



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
<https://cdi.santacruzcountyca.gov/>

NEGATIVE DECLARATION

Project: Mission Drive Subdivision and Planned Unit Development (PUD)

APN(S): 025-032-33, 025-032-34, 025-032-35

Application #: 251276

Project Description:

Proposal for a Subdivision and Planned Unit Development (PUD) to divide three parcels (APNs 025-032-33, 025-032-34, 025-032-35) to create six fee-simple lots with detached single-family dwellings. Five lots and a private street will be developed with access from Thurber Lane, and a sixth corridor access lot will be developed with access from Mission Drive. Project requires adoption of a PUD ordinance by the Board of Supervisors, Administrative Site Development Permit (ASP), a Subdivision Map, a preliminary Grading Review, a Soils Report Review.

Project Location:

The project site, comprised of three vacant parcels, is located between Mission Drive and Thurber Drive, about 0.25 miles north of the intersection of Thurber Drive and Soquel Drive, in unincorporated Santa Cruz County (Figure 1, Vicinity Map). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Swarn Bhairava LLC

Applicant: Atri Macherla

Staff Planner: Evan Ditmars

Email: evan.ditmars@santacruzcountyca.gov

This project will be considered

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

<http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

Review Period Ends: 06/30/2026

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: 6/10/2026

Signed by:

Mark Conolly

MARK CONOLLY, Environmental Coordinator
(831) 454-2682