



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY, PLANNING DIRECTOR

www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston at (831) 454-5357.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

PROJECT: Maplethorpe Lane PUD APP #: 181586 APN: 037-121-61 (formerly 037-121-60)

PROJECT DESCRIPTION: This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 - 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18 & 037-121-50). The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway/Roadside Exception.

PROJECT LOCATION: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in 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.

APPLICANT/OWNER: John Swift

PROJECT PLANNER: Randall Adams, (831) 454-3218

EMAIL: Randall.Adams@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: October 16, 2019 through November 4, 2019

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



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KATHLEEN MOLLOY, PLANNING DIRECTOR

<http://www.sccoplanning.com>

MITIGATED NEGATIVE DECLARATION

Project: Maplethorpe Lane PUD

APPLICATION #: 181586

APN: 037-121-61 (formerly 037-121-60)

Project Description: This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 – 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18, & 037-121-50) The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway / Roadside Exception.

Project Location: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in 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: John Swift

Applicant: John Swift

Staff Planner: Randall Adams, (831) 454-3218

Email: Randall.Adams@santacruzcounty.us

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

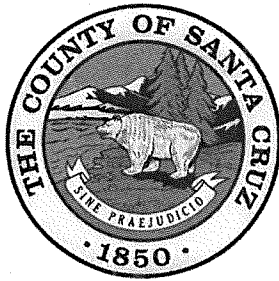
California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: November 4, 2019

Date: _____

MATT JOHNSTON, Environmental Coordinator
(831) 454-5357



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KATHLEEN MOLLOY, PLANNING DIRECTOR

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

Date: September 25, 2019

**Application
Number:** 181586

Project Name: Maplethorpe Lane PUD

Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: John Swift

APN(s): 037-121-61 (formerly 037-121-60)

OWNER: John Swift

SUPERVISORAL DISTRICT: 1st

PROJECT LOCATION: The project site is located on the east side of Maplethorpe Lane (at 3300 Maplethorpe Lane) to the north of Soquel Drive and Highway 1, within the unincorporated community of Soquel in 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. The project site is in the Soquel planning area of the *County of Santa Cruz General Plan and Local Coastal Program* (Figure 1).

SUMMARY PROJECT DESCRIPTION:

This project is a proposal to create a common interest subdivision and Planned Unit Development (PUD) containing eleven clustered residential lots and one common area lot for roadway, landscaping and drainage improvements (Figure 2). The clustered single family residential lots would be approximately 2,700 - 4,900 square feet in size with the remainder of the property as common area. Prior to the subdivision of the parcel, lot line adjustments are proposed with three adjacent parcels (APNs 037-311-17, -18 & 037-121-50).

The proposal would require approval of a Lot Line Adjustment, Planned Unit Development, Subdivision, Residential Development Permit and Roadway/Roadside Exception.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Land Use and Planning | |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input checked="" type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input checked="" type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Lot Line Adjustment |

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

Permit Type/Action

Agency

CONSULTATION WITH NATIVE AMERICAN TRIBES: *Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?*

No California Native American tribes traditionally and culturally affiliated with the area of Santa Cruz County have requested consultation pursuant to Public Resources Code section 21080.3.1.

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

MATT JOHNSTON, Environmental Coordinator

Date



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