



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY PREVISICH, 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 Elizabeth Cramblet at (831) 454-3027.

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: Schulz Rezoning and General Plan Amendment

APP #: 171262

APN(S): 030-153-03

PROJECT DESCRIPTION: This a proposal for a General Plan Amendment to change from P (Public Facility / Institutional) to C-C (Community Commercial), a rezoning from PF-GH (Public and Community Facilities – Geologic Hazards) to C-2-GH (Community Commercial – Geologic Hazards), and a Master Occupancy Program to establish allowed occupancies and include provisions for adequate site improvements for such occupancies. Allowed occupancies are subject to meeting the parking requirements as set out in Code Sections 13.10.550, 13.10.551 and 13.10.552. There is no proposed development at this time. The existing tenant is expected to remain until the end of 2018.

PROJECT LOCATION: The proposed project is located on the south side of Soquel Drive (4746 Soquel Drive), approximately 250 feet east of the intersection with Porter Street. The subject site is within the community of Soquel Village in the unincorporated portion of 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.

EXISTING ZONE DISTRICT: PF-GH (Public & Community Facilities-Geologic Hazards)

APPLICANT: Jim Weaver, Pacific Rim

OWNER: Karl & Jo An Schulz

PROJECT PLANNER: Elizabeth Cramblet

EMAIL: Elizabeth.Cramblet@santacruzcounty.us

ACTION: Negative Declaration

REVIEW PERIOD: May 5, 2018 through May 24, 2018

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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PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

NEGATIVE DECLARATION

Project: Schulz Rezoning & General Plan Amendment

APN(S): 030-153-03

Project Description: This a proposal for a General Plan Amendment to change from P (Public Facility / Institutional) to C-C (Community Commercial), a rezoning from PF-GH (Public and Community Facilities – Geologic Hazards) to C-2-GH (Community Commercial – Geologic Hazards), and a Master Occupancy Program to establish allowed occupancies and include provisions for adequate site improvements for such occupancies. Allowed occupancies are subject to meeting the parking requirements as set out in Code Sections 13.10.550, 13.10.551 and 13.10.552. There is no proposed development at this time. The existing tenant is expected to remain until the end of 2018.

Project Location: The proposed project is located on the south side of Soquel Drive (4746 Soquel Drive), approximately 250 feet east of the intersection with Porter Street. The subject site is within the community of Soquel Village in the unincorporated portion of 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: Karl & Jo An Schulz

Applicant: Jim Weaver, Pacific Rim

Staff Planner: Elizabeth Cramblet, (831) 454-3027

Email: Elizabeth.Cramblet@santacruzcounty.us

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

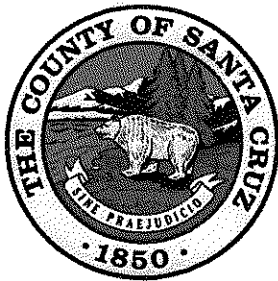
California Environmental Quality Act Negative Declaration Findings:

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

Review Period Ends: May 24, 2018

Date: _____

PAIA LEVINE, Environmental Coordinator
(831) 454-5317



County of Santa Cruz

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

Date: March 26, 2018

**Application
Number:**

171262

Project Name: Rezone and General Plan
Amendment

Staff Planner: Elizabeth Cramblet

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Jim Weaver, Pacific Rim

APN(s): 030-153-03

OWNER: Karl & Jo An Schulz

SUPERVISORAL DISTRICT: First
District

PROJECT LOCATION: The proposed project is located on the south side of Soquel Drive (4746 Soquel Drive), approximately 250 feet east of the intersection with Porter Street. The subject site is within the community of Soquel Village in the unincorporated portion of 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.

SUMMARY PROJECT DESCRIPTION:

This is a Proposal for a General Plan Amendment to change from P (Public Facility/Institutional) to C-C (Community Commercial), a rezoning from PF-GH (Public and Community Facilities-Geologic Hazards) to C-2-GH (Community Commercial-Geologic Hazards), and a Master Occupancy Program to establish allowed occupancies and include provisions for adequate site improvements for such occupancies. Allowed occupancies are subject to meeting the parking requirements as set out in Code Sections 13.10.550, 13.10.551 and 13.10.552. There is no proposed development at this time. The existing tenant is expected to remain until the end of 2018.

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.*

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources

- Mineral Resources
- Noise
- Population and Housing
- Public Services

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"/> Cultural Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Land Use and Planning | |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|---|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input type="checkbox"/> Other: |

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

Permit Type/Action

Agency

DETERMINATION:

On the basis of this initial evaluation:

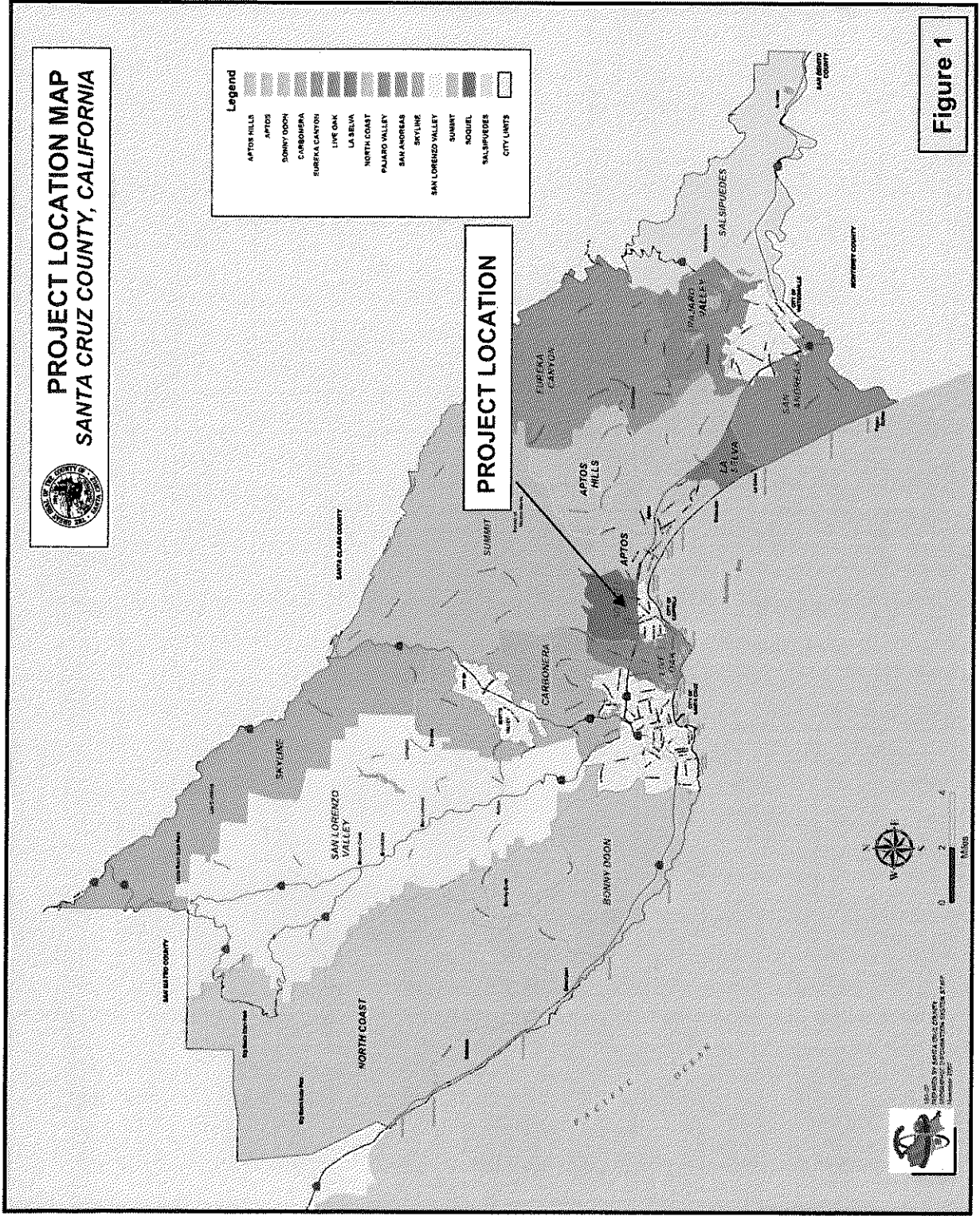
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

KATHY MOLLOY PREVISICH, Planning Director

Date





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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): Approximately 5,488 square feet
Existing Land Use: Public and Community Facilities
The site is mostly asphalt/concrete around the existing building with some shrubbery along the east side of the building with
Vegetation: mature street trees in the front.

Slope in area affected by project: 0 - 30% 31 - 100% N/A

Nearby Watercourse: Soquel Creek

Distance To: Approximately 260 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Not Mapped	Fault Zone:	Not Mapped
Groundwater Recharge:	Not Mapped	Scenic Corridor:	Outside
Timber or Mineral:	Not Mapped	Historic:	Not Significant
Agricultural Resource:	Not Mapped	Archaeology:	No Resources Identified
Biologically Sensitive Habitat:	None Identified	Noise Constraint:	No
Fire Hazard:	Not Mapped	Electric Power Lines:	None Above
Floodplain:	Flood Zone 5	Solar Access:	Adequate
Erosion:	Low Potential	Solar Orientation:	Southwest
Landslide:	Low Potential	Hazardous Materials:	No
Liquefaction:	Very High		

SERVICES:

Fire Protection:	Central Fire Protection District	Drainage District:	Zone 5
School District:	Soquel Elementary	Project Access:	Soquel Drive

Sewage Disposal:	Santa Cruz County Sanitation District	Water Supply:	Soquel Creek Water District
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PLANNING POLICIES:

Zone District: PF-GH (Public
& Community Facilities-
Geologic Hazards)
General Plan: P (Public
Facility/Institutional
Designation

Special Designation:
Soquel Village Plan

Urban Services Line:

Inside Outside

Coastal Zone:

Inside Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

PROJECT BACKGROUND:

The subject property is located within the Soquel Planning Area fronting Soquel Drive between Porter Street and Main Street. The project site is relatively flat with a gradual downward slope to the south. The project site consists of one parcel and is currently occupied by Tara Redwood School. This site is zoned PF-GH (Public & Community Facilities-Geologic Hazards). Surrounding uses are a mix with a United States Post Office and Play it Again Sports east of the site; restaurants, a barber shop and a bar west of the site; and a fire station, medical offices, restaurants and a bar across the street.

All of the properties are zoned C-2-GH (Community Commercial-Geologic Hazards) with the exception of Tara Redwood School, the U.S. Post Office and the Fire Station which are zoned PF-GH (Public & Community Facilities-Geologic Hazards). The properties zoned C-2-GH are consistent with their General Plan designation of C-C (Community Commercial), and the three mentioned parcels zoned PF-GH are also consistent with their General Plan designation of P (Public Facilities). The GH designation is referring to a floodway geologic hazard on the subject site. In fact, most of Soquel Village is located in the flood zone with a portion of it in the floodway.

This site is located in the Soquel Village Plan which was adopted May 15, 1990. The Soquel Village Plan is a master design plan that provides direction for future development of Soquel Village. Within this plan are five main goals including 1) Flood management and creek enhancement, 2) Historic and village character preservation, 3) Parking improvements, 4) Pedestrian access and traffic safety, and 5) Economic development. As mentioned, the project site is located in the floodway area. Any new development in the floodway area of downtown Soquel shall be constructed on piers with finished floor elevations above 100 year flood elevation. Parking improvements will also be required.

DETAILED PROJECT DESCRIPTION:

The current proposal is a request to rezone an existing parcel from the PF-GH (Public and Community Facilities-Geologic Hazards) zone district to C-2-GH (Community Commercial-Geologic Hazards) district, and a General Plan Amendment to change from P (Public Facility Institutional) to C-C (Community Commercial), and a Master Occupancy Program. The existing tenant is Tara Redwood School which is a private school that serves transitional kindergarten through 6th grade. It is anticipated that the current tenants will vacate the property by the end of 2018. The owners are requesting to rezone the parcel in order to have the opportunity to lease out to a greater range of commercial and administrative office uses. No changes are being proposed to the existing building or site; however, should the existing tenant vacate, any new tenant will be required to remove the outdoor deck and incorporate the two additional parking spaces that were there before the deck.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. AESTHETICS AND VISUAL RESOURCES

Would the project:

1. Have a substantial adverse effect on a scenic vista?

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion: The existing visual setting consists of a mix of commercial medical and public facility buildings. Along both sides of Soquel Drive Between Porter and Main Street include small-scale restaurants, a barber shop, saloons/bars, United States Post Office, Play It Again Sports, Soquel Fire Station No. 3, a few medical offices, and a gas station. East of the subject property along Soquel Drive Between Porter Street and Daubenbiss Avenue include restaurants, the Ugly Mug coffee shop, the Soquel Financial Center, antique shops, a local flower shop and grocery store, and various personal service shops. All buildings vary in architectural styles and age. Only three of the buildings in the Soquel downtown are considered historic. If the existing tenant, Tara Redwood School, vacates the building, a new tenant will be required to remove the existing outdoor deck and incorporate the two additional parking spaces that were there before the deck was built.

4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion: The project does not include a source of light and would not affect either day or nighttime views in the area.

B. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned PF-GH (Public & Community Facilities-Geologic Hazards), which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located near land designated as Timber Resource. Therefore, the project would not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No forest land occurs on the project site or in the immediate vicinity. See discussion under B-3 above. No impact is anticipated.

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| 5. <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site and surrounding area within a radius of 1/2 mile does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest land occurs within miles of the proposed project site. Therefore, no impacts are anticipated.

C. AIR QUALITY

The significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has been relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with or obstruct any long-range air quality plans of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) since there is no construction or demolition being proposed.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation since there is no construction or demolition being proposed. Rezoning the parcel from PF to C-2 will offer a wider variety of uses; however, any new use would have to comply with the parking requirements.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not result in a cumulatively considerable net increase of any criterial pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard since the project does not propose any construction or demolition.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Expose sensitive receptors to substantial pollutant concentrations?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Sensitive receptors would not be exposed to substantial pollutant concentrations since no heavy equipment will be utilized as a result of this project.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Create objectionable odors affecting a substantial number of people?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No objectionable odors would affect a substantial number of people since there is no construction or demolition being proposed.

D. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The Environmental Planning Department researched this site and performed a site inspection. It was determined that this parcel is mapped for several biotic resources on the CNDDB map; however, due to the developed condition of the property, none of the mapped species are expected to occur.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no mapped or designated sensitive biotic communities on or adjacent to the project site.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no mapped or designated federally protected wetlands on or adjacent to the project site. Therefore, no impacts would occur from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not conflict with any local policies or ordinances.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact is anticipated.

7. *Produce nighttime lighting that would substantially illuminate wildlife habitats?*

Discussion: The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. There are no sensitive animal habitats within or adjacent to the project site. No impact is anticipated.

E. CULTURAL RESOURCES

Would the project:

1. *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?*

Discussion: The existing structure on the property is not designated as a historic resource on any federal, state or local inventory. As a result, no impacts to historical resources would occur from project implementation.

2. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?*

Discussion: No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Discussion: This project does not involve any demolition or construction; therefore, nothing underground will be disturbed. No impacts are anticipated.

4. *Would the project cause a substantial adverse change in the significance of a*

tribal cultural resource as defined in Public Resources Code 21074?

Discussion: This project does not involve any demolition or construction; therefore, nothing underground will be disturbed. No impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No unique paleontological resources or unique geologic features are known to occur in the vicinity of the proposed project. No impacts are anticipated.

F. GEOLOGY AND SOILS

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i> | | | | |
| A. <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. <i>Strong seismic ground shaking?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. <i>Seismic-related ground failure, including liquefaction?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. <i>Landslides?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately eight miles southwest of the San Andreas fault zone, and approximately five miles southwest of the Zaytante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake.

Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a County or state mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking if improvements to the existing building are ever made. The improvements would be designed in accordance with the Uniform Building Code, which should reduce the hazards of seismic shaking and liquefaction to a less than significant level. There is no indication that landsliding is a significant hazard at this site.

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| 2. <i>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.

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| 3. <i>Develop land with a slope exceeding 30%?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There are no slopes that exceed 30% on the property.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Result in substantial soil erosion or the loss of topsoil?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: There is no demolition or construction being proposed for this project; therefore, no impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There is no indication that the development site is subject to substantial risk caused by expansive soils. Therefore, no impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

systems where sewers are not available for the disposal of waste water?

Discussion: No septic systems are proposed. The project is currently connected to the Santa Cruz County Sanitation District. No impact is anticipated.

7. *Result in coastal cliff erosion?*

Discussion: The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion. No impact is anticipated.

G. GREENHOUSE GAS EMISSIONS

Would the project:

1. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Discussion: There is no proposed demolition or construction for the proposed project. Any use other than the existing use allowed in the district would not generate additional greenhouse gas emissions that would have significant impact on the environment. No impact is anticipated.

2. *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Discussion: See the discussion under G-1 above. No significant impacts are anticipated.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. *Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?*

Discussion: The proposed project would not create a significant hazard to the public or the environment. No routine transport or disposal of hazardous materials is proposed.

2. *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Discussion: No demolition or construction is being proposed as part of this project and the use will remain the same for now; therefore, no significant impacts are anticipated.

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| 3. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Soquel High School is located at 405 Soquel Road, approximately 650 feet to the northwest of the project site. The existing use is also a private K-6 school. The use will remain the same and no construction or demolition is being proposed; therefore no impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not included on the 12/19/2016 list of hazardous sites in Santa Cruz County compiled pursuant to Government Code Section 65962.5. No impacts are anticipated from project implementation.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not located within two miles of a public airport or public use airport. No impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not located in the vicinity of a private airstrip. No impact is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Impair implementation of or physically interfere with an adopted emergency</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

response plan or emergency evacuation plan?

Discussion: The proposed project would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2015-2020 (County of Santa Cruz, 2020). Therefore, no impacts to an adopted emergency response plan or evacuation Plan would occur from project implementation.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not located in a Fire Hazard Area, and there is no construction or demolition being proposed. No impact is anticipated.

I. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Violate any water quality standards or waste discharge requirements?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. The use will not change and no construction or demolition is being proposed as part of this project. No impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing use and any future uses would obtain water from Soquel Creek Water District and would not rely on private well water. Since the use will remain the same with no alterations to the existing building, the water demand should remain the same. The project is not located in a mapped groundwater recharge area.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

result in substantial erosion or siltation on- or off-site?

Discussion: The proposed project is located approximately 250 feet from Soquel Creek, however, since the land use will remain the same, the existing overall drainage pattern of the site will not be altered. No impact would occur from project implementation.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is located approximately 250 feet from Soquel Creek, however, since the land use will remain the same, the existing overall drainage pattern of the site or area will not be altered. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing use will remain and no changes to the building or site area are being proposed. No impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Otherwise substantially degrade water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Please see discussion under I-1 above. No impacts are anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing building is within the 100-year flood hazard area, however, no demolition or construction is being proposed as part of this project. Therefore, no impact from the proposal is anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing building is within the 100-year flood hazard area, however, no demolition or construction is being proposed as part of this project. Therefore, no impact from the proposal is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. <i>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not increase the risk of flooding and would not lead to the failure of a levee or dam. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. <i>Inundation by seiche, tsunami, or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a tele-tsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

The more vulnerable risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010).

The project site is located approximately 1.12 miles inland, approximately 0.5 to 1.0 miles beyond the effects of a tsunami. In addition, no impact from a seiche or mudflow is anticipated. No impact would occur.

J. LAND USE AND PLANNING

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Physically divide an established community?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not include any element that would physically divide an established community. No impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Discussion: The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. No impacts are anticipated. The proposed land use designation of C-C (Community Commercial) and zoning district C-2 (Community Commercial) zone district are appropriate for the site. A majority of the surrounding parcels have the same zoning and land use designation.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Conflict with any applicable habitat conservation plan or natural community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur.

K. MINERAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is zoned PF-GH (Public and Community Facilities-Geologic Hazard), which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

L. NOISE

Would the project result in:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

noise ordinance, or applicable standards of other agencies?

Discussion:

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. Since the use is not going to change and no construction is being proposed, no impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No demolition or construction is being proposed as part of this project that would create excessive groundborne vibration or groundborne noise levels. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not result in a permanent increase in the ambient noise level since the use will remain the same and no construction or demolition is being proposed. The main source of ambient noise in the project area is traffic noise along Soquel Drive. Since the use will remain the same, there will be no increase in traffic as a result of the proposed project. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See discussion under L-1 above. Since the use is not going to change and no construction is being proposed, no impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project is not within two miles of a public airport. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

6. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: The proposed project is not within two miles of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area. No impact is anticipated.

M. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area. The project proposes only a change in zoning and the General Plan land use designation. The use will remain on the site and no construction or demolition is being proposed. The project as proposed would not induce population growth. No impact would occur.

2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion: The proposed project would not displace any existing housing. No impact would occur.

3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion: The proposed project would not displace any number of people. No impact would occur.

N. PUBLIC SERVICES

Would the project:

1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a through e): The project does not require any new government facilities or services since the use will remain the same and no construction or demolition is being proposed. No impact is anticipated.

O. RECREATION

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities since the use will remain the same. No impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not propose the expansion or construction of additional recreational facilities. No impact would occur.

P. TRANSPORTATION/TRAFFIC

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>1. <i>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The existing zone district, PF-GH (Public and Community Facilities-Geologic Hazards) allow specific uses that may generate different trip generation rates. The current use is a private school that serves grades TK through 6th grade with a total of 31 students and 4 employees. They are currently in compliance with their parking demand which is 4 spaces. According to the ITE Trip Generation Manual dated September 2017, the weekday AM peak hour vehicle trip generation per 1,000 square of gross floor area is 11.59 and 6.53 for the weekday PM peak hour. The change is zone district from PF (Public and Community Facilities) to C-2 (Community Commercial) would potentially allow additional uses not currently allowed on the site now that may generate higher trip demands. A restaurant, for example, could potentially generate more vehicle trips. The ITE Trip Generation Manual dated September 2017 has the weekday AM peak hour vehicle trip generation per 1,000 square feet of gross floor area as 47.66 and 48.70 for the weekday PM peak hour. However, the parking requirement for a 1,000 square foot restaurant would be 10 plus an additional .3 spaces per employee. The site currently has 4 spaces. A new tenant will be required to remove the exterior deck to add 2 additional spaces equaling only 6 spaces onsite. A restaurant would have to establish a valid and accepted shared parking agreement with an adjacent tenant in order to move into this space to comply with the parking requirement. They would not be allowed to apply for a variance to reduce the parking requirement.

It is anticipated that the existing tenant, Tara Redwood School, will remain at this site until fall of 2018. The change in zone district from PF-GH (Public and Community Facilities-Geologic Hazards) to C-2-GH (Community Commercial-Geologic Hazards) would potentially allow additional uses not currently allowed on the site now; however, any new use would need to comply with the parking requirements as set out in Code Sections 13.10.550,

13.10.551 and 13.10.552. This will limit what use can go in there since the County does not offer any variances to allow for a use that would require more parking than what is existing onsite. Since allowed uses on this site are limited by the number of existing parking spaces, it is concluded that no impact would occur.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: In 2000, at the request of the Santa Cruz County Regional Transportation Commission (SCCRTC), the County of Santa Cruz and other local jurisdictions exercised the option to be exempt from preparation and implementation of a Congestion Management Plan (CMP) per Assembly Bill 2419. As a result, the County of Santa Cruz no longer has a Congestion Management Agency or CMP. The CMP statutes were initially established to create a tool for managing and reducing congestion; however, revisions to those statutes progressively eroded the effectiveness of the CMP. There is also duplication between the CMP and other transportation documents such as the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Program (RTIP). In addition, the goals of the CMP may be carried out through the Regional Transportation Improvement Program and the Regional Transportation Plan. Any functions of the CMP which are useful, desirable and do not already exist in other documents may be incorporated into those documents.

The proposed project would not conflict with either the goals and/or policies of the RTP or with monitoring the delivery of state and federally-funded projects outlined in the RTIP. No impact would occur.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No change in air traffic patterns would result from project implementation. Therefore, no impact is anticipated.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project proposes only a change in zoning and the General Plan land use designation. The use will remain on the site and no construction or demolition is being proposed. No impact would occur from project implementation.

5. *Result in inadequate emergency access?*

Discussion: The project does not include any changes to the existing building or road access. No impact is anticipated.

6. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Discussion: The proposed project design would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians. No impact would occur.

Q. TRIBAL CULTURAL RESOURCES

1. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- A. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources Code section 5020.1(k), or*

- B. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead*

agency shall consider the significance of the resource to a California Native American tribe.

Discussion: The project proposes only a change in zoning and the General Plan land use designation. Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested. As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the County of Santa Cruz (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no Tribal Cultural Resources are known to occur in or near the project area. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated from project implementation.

R. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not generate wastewater. Therefore, wastewater treatment requirements would not be exceeded. No impacts would occur.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No changes are being made to the existing building or use; therefore, connection to the existing municipal water supply will remain the same. No impact would occur from project implementation.

No changes are being made to the existing building or use; therefore, connection to the existing municipal sewer service will remain the same. No impact would occur from project implementation.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not generate increased runoff; therefore, it would not result in the need for new or expanded drainage facilities. No impact would occur.

4. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Discussion: No changes are being made to the existing building or use; therefore, connection to the existing municipal water supply will remain the same. No impact would occur from project implementation.

5. *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Discussion: No changes are being made to the existing building or use; therefore, connection to the existing municipal water supply and sewer will remain the same. No impact would occur from project implementation.

6. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Discussion: No changes are being made to the existing building or use; therefore, the solid waste disposal needs will remain the same. No impact would occur from project implementation.

7. *Comply with federal, state, and local statutes and regulations related to solid waste?*

Discussion: The project would comply with all federal, state, and local statutes and regulations related to solid waste disposal. No impact would occur.

S. MANDATORY FINDINGS OF SIGNIFICANCE

1. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or*

restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion: The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through Q) of this Initial Study. It was determined that no impacts are anticipated since the existing use and building will not change and no demolition or construction is part of this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

2. *Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*
-

Discussion: The project proposes only a change in zoning and the General Plan land use designation. The use will remain on the site and no construction or demolition is being proposed. As long as the current use remains, no cumulative impacts are anticipated. However, rezoning the property may allow other uses in the future should the existing tenant vacate. Certain public facility uses will not be allowed because the parcel is located in a floodway zone. In addition, the existing parking onsite will also limit uses that are allowed on this site. OAs a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

3. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
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Discussion: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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specific questions in Section III (A through Q). As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

California Department of Conservation. 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

County of Santa Cruz, 2015

County of Santa Cruz Local Hazard Mitigation Plan 2015-2020. Prepared by the County of Santa Cruz Office of Emergency Services.

County of Santa Cruz, 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at [http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment Status January 2013 2.pdf](http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment%20Status%20January%202013%202.pdf)

MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Air Pollution Control District. Adopted April 17, 2013.