



# County of Santa Cruz

## PLANNING DEPARTMENT

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

KATHLEEN MOLLOY, PLANNING DIRECTOR

[www.sccoplanning.com](http://www.sccoplanning.com)

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

#### NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

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

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

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

**PROJECT: CVS**

**APP #: 181576**

**APNs: 025-071-05 & -20**

**PROJECT DESCRIPTION:** The proposed project is to combine two parcels, demolish the existing improvements, and construct a new 13,111 square foot retail pharmacy – including a mezzanine for storage – with a drive-through pharmacy window, and related improvements, including frontage improvements and business signs. The project requires a Commercial Development Permit, an Exception to reduce the required landscape strip from five to two feet, and an Exception to allow four signs totaling 92 square feet where one sign and 50 square feet is allowed.

**PROJECT LOCATION:** The project is located between Soquel Drive and Commercial Way within the community of Live Oak in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**APPLICANT/OWNER:** Leanna Swenson, Boos Development West, LLC for Plymouth-Grant LLC

**PROJECT PLANNER:** Annette Olson, (831) 454-3134

**EMAIL:** [Annette.Olson@santacruzcounty.us](mailto:Annette.Olson@santacruzcounty.us)

**ACTION:** Mitigated Negative Declaration

**REVIEW PERIOD:** March 27, 2020 through April 27, 2020

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



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## MITIGATED NEGATIVE DECLARATION

**Project: CVS**

**APPLICATION #: 181576**

**APNs: 025-071-05 & -20**

**Project Description:** The proposed project is to combine two parcels, demolish the existing improvements, and construct a new 13,111 square foot retail pharmacy – including a mezzanine for storage – with a drive-through pharmacy window, and related improvements, including frontage improvements with business signs. The project requires a Commercial Development Permit, an Exception to reduce the required landscape strip from five feet to two feet, and an Exception to allow four signs totaling 92 square feet where one sign and 50 square feet is allowed.

**Project Location:** The project is located between Soquel Drive and Commercial Way within the community of Live Oak in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner: Plymouth-Grant LLC**

**Applicant: Leanna Swenson, Boos Development West, LLC**

**Staff Planner: Annette Olson, (831) 454-3134**

**Email: [Annette.Olson@santacruzcounty.us](mailto:Annette.Olson@santacruzcounty.us)**

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

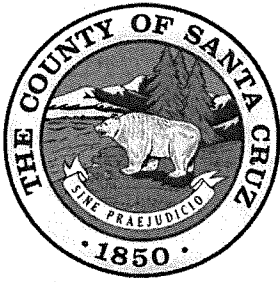
### California Environmental Quality Act Negative Declaration Findings:

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, 5<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: April 27, 2020

Date: \_\_\_\_\_

\_\_\_\_\_  
**MATT JOHNSTON, Environmental Coordinator**  
(831) 454-5357



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

**Date:** March 12, 2020

**Application Number:** 181576

**Project Name:** CVS

**Staff Planner:** Annette Olson

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** Leanna Swenson, Boos  
Development West, LLC

**APN(s):** 025-071-05 & -20

**OWNER:** Plymouth-Grant LLC

**SUPERVISORAL DISTRICT:** First

**PROJECT LOCATION:** The project is located between Soquel Drive and Commercial Way within the community of Live Oak in unincorporated Santa Cruz County (Figure 1). 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:

The proposed project is to combine two parcels, demolish the existing improvements, and construct a new 13,111 square foot retail pharmacy—including a mezzanine for storage—with a drive-through pharmacy window, and related improvements, including frontage improvements and business signs. The project requires a Commercial Development Permit, an Exception to reduce the required landscape strip from five to two feet, and an Exception to allow four signs totaling 92 square feet where one sign and 50 square feet is allowed.

**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 checked="" type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Mineral Resources         |
| <input type="checkbox"/> Agriculture and Forestry Resources         | <input type="checkbox"/> Noise                     |
| <input checked="" type="checkbox"/> Air Quality                     | <input type="checkbox"/> Population and Housing    |
| <input 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 |

**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"/> 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 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 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

Encroachment Permit  
SWPP

Agency

Caltrans  
RWQCB Central Coast

**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