



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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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

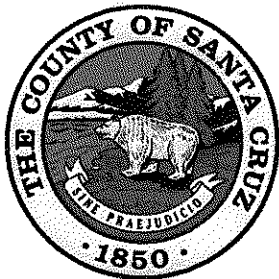
California Environmental Quality Act Negative Declaration Findings:

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



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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:

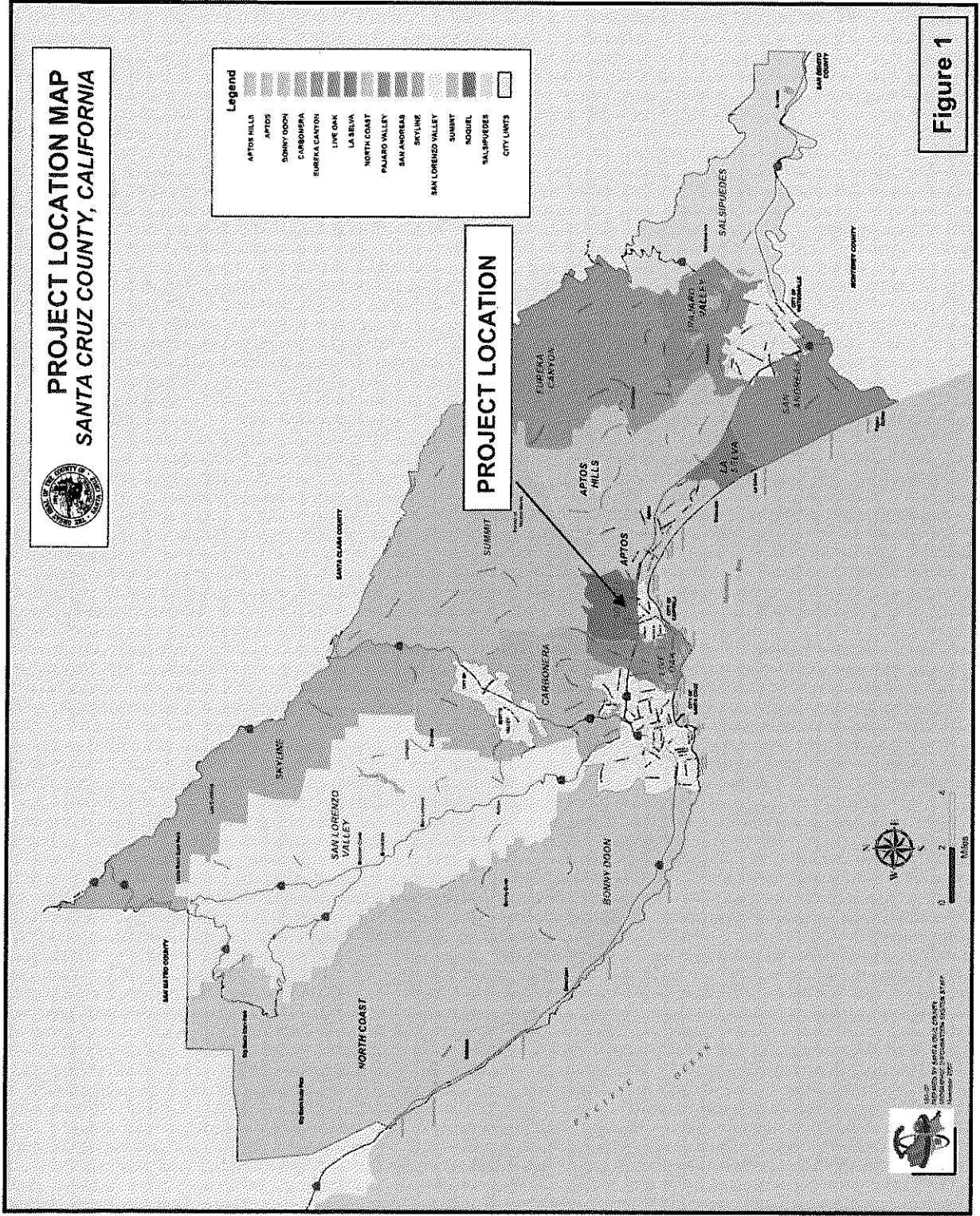
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

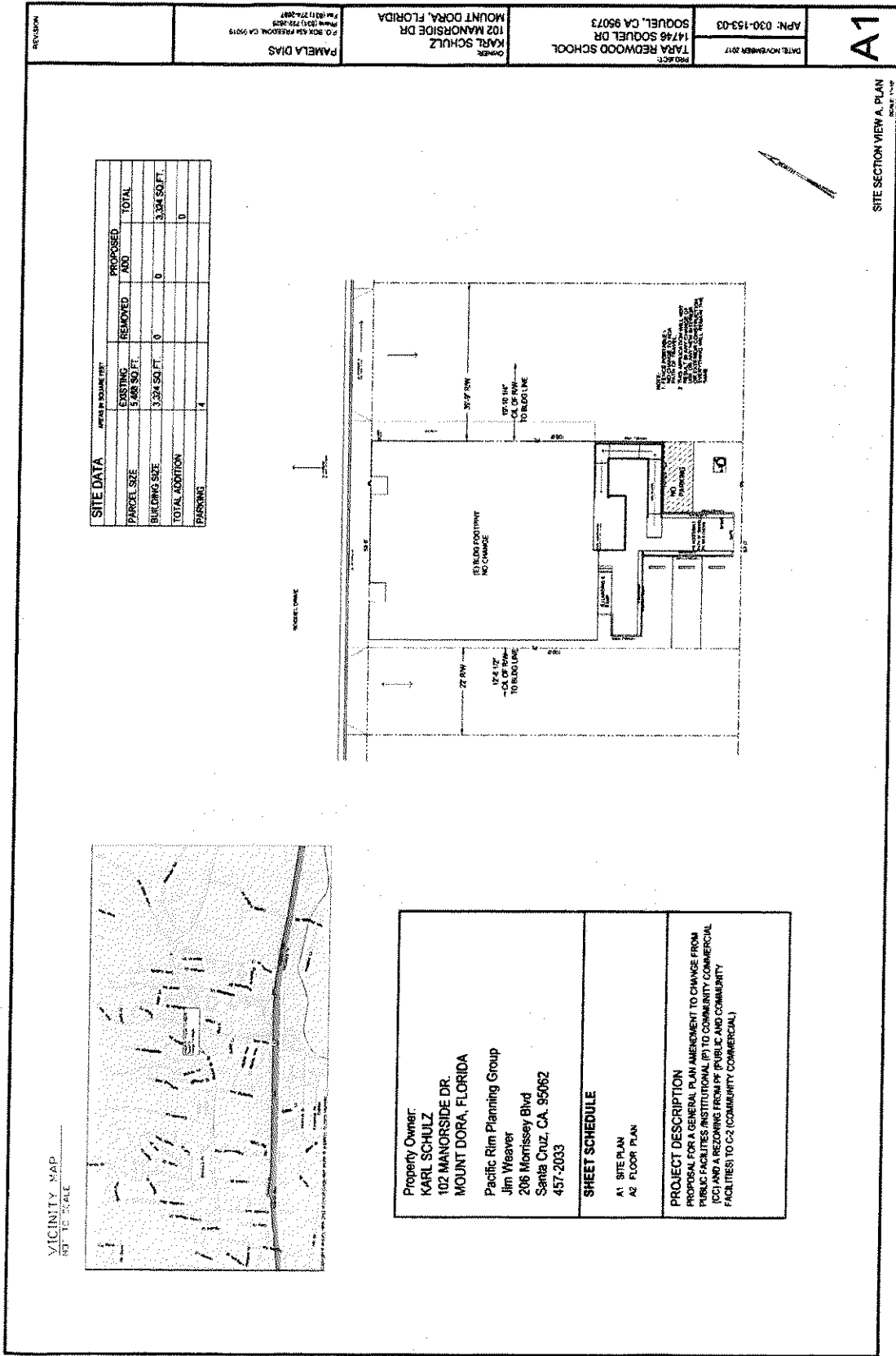
KATHY MOLLOY PREVISICH, Planning Director

Date





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Project Site Plan

Figure 2



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