



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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MITIGATED NEGATIVE DECLARATION

Project: 9041 Soquel Drive, Aptos

APN(S): 041-141-56

Application #: 191306

Project Description: This is a proposal to construct an approximately 10,981 square foot mixed-use building with a 1,929 square foot basement, 2,889 square feet of office space on the first floor with a covered carport for 5 vehicles, and three residential apartment units on the second floor, located in the PA (Professional-Administrative Office) district. This requires a Commercial Development permit including a Master Occupancy Permit for the two tenant spaces on the ground floor, and a Riparian Exception to allow for a portion of the parking lot and an associated retaining wall, that encroach into the riparian corridor within the arroyo along Valencia Creek. Valencia Creek crosses the northern edge of the parcel approximately 100 feet south of the proposed development site.

Project Location: The project is located on the north side of Soquel Drive approximately 0.4 miles west of Rio Del Mar Boulevard, within the community of Aptos in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Human Spaces, LLC

Applicant: Bill Kempf, Architect

Staff Planner: Lezanne Jeffs

Email: Lezanne.Jeffs@santacruzcounty.us

This project will be considered at a public hearing by the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

Review Period Ends: 04/16/2022

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

Date: 3/17/22



MATT JOHNSTON, Environmental Coordinator
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