

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 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 under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3511.

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: Quail Hollow Ranch County Park Master Plan Addendum

APP #: 171295

APN(S): 076-251-17 & 076-301-07

PROJECT DESCRIPTION: The proposed project includes an addendum to the Adopted Quail Hollow Ranch Master Plan, to include approximately three miles of new trails, sandhills habitat restoration activities, and educational signage in the adjacent Pace Property. The proposed project requires a development permit for public trail uses in Residential Agricultural District. Construction of portions of trail in sensitive habitat areas requires a biotic approval from the County.

PROJECT LOCATION: The proposed project is an addendum to the Quail Hollow Ranch County Park Master Plan. The addendum area (project area) is located on the north side of Quail Hollow Ranch County Park, within the community of Felton in the unincorporated Santa Cruz County. The project area includes two parcels. The County of Santa Cruz 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: RA, PR

APPLICANT: Santa Cruz County Parks Department

OWNER: Santa Cruz County Parks Department

PROJECT PLANNER: Will Fourt, Parks Department, (831) 454-7910

EMAIL: Will.Fourt@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: October 13, 2017 through November 13, 2017

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



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MITIGATED NEGATIVE DECLARATION

Project: Quail Hollow Ranch County Park Master Plan Addendum **APN(S):** 076-251-17 & 076-301-07

Project Description: The proposed project includes an addendum to the Adopted Quail Hollow Ranch Master Plan, to include approximately three miles of new trails, sandhills habitat restoration activities, and educational signage in the adjacent Pace Property. The proposed project requires a development permit for public trail uses in Residential Agricultural District. Construction of portions of trail in sensitive habitat areas requires a biotic approval from the County.

Project Location: The proposed project is an addendum to the Quail Hollow Ranch County Park Master Plan. The addendum area (project area) is located on the north side of Quail Hollow Ranch County Park, within the community of Felton in the unincorporated Santa Cruz County. The project area includes two parcels. The County of Santa Cruz 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: Santa Cruz County Parks Department
Applicant: Santa Cruz County Parks Department
Staff Planner: Will Fourt, (831) 454-7910
Email: Will.Fourt@santacruzcounty.us

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

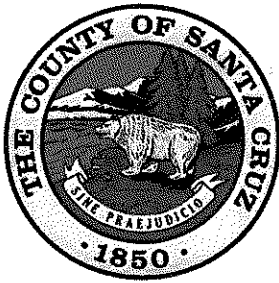
California Environmental Quality Act Mitigated Negative Declaration Findings:

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

Review Period Ends: November 13, 2017

Date: _____

TODD SEXAUER, Environmental Coordinator
(831) 454-3511



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

Date: September 25, 2017

**Application
Number:**

171295

Project Name: Quail Hollow Ranch
County Park Master Plan
Addendum

Staff Planner: Will Fourt, Parks
Department

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County Parks Department

APN(s): 076-251-17 & 076-301-07

OWNER: County Parks Department

SUPERVISORALDISTRICT: 5

PROJECT LOCATION:

The proposed project is an addendum to the Quail Hollow Ranch County Park Master Plan. The addendum area (project area) is located on the north side of Quail Hollow Ranch County Park, within the community of Felton in the unincorporated Santa Cruz County. The project area includes two parcels. One parcel is privately owned (APN 076-301-07) and the County holds a public trail easement over this property, referred to as the Easement Property. The other parcel is a discontinuous parcel (APN 076-251-17) owned by the County Parks Department north of Quail Hollow Ranch County Park, referred to as the Pace Property. A map of the general project location is shown in Figure 1, and a map of the addendum area is shown in Figure 2.

SUMMARY PROJECT DESCRIPTION:

The proposed project includes an addendum to the Adopted Quail Hollow Ranch Master Plan, to include approximately three miles of new trails, sandhills habitat restoration activities, and educational signage in the adjacent Pace Property. Project components are shown in Figure 3. The proposed project requires a development permit for public trail uses in Residential Agricultural District. Construction of portions of trail in sensitive habitat areas requires a biotic approval from the County.

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

Mineral Resources

Agriculture and Forestry Resources

Noise

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"/> Air Quality | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology and Soils | <input 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 checked="" 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 type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input type="checkbox"/> Development Permit | <input checked="" type="checkbox"/> Land Clearing Approval |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Other: Biotic Approval |

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

<u>Permit Type/Action</u>	<u>Agency</u>
Section 10(a) Take Authorization	U.S. Fish and Wildlife Service

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.

TODD SEXAUER, Environmental Coordinator

Date



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