase demand for emergency medical services as the project has been proposed to and is anticipated to primarily serve the needs of current area residents.</li> <li>- Central Fire Protection District provides first response Advanced Life Support (ALS) Paramedic services to its service area including the project site. Three Captain Paramedics (1 assigned per shift) who report to an Emergency Medical Services (EMS) Battalion Chief facilitate the delivery of high quality and effective patient care. The District operates several fully equipped ALS fire apparatus with 7 fully equipped ALS fire apparatus being fully staffed 24 hours a day, 365 days a year with a minimum of one Paramedic and two Emergency Medical Technicians (EMT).</li> <li>- The project is required to comply with County standards regarding roadways and related issues including County of Santa Cruz General Plan Policy 6.5.1 - Access Standards, to ensure adequate access to the project area and site for emergency services response so as to not negatively impact response times. The access design must be approved by the Central Fire District.</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<ul style="list-style-type: none"> <li>- The proposed project may generate a minor increase in demand on and for open space and other recreational opportunities in the area. There are abundant open space and recreational opportunities in Santa Cruz County and in the surrounding areas. The project site is located within a few miles of the ocean, near the Monterey peninsula and the Coastal mountain range, all of which have abundant recreational opportunities and activities.</li> <li>- The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 38 neighborhood, community, and regional parks, which total over 500 acres of parkland and open space in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. The closest County park to the project site is the Anna Jean Cummings Park which is located approximately 200’ northeast of the project site across Soquel Drive. Other parks in the area include New Brighton State Beach which is 95 acres, has two beaches, campgrounds, and is dog friendly, and is adjacent to another State Beach (Seacliff State Beach), with an additional 50 acres of beach and parklands. In addition, the MacGregor Multi-Use Park, in the City of Capitola, adjacent to New Brighton State Beach, at 1510 MacGregor Drive includes skate ramps and bike tracks for kids and a dog park and to the northeast is the 10,000-acre Forest of Nisene Marks State Park, and the Aptos County Park is just to the southeast of that.</li> <li>- Given the large number of local and State parks in the vicinity, it is expected that there will be a “Less Than Significant Impact” on parks and open space.</li> </ul> <p><b>- See Attach Q: Community Facilities &amp; Services</b></p>



Transportation  
and  
Accessibility

2

**Accessibility**

- The project is required to and will meet all federal, state and local regulations governing accessibility.
- Santa Cruz Metropolitan Transit District (SCMTD) operates regional service throughout Santa Cruz County serving all cities in the County and to locations in Monterey County, including Marina, and Salinas.
- SCMTD is currently running a year-long pilot *Cruz On-Demand* door-to-door service along with paratransit and ADA accessible service.
- There are bus stops located along Soquel Drive and 41<sup>st</sup> Avenue, with the closest stops being approximately 285’ west of the project site for eastbound and across Soquel Drive from the site for westbound along with bus stops south of the site on 41<sup>st</sup> Avenue.

**Transportation**

*Temporary Impacts*

- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.

*Permanent Impacts*

- The project site is located at the intersection of two major roadways, Soquel Drive and 41<sup>st</sup> Avenue, which are designed to handle significant traffic levels, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project.
- The project is required to be consistent with and comply with the requirements of County of Santa Cruz General Plan. These policies cover a wide range of items including: vehicular traffic including LOS or roadways and intersections, limitations on through traffic and speed, and traffic calming features such as traffic circles, bulb-outs, and landscaping to increase safety; transit facilities and design features to encourage the use of transit over private cars, pedestrian access and safety and design features to promote pedestrian use, bicycle access and safety and design features to encourage use of bicycles over private cars, and; design aesthetics and lighting among other areas.
- The County will require the project to pay a Transportation Impact Fee. This project will be required to pay its fair share of applicable transportation impact fees proportional to its forecast trip generation in order to maintain or improve the level of service in the project area to acceptable conditions.
- Additional frontage and off-site improvements may be necessary.

**- See Attach R: Transportation**

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p><i>Unique Natural Features</i></p> <ul style="list-style-type: none"> <li>- The project site is flat and graded with no unique natural features on the project site.</li> <li>- See <b>USGS Map, Aerial Maps and Photos in Project Information</b></li> </ul> <p><i>Water Resources</i></p> <ul style="list-style-type: none"> <li>- The project will not utilize on-site wells. The project will receive public water through the Soquel Creek Water District (See <b>Water Supply</b> element above).</li> <li>- See <b>Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff</b> element above for information on the issue of Storm water runoff.</li> <li>- Additionally, sewer service will be provided by the Santa Cruz Sanitation District sewer system and will not utilize an on-site septic system (see <b>Waste Water / Sanitary Sewers</b> element above).</li> <li>- See <b>Attach Q: Community Facilities &amp; Services</b></li> </ul>
Vegetation, Wildlife	2	<p><i>Vegetation</i></p> <ul style="list-style-type: none"> <li>- Kurt Fouts, Arborist Consultant, prepared an <i>Arborist Report – Tree Survey and Preliminary Construction Impact</i> for the project, dated 7.27.24, which surveyed 11 trees of 7 species, six (6) on the site and five (5) on the adjoining site, four (4) of which have trunks equal to or greater than 20”. Construction impacts will require all trees to be removed or mitigations for impacts implemented during construction for any retained trees.</li> <li>- None of the trees on site meet Santa Cruz County significance criteria.</li> <li>- Santa Cruz County Code section 13.11 requires mature trees greater than 6 inches diameter at breast height be incorporated into the project design.</li> <li>--Trees identified for protection, generally on the perimeter of the project site will be protected prior to construction, according to the Arborists Report.</li> <li>- The report included one recommendation: Obtain all necessary permits prior to removing or significantly altering any trees on site.</li> <li>- See <i>Mitigation Measures and Conditions</i> section below for required mitigations.</li> <li>- See <b>Attach S: Vegetation and Wildlife.</b></li> </ul> <p><i>Wildlife</i></p>

	<p>- The site is vacant and cleared with the exception of the trees noted above. Due to the lack of suitable habitat and the disturbed nature of the site, no special status plant and animal species are not expected to occur in the project area.</p> <p>- Under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711), it is unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a “take” of the species under federal law.</p> <p>- The aforementioned trees provide potential nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act (MBTA). Since nests could become established in the vegetation to be removed before construction begins, implementation of mitigation would reduce impacts to below a level of significance.</p> <p>- See <i>Mitigation Measures and Conditions</i> section below for required mitigations</p> <p>- See <b>Attach G – Endangered Species</b></p>
Other Factors	N/A

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>CLIMATE AND ENERGY</b>		
Climate Change Impacts	2	<p><b><i>Climate Change</i></b></p> <p>The site is not located in an area that is subject to unique climate change risks. Although near the ocean, it is well outside and above the tsunami inundation zone, at an elevation of approximately 130 feet above sea level, more than half a mile from the coast, and outside of the State- and County-designated Coastal Zone. As such, it is outside of the area that could be affected by sea level rise. The area is not generally subject to hurricanes or extreme storms, and is in a temperate area not subject to extreme heat or cold. It is outside of any state- or County-designated wildfire hazard zones, and per the geotechnical report, has a low potential for landslides. The most significant issues in respect to climate change that may potentially affect this project or be affected by this project are increasing temperatures, drought (water resources), and seismicity. The site is located in the Monterey Bay Area, which is subject to earthquakes that may cause strong ground shaking, but every property in the area, as well as most of California, faces very similar risks of drought and earthquakes.</p>

	<p><i>Drought (Water Resources)</i> – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposing to bring new residents into the area, resulting in a negative effect on water resources. Instead, the project will provide safe, affordable housing for current area residents and provide Project-based Vouchers to 114 households on the Housing Authority waitlist. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or in California. In addition, as noted below, the project will meet state and local requirements for water-efficiency in the project’s plumbing fixtures and landscape design.</p> <p><i>Seismicity</i> – As noted above, the project site is located in the Monterey Bay Area, a seismically active region, and is likely to be subject to strong ground shaking. To address this, the project will be built in accordance with the CBC to address the issue. While there is no established connection between climate change and large earthquakes, there has been research establishing a connection between water load on the earth’s surface and absorbed, and micro-seismicity (earthquakes too small to be felt) and localized earthquakes tied to water level fluctuation in dams. There is some research suggesting that there may be a connection to long-term drought and excessive groundwater pumping and seismicity, but a firm understanding has not yet been reached as to any connection to large earthquakes.</p> <p><i>Temperature</i> – Average ambient temperatures are rising in this area as elsewhere in the State, country, and world. Increasing temperatures have health effects, especially on vulnerable populations, including low-income populations of every ethnicity.</p> <p>As stated above, the project itself will meet or exceed California Title 24 requirements and may influence increasing temperatures but will produce less input towards the increase than existing older structures built under older standards do – the effect will be small but beneficial.</p> <p><b><i>EPA EJScreen Climate Change Factors</i></b></p> <p>The EPA EJScreen includes a section on Climate Change that looks at 4 Factors for this site: 100 Year Floodplain; Flood Risk; Sea Level Rise; and Wildfire Hazard Potential. The following are the EJScreen Climate Change Factors for the project site.</p> <p><b>100 Year Floodplain</b> – Indicates that the site has a low potential for flood risk due to climate change. The site is projected to be within the “less than 50<sup>th</sup> percentile” for flood risk. The site and structures will be built to meet all building codes and requirements required by law to reduce susceptibility to flood risk and loss.</p> <p><b>Flood Risk</b> – Indicates that 86% of properties in the area are currently at flood risk dropping slightly to 85% estimated in 30 years.</p> <p><b>Sea Level Rise</b> – Modeling indicates that the site will not be affected by sea level rise to a rise level of 6’, the highest modeled rise.</p>
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		<p><b>Wildfire Hazard Potential</b> – Indicates that the entire site and majority of the city has a low potential for wildfire hazard due to climate change. The site is projected to be within the “less than 50<sup>th</sup> percentile” for fire hazard. The site and structures will be built to meet all local and state fire codes and requirements to reduce susceptibility to fire danger and loss.</p> <p>Verified by: <a href="https://ejscreen.epa.gov/mapper/">https://ejscreen.epa.gov/mapper/</a></p> <p><b>- See Attach T –Climate Change, and Attach O: Environmental Justice</b></p>
<p>Energy Efficiency</p>	<p>2</p>	<p><b><i>Energy Efficiency</i></b></p> <p>The Project will be constructed and will comply with the 2022 CBC, or current building code, meeting, or exceeding California’s Title 24 energy code, which is designed to reduce wasteful and inefficient energy consumption in new construction and existing buildings.</p> <p>In addition, it is likely, due to typical funding requirements, that the project will also implement various measures from the California Green Building Standards Code.</p> <p>The Project helps reduce greenhouse gases due to modern construction techniques and materials and the site being conveniently located near a transit line that provides access to the entire region, reducing the need for travel by car. The project will also include bicycle parking spaces to encourage bicycle use. The site is within walking distance of many services and amenities – it is within convenient walking, biking and public transit distance of many local employment opportunities, shopping and retail services, and schools.</p> <p>The project site is located in a moderate temperate zone near the ocean, with multiple parks, public beaches, and extensive open space near the site, all of which reduce heat build-up and heat reflection.</p> <p>To conserve water, the project will install fixtures that protect the area’s water resources through more efficient water use efficiency, examples of which are listed below:</p> <ul style="list-style-type: none"> <li>• All installed toilets use 1.28 gallons per flush or less.</li> <li>• Kitchen faucets use a maximum of 1.8 gallons per minute.</li> <li>• Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified.</li> <li>• Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified.</li> <li>• Clothes washing machines are Energy Star qualified.</li> <li>• Dishwashing machines are Energy Star qualified.</li> <li>• Dedicated landscape water meters.</li> <li>• Landscaping turf must be a water conserving species and may not be used in areas less than 10 feet wide or on slopes greater than 12%.</li> <li>• Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area.</li> </ul>

**Additional Studies Performed:**

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

**Field Inspection** (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Archives & Architecture, LLC – December 16, 2016
- Cornerstone Earth Group – June 2, 2022 & March 20, 2024
- Environmental Investigative Services, Inc. – no date provided
- KCE Matrix – May 15, 2023
- Veneklasen Associates – no date provided
- Kurt Fouts, Arborist Consultant – February 28, 2024
- Allerion Consulting Group, Inc. – July 1, 2024

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

**Project Information**

- Santa Cruz County GIS
- First American Title Company – Preliminary Report, dated October 13, 2023
- A Market Study of 41<sup>st</sup> Avenue and Soquel
- Marketing Brochure for property
- Site Plan and Architectural Drawings
- U.S. Census Bureau

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6**

**Airport Hazards**

- NEPAassist
- Santa Cruz County GIS Airport Compatibility Zones
- 24 CFR Part 51 Subpart D
- Google Earth

**Coastal Barrier Resources**

- Coastal Barrier Resources System Mapper at: <https://www.fws.gov/cbra/maps/Mapper.html>

**Flood Insurance**

- FIRM Community Panel number FIRM map 06087C0352F dated September 29, 2017

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

**Clean Air**

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

**Coastal Zone Management**

- Santa Cruz County GIS

**Contamination and Toxic Substances**

- Cornerstone Earth Group – Phase I ESA, dated April 1, 2024
- Cornerstone Earth Group – Phase I ESA, dated July 8, 2022
- Environmental Investigative Services, Inc. – Revised and Additional Site Assessment Report, dated December 5, 2023 [draft]

- KCE Matrix – Phase I ESA, dated June 7, 2024

### **Endangered Species**

- NEPAssist
- USFWS – Critical Habitat for Threatened & Endangered Species
- Santa Cruz County GIS Biotic Concern Areas

### **Explosive and Flammable Hazards**

- CalEPA Database at: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Google Earth

### **Farmlands Protection**

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Santa Cruz Co GIS Important Farmland
- Santa Cruz Co GIS 2020 Census Urban Areas

### **Floodplain Management**

- FIRM Community Panel number FIRM map 06087C0352F dated September 29, 2017

### **Historic Preservation**

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System (CHRIS) report, dated 12.21.21
- Archives & Architecture, LLC – Historic Report, dated 12.16.16 (revised 6.26.17)
- Native American Heritage Commission (NAHC)
- NAHC Native American Contacts List
- Consultation letters to all Tribes
- National Register of Historic Places (NRHP) Records Search
- The USGS, Soquel Quadrangle 7.5-Minute series topographic map
- Google Aerial Photo
- Santa Cruz Co GIS

### **Noise Abatement and Control**

- Veneklasen Associates – Exterior Noise and Exterior Façade Acoustical Analysis, dated 2.28.24
- Veneklasen Associates – Exterior Noise and Exterior Façade Acoustical Analysis, dated 7.22.24
- Santa Cruz County Traffic Counts 2010-2016
- Santa Cruz County General Plan – Highway and Local Roadway Existing Noise Contours (expanded)
- Santa Cruz County General Plan – 2040 Projected Noise Contours
- CalTrans 2019 Truck AADT
- CalTrans 2020 Truck AADT
- Santa Cruz County Code, Chapter 13.15 Noise Planning

### **Sole Source Aquifers**

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

### **Wetlands Protection**

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> on 12.19.23

### **Wild and Scenic Rivers**

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

### **Environmental Assessment Factors**



- NEPAAssist
- County of Santa Cruz Website – Various County Department Sites
- County of Santa Cruz - GIS System – various maps
- County of Santa Cruz General Plan and Zoning Ordinances
- Soquel Union Elementary School District Website
- Santa Cruz City Schools Website
- Allerion Consulting Group, Inc. – Geotechnical Engineering Study, dated July 18, 2024
- Monterey Bay Air Resources District 2012-2015 Air Quality Management Plan
- Buena Vista Landfill Website
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning, Soquel Quadrangle
- Cal Fire FRPA FHSZ map
- NPDES General Permit No. CAS000004
- NPDES General Permit – Construction
- Santa Cruz County Code – Chapter 16.20 Grading Regulations
- Santa Cruz County Code – Chapter 16.22 Erosion Control
- Santa Cruz Metropolitan Transit District (SCMTD) Website
- Master Transportation Study – Section VI-9. Regional Planning
- County of Santa Cruz – Parks, Open Space & Cultural Services Website
- Santa Cruz County Parks Strategic Plan – Final, August 6<sup>th</sup>, 2018
- City of Santa Cruz – Parks and Recreation Website
- City of Santa Cruz – Parks Master Plan 2030
- Soquel Water District Website
- Santa Cruz County Sheriff Website
- Central Fire Protection District Website
- Santa Cruz County Sanitation District (SCCSD) Website
- SCCSD Capital Improvement Program 2021/22 thru 2025/26
- City of Santa Cruz Wastewater System
- Santa Cruz County Solid Waste & Recycling Website
- Santa Cruz County Impact Fee Schedule
- Kurt Fouts, Arborist Consultant – Tree Survey and Preliminary Construction Impact, dated 7.27.24
- Google Earth
- Google Maps

### **List of Permits Obtained:**

No permits have been obtained at this time.

### **Public Outreach [24 CFR 50.23 & 58.43]:**

The completed and planned public outreach for this project is described below. Certain State of California laws applicable to this project, including CA Govt. Code §65650-65656, enacted by AB 2162 of 2017, and AB 140 of 2021, require the County to process this project's development application on a ministerial (non-discretionary) basis. Ministerial projects are exempted from certain public noticing requirements and discretionary hearings that are required for most discretionary project applications, under California law, and County codes and procedures.

### **Cumulative Impact Analysis [24 CFR 58.32]:**

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

### **Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

The project was brought to the County as a AB 2011 Ministerial Application; therefore, the County had limited discretion in approving the project.

The developer considered a smaller project on the site but increased the size of the project when an additional parcel attached to the site became available to add to the size of the project site and thereby increase the unit size of the project.

### **No Action Alternative [24 CFR 58.40(e)]:**

There are few benefits to be obtained by not developing the site as proposed. The proposed project will increase the much-needed supply of housing, and particularly affordable housing in the project area, with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community. The project is located in an urban infill site within the County's designated urban services line (USL), and within the unincorporated community of Soquel, a Census Designated Place (CDP) with a population of nearly 10,000 as of 2020. Soquel CDP is centrally located within the larger Santa Cruz, CA Census Urban Area, which had a total estimated population of nearly 170,500 in 2020<sup>7</sup>. The project site has access to public water, sewer, transit, roads, fire protection, power, and other services, as well as local schools and community colleges, jobs and shopping. It is located in area of the county where the County's General Plan and related land use policies, as well as State environmental policies, encourage new multi-family developments such as the Project to be sited.

### **Summary of Findings and Conclusions:**

The County of Santa Cruz finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of additional affordable units in the area, reducing the risks associated with a significant lack of affordable housing including homelessness and housing instability for the project's future residents, and reducing overcrowding and excessive housing cost burdens among lower-income households in need of housing.

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<sup>7</sup> US Census Bureau data published on <https://censusreporter.org/profiles/40000US79336-santa-cruz-ca-urbanized-area/>

The project will benefit the County of Santa Cruz and low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, higher education and training, a healthy environment, and all standard community services.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measures and Conditions of Approval
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p><b>2755 Soquel Drive (and other associated addresses)</b></p> <ul style="list-style-type: none"> <li>• <i>The Site Mitigation Plan (SMP) previously prepared for the Site by EIS shall be updated to reflect the new development plans and implemented prior to and during redevelopment. The SMP includes general construction worker awareness and soil handling procedures, vapor mitigation plans, and additional procedures to ensure the safety of construction workers and future tenants.</i></li> <li>• <i>The results of this investigation, and an updated SMP, shall be submitted to the local oversight agency (the Santa Cruz County Environmental Health Department) for further oversight and guidance during the redevelopment process.</i></li> </ul> <p><b>2831 41st Avenue</b></p> <p><i>VEC</i></p> <p><i>- Based on the potential for a VEC, soil testing will be required and mitigations implemented if a VEC exists. Based on the results of the investigation at the surrounding site (see above), it is likely that a VEC does exist and should be incorporated into the updated SMP for 2755 Soquel Drive and submitted to the local oversight agency (the Santa Cruz County Environmental Health Department) for further oversight and guidance during the redevelopment process.</i></p> <p><i>LBP &amp; ACM</i></p> <p><i>- LBP and ACM testing is required prior to demolition of the structures and compliance with all applicable state and local regulations concerning handling and disposal of any potential LBP or ACM containing materials.</i></p>

<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> <p><b>Vegetation, Wildlife</b></p>	<ul style="list-style-type: none"> <li>- <i>Trees to be retained on site shall be protected per the Arborists Report dated 7-27-24.</i></li> <li>- <i>Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August.</i></li> </ul> <p><i>Implementation of the following measures will avoid potential impacts:</i></p> <ul style="list-style-type: none"> <li>- <i>If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests.</i></li> <li>- <i>If construction is scheduled to begin between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one to two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.</i></li> <li>- <i>If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers depends on the species of bird, the location of the nest relative to the Project, Project activities during the time the nest is active, and other Project specific conditions.</i></li> <li>- <i>No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring.</i></li> <li>- <i>If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest.</i></li> </ul>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<ul style="list-style-type: none"> <li>- <i>Extended Phase I Subsurface testing shall be performed prior soil disturbance.</i></li> <li>- <i>Archaeological and tribal monitors shall be present during surface disturbance work.</i></li> </ul>

	<p>- <i>Prior to beginning of construction or work on the project site, all workers shall attend an Worker Environmental Awareness Program training relative to potential cultural and tribal resources.</i></p> <p>- <i>Project applicant shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains or the Santa Cruz County Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.</i></p> <p>- <i>If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the area or any nearby area reasonably suspected to overlie adjacent human remains until:</i></p> <ul style="list-style-type: none"> <li>• <i>The Santa Cruz County Sheriff-Coroner has been informed and has determined that no investigation of the cease of death is required, and</i></li> <li>• <i>If the remains are of Native American origin,</i> <ul style="list-style-type: none"> <li>○ <i>The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i></li> </ul> </li> </ul> <p>- <i>Any unrecovered resources shall be recorded on DPR-523 form and submitted to the SHPO.</i></p>
<p><b>Noise Abatement and Control</b></p>	<p>- <i>To minimize impacts associated with short-term construction noise, construction noise shall be limited to the</i></p>

Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B

*exempt construction hours established by SCCC 13.15.040(A):*

*- Noise sources normally and reasonably associated with construction, repair, remodeling, or grading of any real property, provided a permit has been obtained from the County as required, and provided said activities take place between the hours of 8:00 a.m. and 5:00 p.m. on weekdays unless the Building Official has in advance authorized said activities to start at 7:00 a.m. and/or continue no later than 7:00 p.m. Such activities shall not take place on Saturdays unless the Building Official has in advance authorized said activities, and provided said activities take place between 9:00 a.m. and 5:00 p.m. and no more than three Saturdays per month. Such activities shall not take place on Sunday or a federal holiday unless the Building Official has in advance authorized such work on a Sunday or federal holiday, or during earlier morning or later evening hours of a weekday or Saturday.*

*- The following summarizes the acoustical items required to satisfy the noise criteria as described in this report.*

- The exterior framed wall assembly as detailed in Section 4.1 is acceptable.*
- Windows and glass doors with minimum STC ratings as shown in Table 5 [of the July 22, 2024, VA Acoustic Report] with Transmission Loss and STC rating specified in Appendix IV of the report are required.*
- Residential mechanical ventilation, or other means of natural ventilation, is recommended for all units.*

*- Various noise mitigation methods may be utilized to satisfy the noise criteria described in this report. Alteration of mitigation methods that deviate from requirements should be reviewed by the acoustical consultant.*

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

Preparer Signature: Roy Hastings Date: 8.26.24

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

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DocuSigned by:  
Certifying Officer Signature: Stephanie Hansen Date: 8/27/2024  
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Name/Title: Stephanie Hansen / Assistant Planning Director, County of Santa Cruz Planning Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).