



**U.S. Department of Housing and Urban
Development**

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 2021 Chanticleer Avenue Affordable Housing Project

Responsible Entity: County of Santa Cruz

Grant Recipient: Housing Authority of the County of Santa Cruz

State/Local Identifier: California

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Project Location: 2021 Chanticleer Avenue, Santa Cruz, CA 95062 (Assessor's Parcel Number [APN] 029-071-03); see **Figure 1**

Description of the Proposed Project [24 CFR 50.21 & 58.32]:

The proposed 2021 Chanticleer Avenue Affordable Housing Project (project) consists of acquisition of the parcel (APN 029-071-03) and construction and operation of a 100% affordable multifamily rental housing development. The project is proposed to include between 30 and 54 rental units including one manager's unit. The unit mix would include studio, one-, two- and three-bedroom units, with 50% comprised of two- and three-bedroom units, and 50% comprised of studios and one-bedroom units. The project would be restricted to occupancy by low-income households with incomes at or below 80% of the Santa Cruz County area median income (AMI).

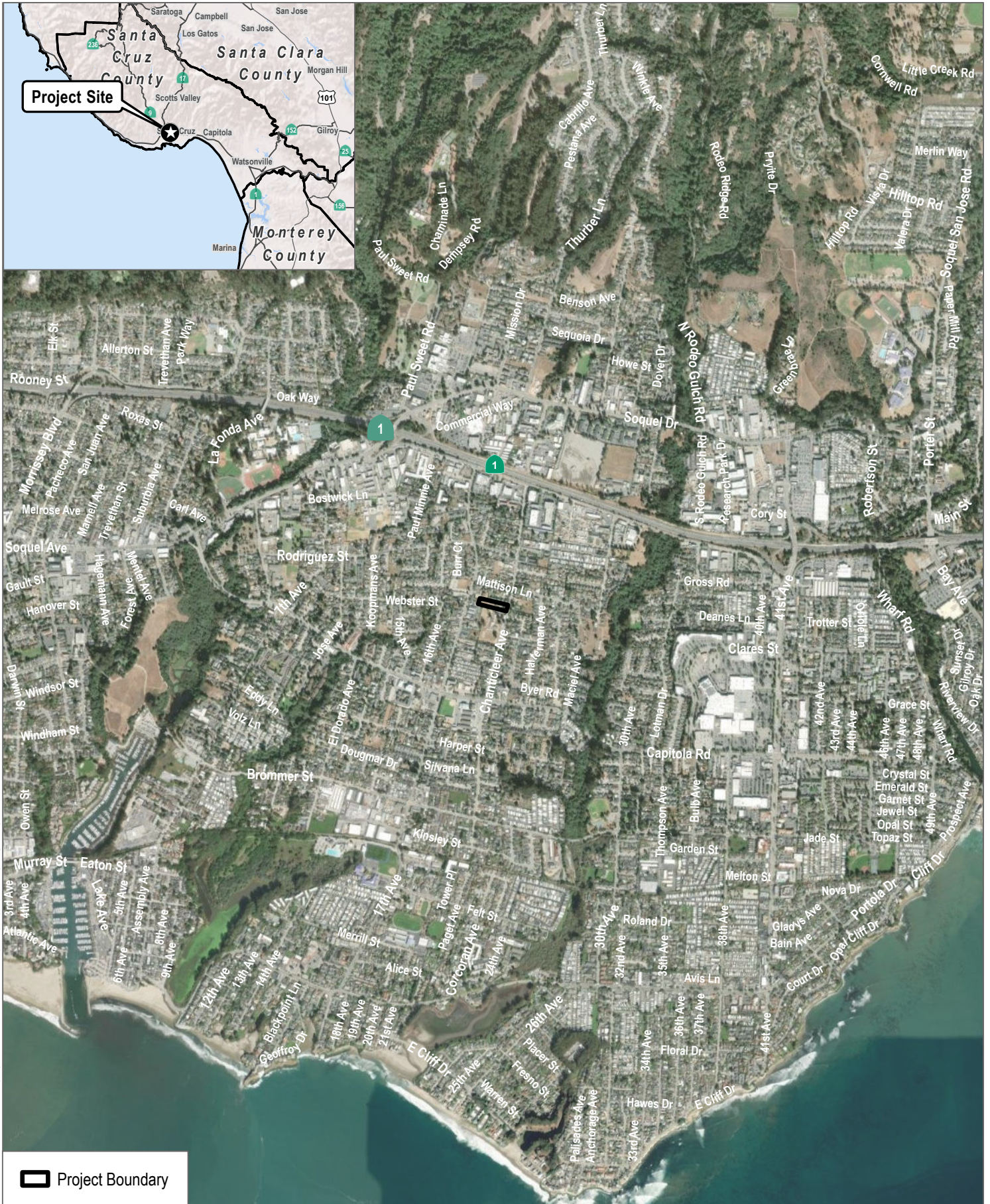
The units would be provided in one new, 3- to 4-story building over either a semi-subterranean parking garage with 46 to 70 parking spaces or parking provided at-grade. Elevator access would be provided to all levels. Associated improvements would consist of all necessary infrastructure including, but not limited to, curb, gutter, sidewalks, lighting, water, sewer, and electrical connections (including undergrounding if applicable), water drains, parking spaces and drive aisle, landscaping, and off-site improvements as required.

The project would include at least one community room that may include a kitchen, fitness area, and business center, and community laundry rooms would be provided on each level. A 600-square-foot play area may be provided. The project would be designed with a contemporary aesthetic which can be referenced to Bay Area traditions and "Sea Ranch." Exterior aesthetics would include fiber cement panels, board and batt, plaster, and metal. Each apartment would include an electric range/oven, refrigerator, garbage disposal, and heating. The residential units would be designed for energy efficiency and would include rated appliances consistent with the California Energy Code (Title 24).

Statement of Purpose and Need for the Proposal:

The purpose of the project is to develop 30 to 54 units of affordable housing for residents earning 80% or below AMI in an area with high housing costs and limited affordable housing.

High housing costs limited affordable housing supply, and scarcity of land pose challenges in the project area. A comprehensive housing market analysis for Santa Cruz-Watsonville, California, prepared by the U.S. Department of Housing and Urban Development (HUD) Office of Policy Development and Research, dated July 1, 2019, found the rental market to be "extremely tight" with a vacancy rate of only 1.9% and a demand for 570 new rental units over the following 3 years and only 130 under development (HUD 2019). Additionally, approximately 900 dwelling units were lost in the 2020 Santa Cruz Mountain CZU Fire, resulting in higher housing demand and cost burdens due to this large displacement of people (AMBAG 2022). The Santa Cruz County 2024 Affordable Housing Needs Report (California Housing Partnership 2024) found that 6,632 low-income renter households in Santa Cruz County do not have access to an affordable home. Fifty-four percent of extremely low-income households, 27% of very-low-income households, and 8% of low-income households are severely cost burdened, spending more than 50% of their income towards housing costs (California Housing Partnership 2024). According to the Association of Monterey Bay Area Governments (AMBAG) Regional Housing Needs Allocation (RHNA) Plan for 2023-2031, unincorporated Santa Cruz County needs to add 4,634 new housing units over the planning cycle, including 1,492 units for the very-low income (<50% of area median income) and 976 units for the low income (50-80% of area median income) demographic groups to meet housing needs from 2023 to 2031 (AMBAG 2022).



SOURCE: Santa Cruz County (2024); Bing Imagery (Accessed 2024)

FIGURE 1

Project Location

Chanticleer Avenue Project

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is comprised of one approximately 1.01-acre (44,039-square-foot) vacant parcel at 2021 Chanticleer Avenue (APN 029-071-03) in unincorporated Santa Cruz County, California (see **Figure 1**). The site is generally located in a residential area and is bounded by single-family residences to the north, Chanticleer Avenue and single-family residences to the east, Chanticleer Avenue County Park to the south, and religious facilities and single-family residences to the east. Until recently, the project site was in the Single-Family Residential (R-1-6) zone district and Urban Low-Density Residential (R-UL) General Plan land use designation, which allows for a residential density of 4 to 10 units per acre. The project site was identified in the County’s 2023 Housing Element (County of Santa Cruz 2024) as a site proposed for rezoning and redesignation to Multi-Family Residential (RM-1.5) and Urban High-Density Residential (R-UH), which allows for a residential density of 11 to 30 units per acre. The Housing Element Rezone Program is underway to implement these zoning and land use map amendments by changing the zone district and land use designation for the properties that were identified in the Housing Element. The “Batch A” rezoning that included the project site was approved by the County of Santa Cruz Board of Supervisors on December 10, 2024.

No structures currently occupy the project site. The site formerly contained two residential buildings but was cleared of all structures in 2023 in preparation for the sale of the property. The aboveground portion of the building was demolished in 2022 and the site contains the concrete slab foundations of the former buildings, paved asphalt parking areas, and parking islands including existing trees that are no longer receiving supplemental irrigation. The project site contains eight existing trees, consisting of one acacia, one palm, one redwood, four oak trees, and one additional tree (species not identified).

Funding Information

Grant Number	HUD Program	Funding Amount
C DFA 14.850	Public Housing Funds	2,900,000
C DFA 14.871	Section 8 Vouchers	4,186,000

Estimated Total HUD Funded Amount: \$7,086,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$32,511,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>HUD’s policy is to apply standards to prevent incompatible development around civil airports or military airfields, consistent with Title 24 of the Code of Federal Regulations (CFR), Part 51, Subpart D. According to the U.S. Environmental Protection Agency’s (EPA’s) NEPAAssist tool (EPA 2024), the project site is not located within 2,500 feet of a civilian airport or 15,000 feet of a military airport. The nearest civilian airport, Watsonville Municipal Airport, is located approximately 10.6 miles east of the project site. The nearest military airport is Moffett Federal Airfield, a joint civil-military airport, approximately 29.3 miles north of the project site. Therefore, the project is in compliance with airport hazards requirements (see Attachment 1; see Environmental Review Record [ERR] 1).</p>
<p>Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS) and made these areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands.</p> <p>The project is located in California. There are no units of the CBRS in California and the project site is not located within a CBRS Unit (USFWS 2024a). Therefore, the project is in compliance with the CBRA and CBIA (see Attachment 2).</p>
<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Flood Disaster Protection Act of 1973 (42 USC 4012a) requires that projects receiving Federal assistance and located in an area identified by the Federal Emergency Management Agency (FEMA) as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). SFHAs are hazard areas that are subject to inundation by the base flood (1%-</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>annual-chance flood) and are labeled on flood maps as zones starting with the letters A or V.</p> <p>According to the FEMA Flood Insurance Rate Map (FIRM) 06087C0351E, effective May 16, 2012 (FEMA 2012), the project site is located within Zone X (unshaded), an area of minimal flood hazard. Therefore, the project site is not located within a FEMA-designated SFHA.</p> <p>According to the NFIP Community Status Book (FEMA 2024), the project site community (unincorporated Santa Cruz County) participates in the NFIP (CID No. 060353F). Therefore, the project is in compliance with flood insurance requirements (see Attachment 3 and 4; see ERR 2).</p>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air	Yes No	
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Clean Air Act was implemented to remedy the damaging effects that bad air quality can have on human health and the environment and is administered by the U.S. Environmental Protection Agency (EPA), which sets National Ambient Air Quality Standards (NAAQS). NAAQS are limits on certain “criteria” air pollutants, including limits on how much of the pollutants can be in the air anywhere in the United States. Geographic areas that meet the NAAQS for a given pollutant are called “attainment areas,” while areas that do not meet the NAAQS for a given pollutant are called “nonattainment” areas. Areas that were previously designated as nonattainment areas but have now met the standard (with EPA approval of a suitable air quality plan) are called “maintenance” areas. If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated as “unclassified.” The designation of “unclassified/attainment” means that the area meets the standard or is expected to meet the standard despite a lack of monitoring data.</p> <p>The project site is in the North Central Coast Air Basin (NCCAB) under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The NCCAB is designated as in attainment for all NAAQS including</p>

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		<p>ozone (O₃), coarse particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). Since the NCCAB has met all NAAQS, it is no longer subject to federal conformity requirements. Therefore, the project is in compliance with the Clean Air Act (see ERR 3).</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Coastal Zone Management Act (CZMA) of 1972 (16 USC 1451 et seq.) is administered at the federal level by the Coastal Programs Division within the National Oceanic and Atmospheric Administration’s Office of Ocean and Coastal Resource Management (NOAA-OCRM). Projects that can affect the coastal zone must be carried out in a manner consistent with the state coastal zone management program under Section 307(c) and (d) of the CZMA. Under California’s federally approved Coastal Management Program, the California Coastal Commission (CCC) manages development along the California coast (except for San Francisco Bay). The California Coastal Act is the foundation of the California Coastal Management Program, and defines the State’s coastal management goals and policies, establishes the boundaries of the State’s coastal zone, and creates governmental mechanisms for carrying out the management program. The California Coastal Act requires that individual jurisdictions adopt a Local Coastal Program (LCP) to implement the California Coastal Act at the local level. Generally, any “development” activity in the Coastal Zone requires a Coastal Development Permit from the CCC or local government with a certified LCP.</p> <p>The project site is not located within the coastal zone. As such, the project would not occur within or affect a coastal zone. Therefore, the proposed project is in compliance with the CZMA (see Attachment 5; see ERR 4).</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>HUD policy, as described in Section 50.3(i) and Section 58.5(i)(2), requires all property proposed for use in HUD programs to be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect</p>

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		<p>the health and safety of occupants or conflict with the intended utilization of the property.</p> <p>Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, sites: (i) listed on an Environmental Protection Agency (EPA) Superfund National Priorities or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (UST) (which is not a residential fuel tank).</p> <p>A Phase I Environmental Site Assessment (ESA) was completed for the project in November 2024. In accordance with ASTM standards, a recognized environmental condition (REC) is defined as the presence or likely presence of hazardous substances or petroleum products due to a release or likely release or posing a threat of a future release to the environment. A controlled recognized environmental condition (CREC) is defined as a REC that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls. A historical recognized environmental condition (HREC) is defined as a previous release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority meeting unrestricted use criteria without subjecting the project site to any controls.</p> <p>The Phase I ESA did not identify evidence of RECs, CRECs, or HRECs on the project site. Furthermore, the Phase I ESA evaluated the potential for vapor encroachment conditions (VECs) on the project site to determine whether vapors originating from contaminated soil and/or groundwater could occur in the subsurface below the existing and potential future on-site structures. The Phase I ESA found no evidence of VECs on the project site. The project site was previously used for residential housing with outbuildings and possibly a chicken coop. There is no evidence that the project site was historically used for</p>

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		<p>agricultural purposes and therefore there is no potential that agricultural chemicals such as pesticides, herbicides, and fertilizers have impacted the site.</p> <p>HUD guidance issued on January 11, 2024, requires that radon be considered in the contamination analysis for 24 CFR Parts 50 or 58. Radon is a naturally occurring, odorless, and invisible gas. Radon is a decay product of the unstable element uranium, a common constituent of soil and rock. Under certain natural conditions, the radon gas can enter surface soils and become part of the soil gas environment, which then can enter the air, including air inside of buildings. When soil gas that contains radon enters a building, radon and its decay products are either directly inhaled, or attached to dust on walls, floors and in the air, which then can be inhaled. These decay products then undergo further decay, resulting in the release of subatomic alpha particles. This alpha particle radiation can cause mutations in lung tissue which can lead to lung cancer. The risk of contracting lung cancer from radon increases with an increase in the concentration of radon in the air that is breathed by building occupants. EPA recommends mitigation for residences with radon concentrations at or above 4.0 picocuries per liter (pCi/L) of air (HUD 2021).</p> <p>HUD requires new multifamily construction projects to follow radon-resistant construction requirements in accordance with standards developed by the American Association of Radon Scientists and Technologists (AARST) in collaboration with the American National Standards Institute (ANSI) for Soil Gas Control Systems in New Construction of Buildings (ANSI-AARST CC-1000-2018). This standard provides minimum requirements for construction of buildings intended for human occupancy, except for one- and two-family dwellings, to reduce occupant exposure to radon and other hazardous soil gases. HUD also requires post-construction radon testing prior to final completion inspection per Section 9.6.3.5 of HUD’s Multifamily Accelerated Processing (MAP) Guide (revised March 19, 2021) (HUD 2021).</p> <p>In addition, per Section 9.6.3.2 of the MAP Guide (revised March 19, 2021), radon testing is required for</p>

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		<p>new construction of multifamily housing at completion of construction and prior to final endorsement. If indoor radon levels are found to exceed the EPA action level of 4.0 pCi/L, then mitigation is required. Implementation of MM-TOX-1 would ensure compliance with HUD’s radon requirements by requiring post-construction radon testing, followed by mitigation if testing determines that radon levels are at or above the EPA’s threshold of 4.0 pCi/L. This ERR will be updated with the radon evaluation and proof of any required mitigation when complete prior to project occupancy.</p> <p>Therefore, the project is in compliance with HUD’s requirements related to contamination and toxic substances (see Attachment 6; see ERR 5).</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Endangered Species Act of 1973, as amended, and its implementing regulations are designed to protect and recover species in danger of extinction and the ecosystems that they depend upon. In passing the Endangered Species Act, Congress recognized a key fact that subsequent scientific understanding has only confirmed: the best way to protect species is to conserve their habitat.</p> <p>According to HUD guidance, the environmental review of a proposed project must consider potential impacts to endangered and threatened species and critical habitats. A No Effect determination can be made if none of the activities involved in the project have potential to affect species or habitats.</p> <p>Due to the developed setting surrounding the project site, no federally listed special-status plant or wildlife species are expected to be present on site, which was formerly developed and contains no native habitat. The USFWS offers consultation on threatened and endangered wildlife and plant species, as well as critical habitats, on a project-by-project basis. According to the USFWS Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2024b), 20 threatened or endangered species have the potential to occur in the project area. However, as stated in the IPaC report and confirmed through mapping of the project site,</p>

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		<p>although the general habitat ranges of these species overlap with the project location, their critical habitat areas do not intersect with the project site. As such, the project would have no effect on plant and wildlife species or their habitats protected under the Endangered Species Act. Therefore, the project is in compliance with the Endangered Species Act (see Attachments 7 and 8; see ERR 6).</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Regulations set forth in 24 CFR Part 51 Subpart C require HUD-assisted projects to be separated from hazardous facilities that store, handle, or process hazardous substances by a distance based on the contents and volume of the facilities' aboveground storage tank (AST), or to implement mitigation measures. The requisite distances are necessary, because project sites that are too close to facilities handling, storing, or processing conventional fuels, hazardous gases, or chemicals of an explosive or flammable nature may expose occupants or end-users of a project to the risk of injury in the event of a fire or an explosion. The regulations apply only to ASTs with a storage capacity of at least 100 gallons.</p> <p>A search of the California Environmental Protection Agency's (CalEPA) regulated site portal for aboveground petroleum storage and chemical storage sites was conducted on December 20, 2024, to identify aboveground flammable materials storage within a 1-mile radius of the project site (CalEPA 2024). A review of the database search results identified a total of 142 facilities within 1 mile of the project site that reported storing hazardous or flammable chemicals on site, of which 107 sites contained hazardous chemicals listed in Appendix I of 24 CFR Part 51 Subpart C. Petroleum products not directly listed in Part 51 Subpart C were still considered as hazardous materials in this analysis. HUD's Acceptable Separation Distance (ASD) Assessment Tool was used to calculate the minimum separation distance between the project site and these 107 CalEPA sites. It was conservatively assumed that the flammable materials were all stored above ground. HUD's Acceptable Separation Distance (ASD) Assessment Tool was used to calculate the minimum separation distance between the project site and the</p>

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		<p>CalEPA sites. With the exception of Capitola Coast gas station located at 2178 41st Avenue, all CalEPA sites exceeded HUD’s required minimum ASD for the quantities of chemicals present.</p> <p>The location of the ASTs, surrounding barriers, and layout of the proposed project were evaluated to determine if natural or manmade barriers are in place which could adequately mitigate impacts following U.S. Code of Federal Regulations (CFR) Title 24 Section 51.205 Subpart C, which states that application of the ASD can be eliminated or modified if a barrier is constructed surrounding the hazard, at the site of the project, or in between the potential hazard and the proposed project. Under 24 CFR 51.205(c), if there is a natural or man-made abatement between the proposed project and the AST that impedes a clear view, then the abatement can serve as mitigation. Furthermore, HUD’s Acceptable Separation Distance Guidebook (HUD n.d.) similarly states that if the ASD is not achievable, but there is no clear line of sight between the proposed project and the AST, mitigation may not be required.</p> <p>Line of sight between the Capitola Coast gas station and the project site was evaluated using Google Earth’s Street View. There is not a clear view of the AST stored at the gas station from the proposed project site. Line of sight between these two locations is obstructed by intervening housing, commercial buildings, and the Rodeo Gulch. As such, the intervening buildings and natural landscape provide adequate separation as defined in 24 CFR 51.205(c) and as outlined in the ASD Guidebook since there is no clear line of sight from the project site to the ASTs. No additional mitigation is required for the AST at the Capitola Coast gas station. As a result, the proposed project would not expose future residents to the risk of injury in the event of a fire or an explosion. Therefore, the project is in compliance with explosive and flammable hazards requirements (see Attachment 9; see ERR 7).</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The importance of farmlands to the national and local economy requires the consideration of the impact of activities on land adjacent to prime or unique</p>

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<p>sections 1504(b) and 1541; 7 CFR Part 658</p>		<p>farmlands. The purpose of the Farmland Protection Policy Act (7 USC Section 4201 et seq, implementing regulations 7 CFR Part 658, of the Agriculture and Food Act of 1981, as amended) is to minimize the effect of federal programs on the unnecessary and irreversible conversion of farmland to nonagricultural uses.</p> <p>According to the California Department of Conservation (DOC) California Important Farmland Finder (DOC 2022), the project site and surrounding area is designated as “Urban and Built-up Land.” The DOC defines Urban and Built-up Land as land that is “used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.” As such, the project site does not contain farmland and the conversion of farmland to a non-agricultural use would not occur. Therefore, the project is in compliance with the Farmland Protection Policy Act (see Attachment 10; see ERR 8).</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The provisions of Executive Order 11988, Floodplain Management, require federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable. Executive Order 13690, Establishing a Federal Flood Risk Management Standard (FFRMS) and a Process for Further Soliciting and Considering Stakeholder Input, revised Executive Order 11988 and established a new FFRMS to address current and future flood risk, improve resiliency, and ensure that projects funded with taxpayer dollars last as long as intended. Executive Order 14030, Climate-Related Financial Risk, subsequently furthered measures to address climate-related financial risk. HUD’s regulations in 24 CFR Part 55 outline HUD’s procedures for complying with Executive Orders 11988, 13690, and 14030. The regulations define a new floodplain of concern, the FFRMS floodplain, which extends beyond the traditional 100-year floodplain to account for increased flood risk over time.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>The extent of the FFRMS floodplain can be determined using one of three approaches depending on available data and information: the Climate-Informed Science Approach (CISA), the 0.2-Percent-Annual-Chance Floodplain Approach (0.2PFSA), and the Freeboard Value Approach (FVA). For non-critical actions, where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.</p> <p>Critical actions are activities where even a slight risk of flooding would be too great, because of the potential loss of life, injury to persons, or damage to properties. This applies to hospitals, nursing homes, fire and police stations, and roads providing sole egress from flood-prone areas. Non-critical actions consist of housing, community centers, independent living for the elderly, and commercial activities. Therefore, the project is a non-critical action.</p> <p>No HUD-approved CISA maps are available for the project site; however, FEMA has mapped the 0.2% annual chance of flood (i.e., 500-year floodplain). Therefore, this analysis uses the 0.2PFSA approach. As indicated above, the project site is not located within the FEMA-designated 500-year floodplain. As such, based on the project location and designation as a non-critical action, the proposed action is not in the coastal or riverine FFRMS floodplain. Therefore, the project is in compliance with 24 CFR Part 55 (see Attachment 3; see ERR 9).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input type="checkbox"/></p>	<p>The National Historic Preservation Act (NHPA) (16 USC 470 et seq.) directs each federal agency, and those tribal, State, and local governments that assume federal agency responsibilities, to protect historic properties and to avoid, minimize, or mitigate possible harm that may result from agency actions. The review process, known as Section 106 review, is detailed in 36 CFR Part 800. Early consideration of historic places in project planning and full consultation with interested parties are key to effective compliance with Section 106. The State Historic Preservation Officer (SHPO)</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>and/or Tribal Historic Preservation Officer (THPO) are primary consulting parties in the process.</p> <p>According to the National Park Service’s National Register of Historic Places (NRHP) maps (NPS 2020), no properties that are listed on the NRHP are located within 1 mile of the project site. Due to distance from the project site, no properties listed on the NRHP would be affected by the project.</p> <p>Dudek conducted a cultural resources analysis for the project in December 2024, including a records search of the California Historic Resources Information System (CHRIS) Northwest Information Center (NWIC) and intensive surface survey of the project’s area of potential effect (APE). The APE is limited to the parcel currently designated as 2021 Chanticleer Avenue or APN 029-071-03 (1.01 acres). The records search results indicated twelve previous studies have been completed with coverage that intersected the APE; although no pedestrian surveys were previously conducted at the APE, and no recorded resources were within the APE.</p> <p>A review of historic topographic maps showed that the subject property was developed in the 1940s. Santa Cruz Sentinel newspaper articles dating to 1948 and 1949 indicate that the parcel was developed with a residential chicken farm owned by Louis Lenzio. Dudek evaluated three structures within the APE in 2023 (Steffen 2023; Jones and Steffen 2023). The structures, which included two residential buildings and one barn, were not found eligible for the NRHP, CRHR, or the Santa Cruz County Historic Resource Inventory due to a lack of historical associations and were subsequently demolished in 2023. Dudek’s intensive survey of the APE identified a concrete foundation west of the footprints of the demolished buildings, one historic glass vial, and two pieces of weathered shellfish remains. While the concrete foundation and the vial are most likely associated with the now-demolished non-eligible buildings, the shellfish remains could indicate the presence of a prehistoric deposit.</p> <p>The review of cultural resources concluded that no known historic properties are located within the project</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>APE; however, because of the potential to encounter archaeological resources during project construction and the substantial volume of ground disturbance anticipated for the project, MM-CUL-1, MM-CUL-2, and MM-CUL-3 would be conducted to avoid potential adverse effects related to inadvertent discoveries of historic resources under 36 CFR 800.4(d)(2). With incorporation of these measures, the project would not cause any significant impact to historic properties. Therefore, the County made a finding of “No Historic Properties Affected” per CFR 36 Part 800.4 (d)(1).</p> <p>Based on a search of HUD’s Tribal Directory Assessment Tool (TDAT), no federally recognized tribes that may have an interest in the area where the project is located were identified. The County sent a letter to the SHPO on January 28, 2025, and followed up on February 5, 2025, requesting concurrence on the finding of No Historic Properties Affected. The SHPO responded on March 11, 2025, and requested additional information and explanations, including a request that the County provide the results of a Native American Heritage Commission (NAHC) Sacred Lands File search and evidence of notification and invitation to consult to any tribes identified by the NAHC on the Tribal Contact List pursuant to 36 CFR §800.3(f).</p> <p>The NAHC was contacted on February 19, 2025, and a response, received on February 20, 2025, indicated that the APE is positive for Native American cultural resources. On March 28, 2025, the County sent letters to each tribal representative on the NAHC’s Native American Contact List, inviting them to be a consulting party under Section 106. As of April 29, 2025, no responses were received. The County responded to the SHPO on April 29, 2025, providing the requested information, including a summary of tribal consultation efforts. SHPO responded to the County on May 14, 2025, indicating no objection to the County’s finding of no historic properties affected. As a result, the County’s consultation requirements under NHPA Section 106 are complete. Therefore, the project is in compliance with the NHPA (see Attachments 11, 12, and 13; see ERR 10).</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>On May 12, 2025, the County received a response from the Costanoan Rumsen Carmel Tribe requesting to have a consultation so they can provide input on the project and mitigations. The County and the project applicant are consulting with the tribe to discuss the tribe’s requests for the inclusion of measures for Native American monitoring of ground disturbance and cultural sensitivity training prior to commencement of construction activities.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to HUD’s noise standards set forth in 24 CFR Part 51, Subpart B, all sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. HUD guidance includes screening criteria to assist in evaluating a project’s consistency with the foregoing standard. Pursuant to HUD guidance, potentially significant noise generators within the vicinity of a project include major roadways, if within 1,000 feet of a project site, railroads, if within 3,000 feet, and airports, if within 15 miles. Documentation that a project is not within the applicable distances to the foregoing noise generators demonstrates compliance with HUD’s noise standard. If within the aforementioned distance, a project may show the noise level is at or below 65 dB to demonstrate consistency with the Noise Control Act of 1972.</p> <p>The primary noise source in the project vicinity is motor vehicle traffic. The western and eastern façades of the proposed residential units would face 17th Avenue to the west and Chanticleer Avenue to the east. Additionally, Highway 1 is approximately 2,000 feet away and is therefore not considered in the traffic noise analysis. The nearest airport, Watsonville Municipal Airport, is located approximately 10 miles away. Based upon the Aircraft Noise Monitoring Report for Watsonville Municipal Airport (WJV Acoustics, Inc. 2018), the project site is located approximately 10.75 miles northwest of the airport’s 60 dB Community Noise Equivalent Level (CNEL) noise contour. Thus, noise from the airport would have a negligible contribution to the on-site noise environment.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Based upon Average Daily Traffic (ADT) volumes retrieved from the Santa Cruz County Regional Transportation Commission (SCCRTC 2015), a noise analysis of traffic noise from 17th Avenue and Chanticleer Avenue carried out using HUD’s DNL Calculator indicated that worst-case exterior building façade noise levels would not exceed the “acceptable” HUD standard of 65 dBA DNL.</p> <p>The noise modeling indicated that the highest noise levels (65 dBA) would occur at the eastern exposure, which is representative of the exterior façade of the habitable rooms and amenity room facing east and closest to Chanticleer Avenue. Exterior traffic noise levels at the western exposure (facing west and closest to 17th Avenue) and western and eastern exposure (facing both 17th Avenue to the west and Chanticleer Avenue to the east) would be 59 and 57 dBA DNL, respectively. Thus, the noise level at the project site would be equivalent to or less than the HUD exterior noise standard of 65 dBA DNL and falls into the “acceptable” category.</p> <p>Therefore, the project is in compliance with the Noise Control Act of 1972 (see Attachment 14; see ERR 11).</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Aquifers and surface water are drinking water systems that may be impacted by development. The Safe Drinking Water Act of 1974 requires protection of drinking water systems that are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health. The EPA’s NEPAAssist tool (EPA 2024) was used to identify sole source aquifer locations in the vicinity of the project site. The project site is not located within an area designated by the EPA as being supported by a sole source aquifer. The project site is located approximately 2.9 miles to the southwest of the nearest sole source aquifer, which is the Santa Margarita Aquifer in the Santa Cruz Mountains. As such, the project site is not located in a region that depends solely on an aquifer for access to water or located within a sole source aquifer recharge area. Thus, no impact on sole source aquifers would occur.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Therefore, the project is in compliance with the Safe Drinking Water Act of 1974, as amended (see Attachment 15 ; see ERR 12).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the EPA, wetlands are characterized by hydrology, soils, and vegetation. According to information from the USFWS National Wetland Inventory (NWI), no wetlands are located on or near the project site. The nearest wetland feature is Rodeo Creek, a freshwater forested/shrub wetland feature approximately 0.38 miles east of the project site. As such, no impact to wetlands would occur. Therefore, the project is in compliance with Executive Order 11990 (see Attachment 16 ; see ERR 13).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Wild and Scenic Rivers Act (16 USC 1271-1287) provides federal protection for certain free-flowing, wild, scenic, and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS). The NWSRS was created by Congress in 1968 to preserve certain rivers with outstanding natural, cultural, and recreational values in a free-flowing condition for the enjoyment of present and future generations. The EPA’s NEPAAssist tool (EPA 2024) was used to determine the proximity of the project site to designated Wild and Scenic Rivers. The project site is not located near any NWSRS river, including designated Wild and Scenic Rivers, study rivers, and Nationwide Rivers Inventory (NRI) river segments. The nearest designated Wild and Scenic River is the Big Sur River, located approximately 51 miles to the south. As such, the project would not result in impacts on designated Wild and Scenic Rivers. Therefore, the project is in compliance with the Wild and Scenic Rivers Act of 1968 (see Attachment 17 ; see ERR 14).

Environmental Assessment Factors [24 CFR 58.40]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site is located within the County’s Live Oak Planning Area. In Live Oak, commercial centers and residential neighborhoods are shaped by an intersecting pattern of roadways leading to the coast and to destinations in the Cities of Santa Cruz and Capitola. The Live Oak neighborhood contains a mix of apartments, single family dwellings, accessory dwelling units, and condominiums. Multi-family developments are located mostly along major corridors in Live Oak. Live Oak also contains the County’s largest concentration of mobile home parks (County of Santa Cruz 2024a). The project site is located in a primarily residential area and would be generally consistent with the scale, urban design, and uses in the Live Oak neighborhood.</p> <p>The project site is in the Multi-Family Residential (RM-1.5) zone district and Urban High-Density Residential (R-UH) General Plan land use designation, which allows for a residential density of 11 to 30 units per acre. Additionally, pursuant to California Government Code Sections 65915-65918, the State Density Bonus Law allows 100% affordable housing projects to utilize an up to 80% Density Bonus increase and up to four concessions/incentives from development standards. The Density Bonus would allow the project to exceed the General Plan density of 30 units per acre in the R-UH designation and RM-1.5 zone district for a maximum density of 54 units per acre. The project is consistent with zoning regulations pursuant to provisions under the State Density Bonus Law, which allow for waivers and concessions to the County’s zoning</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>regulations, the approval of which would not render the project inconsistent with County zoning requirements. The court decision in <i>Wollmer v. City of Berkeley</i> expressly held that the waivers and concessions a city was required to grant for a density-bonus-eligible project did not result in planning and zoning inconsistencies, because the mandatory nature of the waivers meant that those standards were inapplicable to the project. Therefore, the project is consistent with the applicable General Plan land use designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p><u>Soil Suitability and Slope</u></p> <p>The project slopes gently down toward the south-southwest and sits at an average elevation of 97 feet above mean sea level. According to the Phase I ESA prepared for the project, soils on the project are classified as Watsonville loam, which are characterized as somewhat poorly drained with very slow infiltration rates. The project site is mapped as being located on expansive soil (see Attachment 18). Structural designs and construction implementation in accordance with standard geotechnical/soils investigations can mitigate impacts posed by expansive soils. As required by local and state regulations and policies, a geotechnical report would be prepared for the project prior to issuance of a building permit to determine soil suitability and provide recommendations for the project, including recommendations for site grading, foundation construction, and other geotechnical considerations, which the project would be required to adhere to. Therefore, no impacts related to soil suitability or slope are anticipated.</p> <p><u>Erosion, Drainage, and Stormwater Runoff</u></p> <p>The project site is currently vacant, and implementation of the project would increase impervious surface area on the project site. New impervious surfaces could increase the delivery of urban pollutants to vicinity storm drains or water courses, although there are no watercourses on or adjacent to the project site. The Central Coast Regional Water Quality Control Board (RWQCB) has issued Post-Construction Requirements (PCRs) related to stormwater for projects that create and/or replace $\geq 2,500$ square feet of impervious surfaces. However, The RWQCB approved the County's Pre-existing Program for stormwater management (set forth in the County's 2024 Design Criteria [County of Santa Cruz 2024b]) that classifies projects into three categories (Small, Medium, and Large). Based on the amount of new impervious surface area that the project would create, the project would be a Large project (projects that add and/or replace 5,000 square feet or more of impervious area), and would need to meet requirements for stormwater discharge rates and volumes, minimize stormwater pollutants of concern, site design</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>and runoff reduction requirements, and source control measures. The project would incorporate best management practices (BMPs) to minimize and mitigate pollutant and hydrologic impacts from development, including LID measures that emphasize minimization of impacts as a priority. Project design would incorporate onsite mitigation measures to treat and reduce runoff from the lists provided in the Design Criteria (County of Santa Cruz 2024b).</p> <p>The Design Criteria also impose increased threshold requirements for Large projects located within restricted watersheds. The project is located within the Arana Gulch- Rodeo restricted watershed and would comply with downstream restrictions, including 25-year storage and a 10-year release rate. Heightened flood control requirements would also be incorporated into project design in compliance with the Design Criteria to reduce peak flow impacts to regional waterways and drainage courses. Quantification of the generation, transport, and discharge of pollutants is required to demonstrate compliance with thresholds described in the Design Criteria. A Stormwater Management Maintenance Agreement would be required if the includes structural or treatment control BMPs (County of Santa Cruz 2024b).</p> <p>In addition, as set forth in the Design Criteria, if a project is located in Santa Cruz County Flood Control and Water Conservation District Zones 5, 6, 7A, or 8, impervious area impact fees are required based on the net increase in permitted impervious area. The project is located in Zone 5.</p> <p>Project construction would disturb 1 or more acres of soil; therefore, the project would also be subject to the State National Pollutant Discharge Elimination System (NPDES) Construction General Permit that would require submittal of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) to the State Water Resources Control Board (SWRCB). The SWPPP would include implementation of standard erosion control BMPs to prevent erosion or siltation from construction activities. As described above, the project would be subject to the County’s Pre-Existing Stormwater Program, requiring treatment of post-construction runoff on site.</p> <p>In accordance with County requirements, a stormwater plan is required pursuant to SCCC Chapter 7.79. The project stormwater management plan would avoid or minimize potential water quality degradation impacts. Therefore, compliance with the above regulatory requirements would ensure that the project would not have adverse impacts related to erosion, drainage, and stormwater runoff.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p><u>Hazards and Site Safety</u></p> <p>Hazards related to contamination and toxic substances are discussed above. As discussed above, explosive or flammable hazardous materials would not be present at the project site, and the project would not expose occupants or end-users of a project to the risk of injury in the event of a fire or an explosion from nearby facilities handling, storing, or processing hazardous materials of an explosive or flammable nature. The Phase I ESA did not identify any RECs, CRECs, or HRECs on the project site.</p> <p>As discussed in the preceding Explosive and Flammable Hazards section, the project would not expose occupants to risks from nearby facilities storing hazardous materials in ASTs. The Capitola Coast gas station, 0.86 miles away, stores propane and poses no significant risk.</p> <p>The County, including the project site, is located in a seismically active region of California with several active or potentially active faults. As such, the project site faces inherent seismic hazards. Damage from an earthquake varies with the local geological conditions, the quality of construction, the energy released by the earthquake, the distance from the earthquake’s focus, and the type of faulting that generates the earthquake. Earthquake related hazards include primary impacts (fault rupture and ground shaking) and secondary impacts (liquefaction).</p> <p>The project site is not located within a mapped fault zone. The closest faults to the project site are the San Andreas Fault (approximately 9 miles northeast), Zayante-Vergeles Fault (approximately 6 miles northeast), Monterey Bay-Tularcitos Fault (approximately 9 miles southwest), and San Gregorio Fault (approximately 12 miles west-southwest). As such, fault rupture is not a significant geological hazard for the project site. The project site could experience strong seismic ground shaking during an earthquake. According to the County’s Local Hazard Mitigation Plan, the liquefaction potential of the project site is low (County of Santa Cruz 2021b). The project site does not contain steep slopes or landslide hazards. Seismic hazards would be addressed through compliance with California building codes which are focused on prioritizing protection of life and property from seismic-related impacts and require adherence to recommendations of a project geotechnical report, including factors for seismic design.</p> <p>The project site is not within a flood zone and is not subject to flood hazards. The project site is not located in an area subject to landslides or mudflows, tsunami inundation, coastal erosion, sea level rise, or wildfire hazards (County of Santa Cruz 2021b) (see Attachment 19).</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><u>Nuisances</u></p> <p>The project would not be affected by nuisances atypical of an urban environment. There are no industrial or commercial uses nearby that would generate substantial odors, fumes, smoke, or other nuisances affecting the project site. It is possible that during construction of the project, construction traffic, noise, dust, and vapor encroachment could be considered a nuisance to the construction crew or immediate neighbors; however, any such nuisances would be temporary.</p> <p><u>Noise</u></p> <p>The primary existing noise source within the project area is vehicle traffic on Chanticleer Avenue. As indicated above in the Noise Abatement and Control analysis, the noise level at the project site would be equivalent to or less than the HUD exterior noise standard of 65 dBA DNL and falls into the “acceptable” category. The project would include residential development, which is not a noise-generating facility or typically associated with substantial permanent increases in ambient noise levels. Noise generated by project operations would be similar to existing conditions and would be typical of other multi-family residential uses in the County. Although the project would involve construction noise near sensitive receptors such as residential uses, construction noise would be temporary. Furthermore, the project would be required to adhere to the County’s noise ordinance (SCCC Chapter 8.30). The existing regulations in the SCCC set decibel limits for sounds levels during the day, evening, and night, which would be applicable to future development projects, and provide an exemption for construction activities during daytime hours. Additionally, Policy 9.2.6 of the General Plan Noise Element requires the use of mitigation or BMPs to reduce construction noise as a condition of approval. The project would be required to comply with applicable General Plan/LCP policies and SCCC regulations related to the reduction of construction noise. Therefore, with compliance with County policies and regulations, adverse impacts related to construction noise generated by the project would not occur.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Project construction would generate a limited number of temporary construction jobs and operation would generate a nominal amount of permanent jobs (e.g., management, clerical, and janitorial jobs), which could result in a minor increase in per capita income. Construction activity could result in direct economic effects related to increased spending on construction materials, equipment, and services. The

Environmental Assessment Factor	Impact Code	Impact Evaluation
		magnitude of the economic benefits of construction spending to the County’s economy would depend on the proportion of employment, goods, and services procured from local residents and businesses and would likely have a relatively minor benefit on the County’s economy.
Demographic Character Changes, Displacement	1	The proposed project would not have an adverse impact on community character or result in the displacement of existing businesses or individuals because the project would occur on currently vacant land that was previously developed with two single-family residences. Since the project site is within a residential area, the proposed development would maintain community character. The project would benefit the County by adding up to 54 affordable housing units to the County’s housing stock, thereby helping the County achieve its RHNA targets and implementing the Housing Element of its General Plan.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><u>Educational Facilities</u></p> <p>The project would include a mix of studio, one-, two-, and three-bedroom units to provide affordable housing for individuals and families. 50% of the units would consist of two- and three-bedroom units. School-aged children would likely be housed by the project. School-aged children would likely attend the schools of residence for the project address. The project site is within the Live Oak Elementary School District and Santa Cruz City Schools District. The schools that serve the project site are:</p> <ul style="list-style-type: none"> • Live Oak Elementary School, located at 1916 Capitola Road, Santa Cruz, CA, approximately 0.4 miles to the south • Green Acres Elementary School, located at 966 Bostwick Lane, Santa Cruz, CA, approximately 0.4 miles to the northwest • Del Mar Elementary School, located at 1959 Merrill Street, Santa Cruz, CA, approximately 1 mile to the south • Shoreline Middle School, located at 855 17th Avenue, Santa Cruz, CA, approximately 0.8 miles to the south • Soquel High School, located at 401 Old San Jose Road, Soquel, CA, approximately 1.3 miles to the northeast <p>School enrollments have generally been on a downward trend within Santa Cruz County school districts, including most of the schools serving the project site with the exception of Live Oak</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation																														
		<p>Elementary School. Table 1 shows student enrollment trends at the schools serving the project site.</p> <p>Table 1. Student Enrollment Trends at Schools Serving the Project Site</p> <table border="1" data-bbox="634 443 1408 669"> <thead> <tr> <th>School</th> <th>2017-2018</th> <th>2023-2024</th> <th>Δ</th> <th>Percent Change</th> </tr> </thead> <tbody> <tr> <td>Live Oak Elementary</td> <td>332</td> <td>362</td> <td>30</td> <td>9%</td> </tr> <tr> <td>Green Acres Elementary</td> <td>375</td> <td>301</td> <td>-74</td> <td>-20%</td> </tr> <tr> <td>Del Mar Elementary</td> <td>402</td> <td>310</td> <td>-92</td> <td>-23%</td> </tr> <tr> <td>Shoreline Middle</td> <td>550</td> <td>463</td> <td>-87</td> <td>-16%</td> </tr> <tr> <td>Soquel High</td> <td>1,155</td> <td>1,048</td> <td>-107</td> <td>-9%</td> </tr> </tbody> </table> <p><i>Source: CDE 2024.</i></p> <p>As shown in Table 1, according to data from the California Department of Education (CDE 2024), as of the 2023-2024 school year, enrollments were down approximately 9% to 23% since the 2017-2018 school year for schools serving the project site, except for Live Oak Elementary School which saw increased enrollment of 9%. Therefore, school-aged children generated by the project’s up-to-54 residential units would represent a nominal increase in enrollment at the schools serving the project site, which the schools would have the capacity to accommodate (see Attachment 20).</p> <p><u>Cultural Facilities</u></p> <p>Cultural facilities include publicly accessible buildings, structures, and establishments that are used primarily for the performance, exhibition, or benefit of arts and heritage activities, including, but not limited to, performing arts, visual arts, heritage and cultural endeavors. Numerous cultural facilities would be accessible to project occupants in the immediate project area and beyond within Santa Cruz County, including cinemas, galleries, libraries, museums, theaters, and stadiums.</p> <p>Cultural facilities near the project site include the Live Oak Branch Library approximately 1.2 miles to the south, Capitola Branch Library approximately 1.2 miles to the east, Capitola Historical Museum approximately 1.5 miles to the east, and Santa Cruz Museum of Art and History approximately 2.5 miles to the west.</p> <p>The project would result in an incremental increase in demand for cultural facilities. However, as an affordable housing project, the project would be expected to serve existing area residents by addressing existing unmet needs for rental assistance in the project area, rather than result in an influx of new residents. Furthermore, due to the relatively small project size, any incremental increase in demand would not exceed the capacity of existing facilities.</p> <p>Santa Cruz County showcases an array of talent through its art galleries, museums, festivals, and outdoor theater performances.</p>	School	2017-2018	2023-2024	Δ	Percent Change	Live Oak Elementary	332	362	30	9%	Green Acres Elementary	375	301	-74	-20%	Del Mar Elementary	402	310	-92	-23%	Shoreline Middle	550	463	-87	-16%	Soquel High	1,155	1,048	-107	-9%
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Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art & Wine Festival, the Capitola Art & Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to this vibrant, eclectic area. Santa Cruz County offers countless cultural events and venues offering live music, outdoor theater and more. There are adequate cultural facilities in the County to accommodate any potential increased usage generated by the project.</p>
Commercial Facilities	1	<p>The project site is located within 1 mile of commercial corridors on 41st Avenue, Soquel Avenue, Soquel Drive, and Capitola Road. Commercial facilities are also located at the intersection of 17th Avenue and Capitola Road, approximately 0.25 miles to the south, and at the intersection of 17th Avenue and Brommer Street, approximately 0.56 miles to the south. The project would be potentially beneficial to nearby commercial facilities as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.</p>
Health Care and Social Services	2	<p><u>Health Care</u></p> <p>Because the proposed project is relatively small in size and would likely serve existing area residents, it would not be expected to significantly impact demand for health care in the area. Sufficient health care is available in the surrounding community to handle any potential increase in demand. North of the project site on Soquel Drive, Sutter Maternity and Surgery Center is located approximately 0.5 miles away and Dominican Hospital is located approximately 0.6 miles away. Dominican Hospital is fully staffed to handle any needs generated from the project. Palo Alto Medical Foundation and Sutter Urgent Care, Geriatrics unit and other health care offices and facilities are located approximately 0.9 miles west of the project site on Soquel Avenue. Numerous other smaller health care facilities including clinics and specialty services are also located in the area, including a recently built Live Oak Wellness Center at 1500 Capitola Road, a 0.5-mile walk from the site, which includes a nonprofit dental clinic (Dientes Community Dental Care) and nonprofit health clinic (Santa Cruz Community Health) providing primary care, pediatric services, behavioral health services, health coverage enrollment, food access programs, and more. Both clinics serve general clients as well as Medicaid and under- and non-insured clients. Thus, the project would not be expected to have adverse impacts on health care services.</p> <p><u>Social Services</u></p> <p>Social services are offered by a wide variety of both public and private non-profit agencies in Santa Cruz County. These agencies</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>provide a variety of services to residents including: benefits enrollment, connection to other community services such as health care, education/vocational training and career development, harm reduction strategies, veteran’s services, child protective services, foster care, nutrition assistance, and cash aid, among others. The project would result in an incremental increase in demand for social services, but would not be expected to have adverse impacts on such services given that the project would likely serve existing area residents would be relatively small in size. Several nearby community organizations are near the site, including the Live Oak Family Resource Center, Senior Network Services, and Community Bridges. The Live Oak Health Center at 1510 Capitola Road is a regular weekly distribution point for the Second Harvest Food Bank nutrition program. The Center also brings other social services on site on a monthly or quarterly basis to serve the neighborhood, including Bike Santa Cruz, the Santa Cruz Public Libraries, and legal aid providers.</p>
<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<p>Santa Cruz County Recycling and Solid Waste Services (Recycling & Trash) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated areas of the county, including the project site. Recycling & Trash operates the County’s two solid waste facilities, the Buena Vista Landfill located west of the City of Watsonville at 1231 Buena Vista Drive and the Ben Lomond Transfer Station located east of Ben Lomond in the San Lorenzo Valley at 9835 Newell Creek Road. The Buena Vista Landfill has 26% remaining capacity (1,947,631 cubic yards) and is expected to close in 2030, after which refuse from the unincorporated county will be transferred to the Monterey Regional Waste Management District (MRWMD) Monterey Peninsula Landfill, and the County is currently in the process of studying a transfer station to be located at the current Buena Vista Landfill site to facilitate the transition. The Monterey Peninsula Landfill has 98% remaining capacity (over 48.5 million cubic yards) and is expected to have capacity for approximately at least 90 more years (County of Santa Cruz 2022).</p> <p>The project would be required to comply with all applicable federal, state, and local regulations related to solid waste. Solid waste generated during construction and operation of development projects would be expected to be recycled to the maximum extent possible, and unsalvageable materials generated from development projects would be disposed of at authorized sites in accordance with all applicable federal, state, and local statutes and regulations. The project would result in solid waste generation, which would be disposed of at the Buena Vista Landfill. The amount of waste generated by the proposed project during its construction and operational phases would represent a minimal portion of the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		capacity handled by these facilities, and no adverse impacts related to solid waste disposal and recycling are anticipated.
Waste Water / Sanitary Sewers	2	<p>The Santa Cruz County Sanitation District (SCCSD) provides sanitary sewer services to the County, including the project site. The SCCSD maintains pipelines transporting waste from the SCCSD to the Santa Cruz City Wastewater Treatment Facility (WWTF), located at Neary Lagoon in the City of Santa Cruz. The project would connect to existing wastewater and sanitary sewer facilities. The project does not include the construction or use of a septic system and would connect to existing wastewater infrastructure. The project would result in an incremental increase in wastewater generation and need for wastewater treatment. Wastewater treatment for the proposed project would be provided by City of Santa Cruz WWTF. The County’s General Plan/LCP requires that all development proposals be reviewed to assess whether adequate sewer service is available (BE-2.1.8) and that a commitment letter from a water agency that verifies the capability of the system to serve proposed development (PPF-4.2.1). Adverse impacts to wastewater systems and sanitary sewers servicing the project site are not anticipated; the WWTF has more than adequate capacity to serve the project (County of Santa Cruz 2022).</p>
Water Supply	2	<p>The project site is located within the service area of the City of Santa Cruz Water Department (SCWD), which serves an approximate 20-square-mile area. The project would be connected to the City’s public water system and does not include the use of a groundwater well. Therefore, the project would not affect groundwater supplies or recharge or impede sustainable groundwater management.</p> <p>The project would result in an incremental increase in demand for domestic potable water. The County’s General Plan/LCP requires that all development proposals be reviewed to assess whether adequate service is available (PPF-4.1.3) and that a commitment letter from a water agency that verifies the capability of the system to serve proposed development (PPF-4.1.2). The project is within the growth projections accounted for in the SCWD’s 2020 Urban Water Management Plan (UWMP) (SCWD 2021). Although water supply shortfalls were identified for some drought years, the UWMP includes strategies to increase water supplies and includes measures that would reduce or minimize increased water demand during these periods. The proposed project would be subject to City requirements for installation of water conservation fixtures and landscaping for new construction, as well as compliance with curtailment requirements during a drought if imposed by the SCWD. In addition, the project would pay the required “System Development Charge” for the required new service connection. This charge as set forth in Chapter 16.14 of the City’s Municipal Code is intended to mitigate the water supply</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>impacts caused by new development in the City of Santa Cruz water service area, and the funds are used for construction of public water system improvements and conservation programs. Therefore, the project would not have adverse impacts on water supply.</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>2</p>	<p>Police protection to the project site is provided by the Santa Cruz County Sheriff’s Office. Fire and emergency medical services are provided by the Central Fire District, which serves approximately 90,500 residents throughout Aptos, Capitola, La Selva Beach, Live Oak, Rio Del Mar, and Soquel (Central Fire District 2023). The Santa Cruz County Sheriff’s Office is located at 5200 Soquel Avenue Santa Cruz, CA 95062 approximately 0.4 miles north of the project site. The closest fire station to the project site is Central Fire District Station 2, which is located approximately 1 mile north of the project site at 3445 Thurber Lane, Santa Cruz, CA 95065. The project would result in an incremental increase in demand for police, fire, and emergency medical services at the project site. The project would be required to comply with all applicable codes for fire safety and emergency access. Therefore, the project would not have adverse impacts on public safety.</p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<p>There are abundant parks, open space, and recreational facilities in Santa Cruz County and the surrounding areas, including Chanticleer County Park which borders the project site on the south. The County of Santa Cruz Department of Parks, Open Space and Cultural Services (County Parks) has managed a diverse parks system including neighborhood, community, regional and rural parks, coastal access points, trails, and cultural and recreational programs and activities for all ages throughout the unincorporated county.</p> <p>Santa Cruz County Parks operates a variety of recreational and community events. The county offers programs from children, adults, and seniors, such as school break camps, an after-school recreation program, junior guards, summer camp, and adult sports.</p> <p>The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 38 neighborhood, community, and regional parks, and manages 883 acres of parks and 710 acres of open space, totaling 1,593 acres of parkland in unincorporated Santa Cruz County (Santa Cruz County Parks 2024). County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Along with parkland belonging to the County, there are a number of state lands in the County, including 1,500 acres managed by the California Department of Fish and Wildlife, and 42,120 acres managed by California State Parks (County of Santa Cruz 2022). Numerous coastal access points are also located in the project area, with the nearest beaches approximately 1.3 miles south of the project site. Given the relatively small size of the</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>project and the large number of local and State parks in the vicinity, the project would not have an adverse impact on parks, open space, and recreation.</p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p><u>Vehicle Miles Traveled</u></p> <p>The project is a 100% affordable residential development in an infill location which is presumed to not have a significant adverse effect on vehicle miles traveled (VMT). According to the County’s screening map for residential VMT per capita, the project site is located within an area where average VMT is at or below the County’s threshold (County of Santa Cruz 2021a). Therefore, impacts related to vehicle miles traveled or traffic congestion would not occur. Pre-existing urban development and readily available public transit near the project site would further minimize issues related to transportation and accessibility (see Attachment 21).</p> <p><u>Transit Facilities</u></p> <p>Bus transit service and paratransit service is provided by Santa Cruz Metropolitan Transit (METRO), which serves the entirety of Santa Cruz County. The closest bus stops to the project site are located on both sides of Capitola Road near its intersection with Chanticleer Avenue, approximately 0.3 miles south of the project site. These stops are served by Route 2, which connects Santa Cruz to Watsonville, running on weekdays from 5:55 a.m. to 12:45 a.m., primarily with 30-minute headways. On weekends, service is available from 7:10 a.m. to 12:19 a.m., also primarily at 30-minute intervals. The nearest transit hub is located at 41st Avenue and Capitola Road at the Capitola Mall, approximately 0.75 miles east of the project site. The project site is also located within 0.1 mile south of areas designated as transit priority areas and high-quality transit corridors (see Attachment 22). Thus, transit services would be available to residents, and the project would have no adverse effect on transit facilities.</p> <p><u>Bicycle and Pedestrian Pathways</u></p> <p>Sidewalks and Class II bike lanes are provided along both sides of Chanticleer Avenue, adjacent to the project site. Sidewalks and bike lanes are also available on many surrounding streets. Residents traveling by bicycle could easily connect to Arana Gulch Trail approximately 1 mile west of the project site. The Arana Gulch Trail is a multi-use path connecting Agnes Street to the upper harbor and includes paved bikeways and pedestrian paths, offering convenient cross-town access. Dirt trails encircle meadow areas but are restricted to hikers to preserve sensitive habitats. The trail is accessible from multiple entrances, with limited nearby parking. Thus, pedestrian and bicycle facilities would be readily accessible to project residents, and the project would have no adverse effect on pedestrian and bicycle facilities (see Attachment 23).</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project site is located in a developed residential area and is currently vacant following demolition of the previous residential use of the site. The project site does not contain any unique natural features or water resources. There are no watercourses, wetlands, or other aquatic resources present on or near the project site. Therefore, the project would have no impact on unique natural features or water resources.
Vegetation, Wildlife	3	The project site is currently vacant with grass, shrubs, and trees. The project site does not contain native vegetation or critical habitat for any special-status plant or wildlife species. The IPaC report (Attachment 7) found that bald eagle (<i>Haliaeetus leucocephalus</i>), golden eagle (<i>Aquila chrysaetos</i>), and 31 species of migratory birds have the potential to occur in the project area. Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA), and migratory birds are protected under the MBTA. Trees on and near the project site provide potential nesting habitat for bird species protected by the BGEPA and MBTA. Tree removal during the nesting season (January 1 to October 31) has the potential to destroy bird nests, eggs or chicks if any are present during the removal, and ground-disturbing construction activities could result in the loss or abandonment of active nests of birds protected under the BGEPA and/or MBTA as a result of construction-related noise and disturbance. Implementation of MM-BIO-1 would ensure that pre-construction surveys are conducted for nesting birds and raptors prior to site disturbance if vegetation clearing would be conducted during the nesting season. If nesting birds or raptors are present on the project site, mitigation requires avoidance of active nests. With implementation of the required mitigation, adverse impacts to protected avian species would be avoided.
Other Factors	1	The project would provide affordable housing for low-income residents in an area with significant unmet need for affordable housing. The project would provide a safe, clean, and sanitary place for residents in a location convenient to public transportation and other amenities. The proposed project would be beneficial to both residents and the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
ENERGY		
Energy Efficiency	2	The project would be required to comply with applicable building energy efficiency standards pursuant to Title 24, Part 6 of the California Code of Regulations. At the building permit stage, the project would comply with the CALGreen Code that establishes mandatory green building standards for all buildings in California. The project would be 100% electric and would not utilize any natural gas. The project site is also located in close proximity to public transportation.

Additional Studies Performed:

- EDR Environmental Disclosure Report, prepared by GeoDisclosure, May 2024
- Phase I Environmental Site Assessment, prepared by Dudek, November 2024
- Cultural Resources Analysis Report, prepared by Dudek, December 2024
- Noise Technical Memorandum, prepared by Dudek, December 2024

Field Inspection (Date and completed by):

- Land survey, completed by Luke R. Beautz, July 2023
- Phase I ESA site reconnaissance, completed by Jesse Cottrell of Omesa Group, November 4, 2024
- Archaeological resources intensive pedestrian survey, completed by Julie Royer, December 10, 2024

List of Sources, Agencies and Persons Consulted:

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List of Permits Obtained: None.

Public Outreach [24 CFR 50.23 & 58.43]:

The Draft Environmental Assessment will be made available for public review and comment beginning on June 13, 2025, and concluding on June 27, 2025. The combined Notice of Finding of No Significant Impact (FONSI)/Notice of Intent to Request Release of Funds (NOI-RROF) will

be published in the newspaper and will contain information about where the public may find the Environmental Review Record pertinent to the project.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project would not contribute to a significant cumulative impact because it would consist of an urban development project consistent with the site's General Plan land use and zoning designations, and would be near existing transit services and commercial amenities. State and local planning guidelines encourage the development of urban multi-family housing in areas served by transit and near commercial amenities because this type of development contributes less to cumulative effects on the environment in comparison to development of previously undisturbed sites in more remote locations with fewer transit connections, many of which may contain native vegetation and wildlife species.

Alternatives [24 CFR 58.40(e)]

Site identification has proven to be a major obstacle in providing affordable housing units. Residential sites available at reasonable cost are extremely limited, and sites that do not meet cost and land use criteria are generally eliminated as alternatives. The developer identifies potential properties for affordable housing based on feasibility, location, affordability, and ownership/site control of a potential project site. In addition to the developer's site selection criteria, physical and social constraints are also considered in identifying and rejecting alternatives.

Based on the developer's site selection criteria and constraints that limit identification of alternative affordable housing project sites, no other build alternatives are analyzed or included in this environmental document.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, the proposed project would not proceed, and the project site would remain vacant for the foreseeable future. The beneficial impacts identified in this EA would not occur related to providing much-needed affordable housing and associated amenities to the community. The project site may remain vacant or potentially be sold for other development purposes. It is unknown at this time if or when another proposed development would be forthcoming. As previously stated, the project site is designated R-UH in the County's General Plan and is zoned RM-1.5. The R-UH designation characterizes residential development at 11 to 30 units per gross acre on lots served by a full range of urban services, with neighborhood shopping facilities and with multimodal access to activity centers. R-UH is appropriate for developments that may include small-lot detached single-family homes, attached single-family homes, duplexes, triplexes, quadplexes, townhomes, condominium units, mobile home parks, small apartment buildings, and senior communities (County of Santa Cruz 2024a). Thus, it is reasonable to assume that any forthcoming proposed projects could involve such residential uses. Physical impacts to the environment would occur if and when the project site was developed with another use, whether subsidized with federal funds or built at market rates.

Summary of Findings and Conclusions:

The project involves the construction of a 30- to 54-unit affordable housing development on a vacant parcel at 2021 Chanticleer Avenue in Santa Cruz, CA, including one 3-story building. The project would have no significant effect on the quality of the human environment with the incorporation of the mitigation measures identified in this environmental review. The project

would benefit the County of Santa Cruz and low-income residents needing affordable housing by providing high-quality affordable housing in a desirable area with access to transit services, commercial amenities, employment opportunities, and all standard community services. Residents of the affordable housing project would benefit from being in proximity to transportation corridors and activity centers which would provide opportunity for employment, social engagement, and commerce. The proximity of existing transit options to the project site would reduce long-term air pollutant emissions and energy use associated with motor vehicle travel.

Because the project is within a developed urban area, the project would be adequately served by utilities and public services. The project would conform to all applicable federal, state, and local regulations associated with land use compatibility, air pollutant emissions, water quality, geologic hazards, and related environmental resources addressed herein. Based on the analyses of environmental issues contained in this document, the project is not expected to have significant environmental impacts.

Mitigation Measures and Conditions

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances	<p>MM-TOX-1: Post-Construction Radon Evaluation. In accordance with Section 9.6.3.2 of HUD’s Multifamily Accelerated Processing (MAP) Guide (revised March 19, 2021), after completion of construction and issuance of the occupancy certificate for the project and before residents move in, indoor radon testing shall be conducted for 100% of ground-contact units and 10% of units on each floor above ground level in all buildings included in the project. Testing shall be performed by, or under the direct supervision of, a licensed Radon Professional certified by the American Association of Radon Scientists and Technologists (AARST), National Radon Proficiency Program (NRPP) or the National Radon Safety Board (NRSB). Radon testing shall follow the AARST Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI-AARST MAMF-2017).</p> <p>If testing determines that indoor radon levels are or may be above the U.S. EPA’s threshold for unacceptability of 4.0 pCi/L, then the project applicant must implement a radon mitigation plan. The mitigation plan must identify the radon level on site, describe the radon reduction system that will be installed, establish an ongoing maintenance plan, establish a reasonable timeframe for system implementation, and require post-installation testing by a licensed radon professional.</p> <p>A radon report shall be prepared and submitted at final completion inspection, and shall document the results of testing performed, the sampling strategy, the details of any mitigation deemed necessary, and the timing of any such mitigation. Indoor radon levels must be demonstrated to be below the EPA action level of 4.0 pCi/L</p>

Law, Authority, or Factor	Mitigation Measure
	prior to project occupancy. Incoming project occupants shall be informed of radon mitigation activities.
Historic Preservation	<p>MM-CUL-1: Archaeological Monitoring during Initial Ground-Disturbing Phases of Construction. Initial ground-disturbing activities shall be observed by a qualified professional archaeologist either meeting the U.S. Secretary of the Interior’s Professional Qualifications and Standards, or under the direction of an archaeologist who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. Archaeological monitors shall be commissioned by the County and paid for by the Project applicant. If archaeological resources are encountered, MM-CUL-2 shall apply. Archaeological monitoring may be reduced or halted at the discretion of the monitor as warranted by conditions such as encountering bedrock, ground disturbance occurring in fill, or other indications that discovery is extremely unlikely.</p> <p>MM-CUL-2: Inadvertent Discovery of Cultural, Historic, or Archaeological Resources during Construction. If archaeological/cultural resources are discovered during grading or construction activities, all further excavation, disturbance, and work within 200 feet of the discovery must immediately cease and the planning director shall cause an on-site inspection of the property to be made. The purpose of the inspection shall be to determine whether the discovery is of an archaeological resource or cultural resource. The planning director shall notify a representative from the local Native California Indian groups and the property owner. (Santa Cruz County Code (SCCC): 16.40.040 Work shall not resume until an archaeological site development has been approved in accordance with Chapter 18.10 SCCC, Level III (SCCC: 16.40.050).</p> <p>MM-CUL-3: Inadvertent Discovery of Human Remains. If human remains be discovered at any time, work in that area should be halted and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) should be followed, beginning with notification to the Santa Cruz County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will be authorized to make recommendations regarding the treatment of Native American human remains and associated materials. Further, federal regulations require that Native American human remains, funerary objects, and objects of cultural patrimony are handled consistent with the requirements of the Native American Graves Protection and Repatriation Act (NAGPRA) for all discovery situations in accordance with 43 CFR 10.</p>
Vegetation, Wildlife	<p>MM-BIO-1: Pre-Construction Nesting Bird Survey. Vegetation clearing should be conducted outside of the nesting season (January 1 through October 31). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to any disturbance to the project site. Site disturbance includes disking, demolition activities, vegetation removal and grading. If active nests are identified, the biologist shall establish appropriate avoidance buffers around the nest (based on the species detected), and the buffer areas shall be avoided until the nests are no longer occupied (through routine nest monitoring by the qualified biologist) and the juvenile birds</p>

Law, Authority, or Factor	Mitigation Measure
	can survive independently from their nest(s). In addition, if portions of the project site have not been disturbed within three days after the initial nesting bird survey, additional nesting bird surveys will be conducted (within the nesting bird season, January 1 through October 31) until all portions of the project site have been disturbed appropriately (as determined by a qualified biologist) as to not provide potential nesting habitat.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1)]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2)]
 The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 6/12/2025

Name/Title/Organization: Catherine Wade, PhD, Project Manager, Dudek

Certifying Officer Signature:  Date: 6/12/2025

Name/Title: Stephanie Hansen, Assistant Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Certificate Of Completion

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 Porcila.Wilson@santacruzcountyca.gov
 IP Address: 63.194.190.100

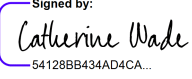
Record Tracking

Status: Original 6/12/2025 11:10:08 AM	Holder: Porcila Wilson Porcila.Wilson@santacruzcountyca.gov	Location: DocuSign
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: Docusign

Signer Events

Catherine Wade
 cwade@dudek.com
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 54128BB434AD4CA...
 Signature Adoption: Pre-selected Style
 Using IP Address: 162.236.245.213

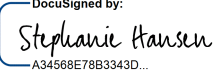
Timestamp

Sent: 6/12/2025 11:14:30 AM
 Viewed: 6/12/2025 12:11:48 PM
 Signed: 6/12/2025 12:12:10 PM

Electronic Record and Signature Disclosure:

Accepted: 6/12/2025 12:11:48 PM
 ID: 03643ec6-ca27-48c0-9d97-a92dce58b92

Stephanie Hansen
 Stephanie.Hansen@santacruzcountyca.gov
 Assistant Director - Policy, Housing & Code
 Compliance
 County of Santa Cruz
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 A34568E78B3343D...
 Signature Adoption: Pre-selected Style
 Using IP Address: 63.194.190.100

Sent: 6/12/2025 11:14:31 AM
 Viewed: 6/12/2025 11:36:02 AM
 Signed: 6/12/2025 11:40:41 AM

Electronic Record and Signature Disclosure:

Accepted: 2/28/2022 5:44:43 PM
 ID: a31fccb8-048c-4893-9009-17109e03ff6f

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/12/2025 11:14:31 AM
Certified Delivered	Security Checked	6/12/2025 11:36:02 AM
Signing Complete	Security Checked	6/12/2025 11:40:41 AM
Completed	Security Checked	6/12/2025 12:12:10 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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