



**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: Park Haven Plaza Permanent Supportive Housing

Responsible Entity: County of Santa Cruz

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: 2838 Park Avenue, Soquel, CA 95073

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Matt Johnston, Principal Planner, Environmental
Coordinator, County of Santa Cruz Planning
Department

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): R.L. Hastings & Associates, LLC

Direct Comments to: County of Santa Cruz
Dept. of Community Development & Infrastructure
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If by email, to:

CEQA-NEPA@SantaCruzCounty.US

Project Location:

2838 - 2840 Park Avenue, Soquel, CA 95073 (APNs 037-231-22 and 037-231-23). The project is located in the unincorporated community of Soquel in Santa Cruz County, CA, on Park Avenue, near State Highway 1. The proposed project is located on 2838 Park Avenue (APN 037-231-23), however it will be accessed via the existing driveway and parking lot at 2840 Park Avenue, a small commercial property with several existing health care offices.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed Park Haven Plaza permanent supportive housing project (the “Project”) consists of the development of 36 new permanent supportive housing (PSH) apartments on an approximately 1.388-acre site located at 2838 Park Avenue and 2840 Park Avenue, in Soquel, unincorporated Santa Cruz County, CA. The site consists of two contiguous parcels: 2840 Park Avenue (APN No. 037-231-22) is 0.347 acres, and APN No. 037-231-23 is 1.041 acres, a portion of which is a restricted riparian easement. The project as proposed includes 35 affordable apartments and one manager’s unit in a three-story residential building located behind and slightly downslope of several existing office buildings located at 2840 Park Avenue. The existing offices and improvements at 2840 Park Avenue will remain as-is. The apartment building will be a three-story, wood-frame structure with an elevator. It will be constructed using factory-built modular dwelling units built and finished offsite and assembled on site into the three-story residential building over a partially-submerged, tuck-under parking garage. The units will range in size from one- to two-bedrooms and will be restricted to occupancy by lower-income households, with target income levels at 30% of the Santa Cruz County Area Median Income (AMI), referred to as extremely low income. The proposed unit mix include 32, one-bedroom and 4, two-bedroom units. The Housing Authority has conditionally committed 17 VASH vouchers and 18 project-based Section 8 vouchers to the project, including 14 vouchers for transition-aged youth (TAY) and 4 units for homeless families with children.

The project will consist of construction of the described residential buildings and all necessary infrastructure including, but not limited to, sidewalks, curbs, gutters, lighting, water, sewer and electrical connections (including undergrounding), water drains, parking lot, and landscaping.

Description of the Area

Santa Cruz County has 276,603 residents and is situated at the northern tip of Monterey Bay, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. Its natural beauty is present in the pristine beaches, lush redwood forests, and rich farmland. It has an ideal Mediterranean climate with low humidity and sunshine 300 days a year.¹

There are four incorporated cities in the County. The largest is the City of Santa Cruz, with a population of 59,946. Watsonville has a population of 51,199, Scotts Valley has 11,580, and Capitola has 9,918.² Soquel is a Census Designated Place (CDP), with nearly 10,000 residents as of 2020. Additional, updated demographic data for the region is available on the DataShare Santa Cruz County website.³

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, with 29 miles of coastline and numerous parks and beaches. Its quaint shops, hotels and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide many opportunities for recreation and tourism. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz

¹<http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

² <http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>

³ <https://www.datasharescc.org/>

County Symphony, the Cabrillo Music Festival, the Santa Cruz Museum of Art and History, the Kuumbwa Jazz Center, the Surfing Museum, the University of California Santa Cruz (UCSC) Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The County's strong local economy is anchored by education, technology, agriculture, and tourism. The two major higher educational institutions are Cabrillo College, a community college, and the University of California, Santa Cruz (UCSC), which also hosts the Seymour Center, Long Marine Laboratory, the Lick Observatory, NOAA's National Marine Fisheries Service (NMFS), and the Monterey Bay National Marine Sanctuary Exploration Center.

The County is served primarily by the San Jose International Airport and the Watsonville Municipal Airport and is within 100 miles of the San Francisco and Oakland international airports and Monterey Peninsula Airport. Freight rail access is provided by Union Pacific Railroad, with a railhead at Watsonville Junction. An Amtrak bus connector connects the County to Amtrak passenger rail stations in San Jose and Salinas.

As of 2018, Santa Cruz County residents had an average per capita income of \$34,732, a median household income of \$70,088, and a median value for owner-occupied housing of approximately \$800,000. The County of Santa Cruz, a municipal agency, has a workforce of 2,470 employees in 20 agencies and departments, and an annual budget of approximately \$777 million.⁴

Description of the Surrounding Neighborhood

The proposed project site is in the unincorporated community of Soquel, which is generally consistent with the boundaries of the 95073 Soquel zip code and the Soquel, CA Census-Defined Place (CDP), which has a 2020 population estimate of 9,980 residents. The Soquel CDP is bounded by State Highway 1 to the south, Rodeo Gulch Rd. to the west, Porter Gulch Road to the east, and to the north roughly by the Tara Redwood School and Seventh Day Adventist Camp at 1931 Soquel-San Jose Road (see Soquel CDP map in Folder 2 – Maps, Aerials & Photos). Surrounding uses in the area consist predominantly of residential, with supporting commercial uses, Cabrillo College, Soquel High School, and other public and community facilities.

The project site is located on the eastern side of Park Avenue, a major County road running north-south from Capitola Village, under Highway 1 and into Soquel, with exits and on-ramps on both sides of the highway. Surrounding uses include a multifamily complex to the north, and a vacant parcel (primarily riparian area) running south toward Cabrillo Highway (SR 1), and multifamily housing/condominium complexes to the west and east across a riparian corridor, intermittent commercial and institutional buildings, and Cabrillo College within half a mile of the site, to the northeast.

The area is characterized as a suburban neighborhood. Homes range in size from just over 1,000 SF to over 3,000 SF, with varying lot sizes. Most of the properties in the immediate vicinity of the site are townhomes/condos and small/mid-sized commercial buildings. The neighborhood is estimated to be approximately 75% built-out with some room for more growth. Home construction in the area dates back to the early 1960s but includes more recent development as well.

The largest land use in the immediate area is Cabrillo College, a public community college located to the northeast of the site. Other community uses nearby include Richard Vessey Park at the intersection of Maplethorpe Lane and Mulberry Drive, and Willowbrook Park at the intersection of Willowbrook Lane and Baseline Drive. To the south across the Cabrillo Highway is New Brighton State Beach, a 95-acre state beach and campground situated on Monterey Bay. There is also a City of Capitola skate park located between Highway 1 and New Brighton State Beach, just off Park Avenue.

There is a relatively small area of commercial development located near the intersection of Soquel Drive and Park Avenue. Most uses are in the form of small retail/office buildings as well as a gas station and small

<http://www.co.santa-cruz.ca.us/Visiting/AboutSantaCruzCounty.aspx>⁴

grocery store/café on one corner of that intersection. Larger commercial development is found west of the site near and along 41st Avenue in Santa Cruz and Capitola, including the Capitola Mall, the Brown Ranch Marketplace and a Whole Foods-anchored shopping center, as well as the slightly closer Bay Avenue shopping center in Capitola, with a CVS and Nob Hill grocery store, several food establishments, Post Office, and hotel. One exit to the south of the subject site on Highway 1, there is another neighborhood shopping center (Rancho del Mar) at State Park Drive in Aptos, with a Safeway, Rite Aid, movie theater, shops and restaurants.

Construction and Design Description

The Project will consist of a 3-story residential building with a half-story of tuck-under parking underneath, containing a total of 36 one- and two-bedroom apartments. The building will be constructed using modular housing units manufactured offsite and assembled onsite into the building. The Project will also include a leasing office, community room with full kitchen and computer stations, and laundry rooms. The project will contain thirty-two (32) 430 SF 1-bedroom units and four (4) 660 SF 2-bedroom units. The community room will be approximately 1,550 SF. The building will be Type V construction, fully sprinklered, per the California Building Code with wood-frame modular construction. The exterior will be painted stucco, with horizontal lap siding and a flat roof.

Each apartment in the proposed development will include: range, refrigerator, garbage disposal, heating, plastic laminate countertops, coat closets, blinds, vinyl flooring in kitchens and bathrooms, private patio/deck, shielded external lights and reflective film on windows facing the adjacent riparian corridor to prevent light impacts, separate unit storage, and will include CAT 5 wiring. The apartments will be designed for energy efficiency and will include energy-efficient appliances consistent with California Energy Code (Title 24).

Common amenities will include laundry facilities, on-site management and services, and a large community room with kitchen.

Each tenant will be responsible for electric expenses including cooking, heating, hot water, water, and general electric expenses. The landlord will pay for sewer, and trash expenses, along with common area utilities.

Permanent Sources of Project Funding:

1.	State of CA HCD Homekey Capital Award:	\$10,660,000
2.	Construction to Perm Loan:	\$ 6,857,124
3.	County of Santa Cruz Loan	<u>\$ 1,501,000</u>
	Total Estimated Costs:	\$19,018,124*

*Rounded up to the nearest dollar

Development Partners will include:

- 1 – 2838 Park Ave LP, a partnership between Novin Development Corp. and Central Valley Coalition for Affordable Housing, a non-profit organization
- 3 – FPI Management – Property Management
- 4 – Abode Services – Supportive Services Provider

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project is to develop 35 PSH units and one manager's unit, in an area that, like much of California, has very high housing costs and very limited available affordable housing supply. There are numerous affordable housing properties in the region, including mobile home parks, affordable rental properties, and below-market-rate homes, however virtually of these units are fully occupied, with infrequent turnover. Most affordable rental properties have very long waiting lists, with years before units become available for those on the waiting lists. This lack of available affordable housing has contributed to a high rate of homelessness within the county, as noted in the recently published "Strategic Framework" by the local Continuum of Care, administered by the County of Santa Cruz:

*"In 2019, California had the fourth highest rate of homelessness per 10,000 residents in the United States. Within California, Santa Cruz County has one of the highest rates of homelessness at 79.3 per 10,000 residents....The most recent annual Homeless Point-in-Time Count, conducted in January 2019, found 2,167 people experiencing homelessness on a single night, representing 1,440 distinct households experiencing homelessness. Nearly three-fourths of those households experiencing homelessness were housed within the County prior to becoming homeless."*⁵

The project was proposed by the applicant, with support from the County Human Services Department, in response to a notice of funding availability (NOFA) from the State of California Homekey Program, Round 2, ("Homekey") issued in September 2021. The Homekey program supports the rapid creation of PSH through various means of development, for homeless and at-risk Californians.

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

The project site is located in a suburban neighborhood in the mid-County area, with good transportation linkages to the entire Santa Cruz County area, with State Highway 1 to the south and Soquel Drive to the north, with the bus route running along Soquel Drive linking the entire County area and to surrounding counties. Soquel Drive is the primary bus transit corridor through the mid-County, with most frequent service running north/south across the County along this route. The immediate neighborhood is a mixture of single-family, multi-family and commercial retail/office uses. There is some vacant land available for development in the neighborhood, but it is limited, and most remaining development sites in the area face various feasibility challenges, such as irregularly shaped lots, steep slopes, riparian habitat, proximity to other existing uses, and neighborhood resistance to new construction. As such, this project is being built behind the existing office buildings, between the office buildings and a designated riparian easement reflecting a north-south riparian corridor along the east side of the site.

To the extent possible with the limited land available, the County expects this area to continue building out in a manner consistent with the current neighborhood and area makeup, with a mixture of multi-family and retail/office anticipated along major roads and corridors, and lower-density residential along minor roads, closer to the edge of the USL, and outside the USL. In addition, accessory dwelling units (ADUs) are increasing in popularity among local homeowners and are often added to existing residential properties.

⁵ Housing for a Healthy Santa Cruz, A Strategic Framework for Addressing Homelessness in Santa Cruz County, https://homelessactionpartnership.org/Portals/29/hap/pdf/2021_HousingForHealth-Framework.pdf

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	Project-based Vouchers	\$20,050,560 (\$1,002,528/year)

Estimated Total HUD Funded Amount: \$20,050,560 – Estimated value of 36 vouchers over 20 years

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$19,018,124*

*(Rounded up to the nearest dollar)

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 or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

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
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <ul style="list-style-type: none"> - The project site is located approximately 8.5 miles northwest of the Watsonville Airport and is outside of all safety zones. - There are no military airfields in or near the project area; therefore, there are no CZ or APZ in the project area. - The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required. <p>- See Attach A: Airport Hazards</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resource System areas in California.</i></p> <p>- See Attach B: Coastal Barrier Resources</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]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <ul style="list-style-type: none"> - According to FIRM map 06087C0356F dated 9.29.17, the project site is located in Zone X, Area of Minimal Flood Hazard. - Flood insurance is available but is not required. <p>- See Attach C: Floodplain Management</p>

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

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area with no Federal criteria pollutants classified as “Nonattainment.”</i></p> <p>- Per the EPA Greenbook, Santa Cruz County has no Federal criteria pollutants classified as Nonattainment.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- See Attach D: Clean Air</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located outside of the Coastal Zone per the County of Santa Cruz Coastal Zone map downloaded from the Santa Cruz County GIS system.</p> <p>- See Attach E: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new development for habitation but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a Federal CERCLIS, SEMS or SEMS-archive site.</i></p> <p>-A Phase I ESA prepared by AEI Consultants (AEI), dated December 9, 2021, found no evidence of Recognized Environmental Conditions (RECs), Controlled Environmental Conditions (CRECs), Historic Recognized Environmental Conditions (HRECs) or Other Environmental Considerations, in connection with the project site.</p> <p>- AEI also investigated soil vapor migration and determined that based on a review of available resources as documented in its report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.</p> <p>- See Attach F: Contamination & Toxic Substances</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- A NEPA-Level Biological Resources Evaluation and Wetland Determination was prepared for the project by Bole & Associates (Bole), dated January 8, 2022. The “report presents the results of a reconnaissance-level biological resources assessment conducted by Bole & Associates on the above reference property. The purpose of the survey was to identify and describe existing</p>

		<p>biological resources, evaluate the site’s potential to support special-status plant and/or animal species, and determine if any other sensitive resources are present. This letter report includes the following: (1) a description of the methods used to conduct the evaluation; (2) a brief description of existing habitat conditions on the property; and (3) an analysis of special-status plant and animal species and other sensitive biological resources potentially present.”</p> <ul style="list-style-type: none"> - See the attached report for more detailed information - Bole determined that: “The only potential biological resources constraint to future development of the property is the potential presence of nesting birds and the requirement that existing mature trees and the riparian corridor be retained and enhanced, and incorporated into the site design and landscaping, where appropriate.” - A Riparian Exception is not required for the project as the project will not encroach into the riparian setback. - Mitigation Recommendations are listed in the Conditions of Approval section at the end of this document. - The USFWS Critical Habitat map indicates no critical habitat on or near the project site. <p>- See Attach G: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <ul style="list-style-type: none"> - There are several locations with AST’s within 1 mile of the project site. All sites are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/ - No sites were identified which pose a hazard for the project site. See Attach H for backup documentation. <p>- See Attach H: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site does not include soil defined as “Prime Farmland” but does include soil defined as “Farmland of Statewide Importance” by USDA NRCS.</i></p> <ul style="list-style-type: none"> - Approximately 24% of site soils are in Map Unit Symbol 174 defined as "Not prime farmland with the remainder in Map Unit Symbols 177, 178 and 179, all defined as "Farmland of Statewide Importance." - Although the site contains listed soils, the site is located in an area committed to urban uses and is therefore exempt. <p><i>Verified through Web Soil Survey downloads from the</i></p>

		<p>USDA, NRCS website at https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm</p> <p>- The California Department of Conservation – California Important Farmland Finder classifies the site as “Urban and Built-up Land.”</p> <p>- See Attach I: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0356F dated 9.29.17, the project site is located in Zone X, Area of Minimal Flood Hazard.</p> <p>- See Attach C: Floodplain Management</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The County of Santa Cruz has made a Finding, and SHPO has not objected, that no historic properties will be affected by the project.</i></p> <p>- Attachment J contains the following supporting documentation:</p> <p>SHPO consultation letter dated 1.5.22 wherein the County stated it’s Finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); California Historical Resources Information System (CHRIS) Records Search dated 12.21.21; Cultural Resources Study prepared by Historic Resource Associates dated December 2021; Native American Heritage Commission (NAHC) was sent a consultation request on 12.13.21 – no response was received; Tribal consultation letters sent to NAHC Native American Contacts List contacts on 12.22.21 from NAHC Contacts List dated 11.1.21 received for a prior project; National Register of Historic Places (NRHP) map of NRHP sites which identifies no sites in the area of the project site. The nearest site is approximately 1.2 miles southwest of the project site.</p> <p>- See Attach J: Historic Preservation</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and is located within 1,000 feet and line-of-sight of an arterial roadway. The project is not located within line-of-sight but is within 3,000 feet of an active railroad line.</i></p> <p>- A “Highway and Local Roadway – Existing Noise Contours (expanded)” map prepared in 2017 for the Santa Cruz County General Plan indicates that the project site is within the 60 – 65 dB DNL noise contour.</p> <p>- The HUD DNL Calculator for Highway 1 using CalTrans 2019 Truck AADT traffic count results in a DNL of 63 dB; using 2020 data results in a DNL of 62 dB, both below the HUD and County standard of 65 dB.</p> <p>- The site is also within 1,000’ of Soquel Drive (865’)</p>

		<p>but is not line-of-sight.</p> <p>- The project site is located approximately 750' north of Highway 1 and approximately 1,250' north of a railroad line, though not within line-of-sight" of the railroad line.</p> <p>See Attach K: Noise Abatement and Control</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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p><i>Verified by sole source aquifer map downloaded from:</i> https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p> <p>- See Attach L: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></p> <p><i>Verified by: Wetlands Map downloaded from</i> https://fws.gov/wetlands on 12.23.21.</p> <p>- See Attach M: Wetlands Protection & Attach G: Endangered Species</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of a listed river. There are no Wild & Scenic Rivers in Santa Cruz County.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded from</i> https://www.rivers.gov/river-app/index.html?state=CA</p> <p>- See Attach N: Wild & Scenic Rivers</p>

ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.</i></p> <p>- EPA EJSCREEN measures environmental factors using eleven (11) Environmental Indicators (EI) and measures demographic factors using seven (7) Demographic Indicators (DI). EJSCREEN Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles.</p> <p>-In analyzing EJSCREEN reports, two factors to assess are how Environmental Indicators (EI) change, increase or decrease, as the distance from the project site changes, and how project site EI levels compare to the State, EPA Region and U.S. levels. A third factor is how the project site ranks in respect to the 80th percentile, the EPA's recommended threshold for environmental considerations.</p>

		<ul style="list-style-type: none">- The data was compared at each radius to determine if there were any significant differences between the immediate project site area (defined as the 0.125 miles radius) and surrounding areas and between the project site area and the State and EPA Region and U.S. averages. - The assessment indicates that the proposed 36-unit project has no aggregate Environmental Justice issues identified by the EPA EJSCREEN Report (Version 2020). - Nine (9) of the eleven (11) Environmental Indicators (EI) were lower in the project area than at all three of the comparison levels: California, EPA Region and U.S. - Using the 0.125-mile radius centered on the project site, the Respiratory Hazard indicator exceeds only the U.S. comparison level and is lower than both the California, the EPA Region levels at all radii. The respiratory hazard levels average 0.48, compared with state averages at 0.55, EPA Region at 0.53, and U.S. at 0.44. The second, Traffic Proximity level at 3400, is the only EI that is greater than the 80% percentile and exceeds all three comparison levels at all radii from the site due to the site's proximity to Highway 1. - In respect to the Demographic Indicators (DI), the composite score Demographic Index at 26% at the site stays consistent until dropping to 23% at one mile and is significantly lower than all three levels. The People of Color Population and the Low Income Population percentage at 25% and 26%, respectively, are significantly lower than all three comparison levels. Only the DI for the population Under 5 Years Old and Over 64 Years Old exceeded comparison levels, exceeding all three. - Based on this EPA EJScreen data, regardless of population group served, the population will not be affected disproportionately by environmental issues. - Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community. - See Attach O: Environmental Justice
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] 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>Conformance with Plans / Compatible Land Use and Zoning</p> <ul style="list-style-type: none"> - The project is in conformance with the applicable objective standards of the Santa Cruz County General Plan and Zoning Ordinances. Due to the streamlining provisions of the State Homekey Program and state law regarding supportive housing (AB 2162), the project is exempt from local discretionary review, and can only be required to meet objective standards in local codes and policies, as well as applicable State health and safety codes. The project also qualifies for several incentives and waivers of development standards pursuant to State and local Density Bonus law. - 2840 Park Avenue (037-231-022) is 0.347-acres, zoned P-A – Professional-Administrative Office with a Land Use Designation of C-O – Commercial Office. - 2838 Park Avenue (037-231-23) is 1.041 acres, the bulk of which is zoned P-A – Professional-Administrative Office. The rear/downslope 0.31 acres of this parcel is zoned PR- Parks and Recreation, consistent with the portion of the parcel that is subject to a riparian easement. The parcel has Land Use Designations of C-O – Commercial Office and O-U – Urban Open Space. <p>Scale and Urban Design</p> <ul style="list-style-type: none"> - The project area consists of residential townhomes to the north and west of the site, a riparian corridor to the east, with residential condominiums just beyond, some small offices and commercial buildings across Park Avenue to the northwest, a church and community college campus approximately 1,700 feet to the east, and Highway 1 the south.

		<p>- The project has been designed to be compatible with the neighborhood and existing uses on site, and is required to meet all objective standards of applicable codes and land use policies.</p> <p>- See Attach P: Land Development</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability</p> <p>- Stevens, Ferrone & Bailey Engineering Co., Inc. (SFB) prepared a Geotechnical Investigation of the project site, dated December 29, 2021, in which SFB stated: “It is our opinion that the site is suitable for the proposed project from a geotechnical engineering standpoint. The conclusions and recommendations presented in this report should be incorporated in the design and construction of the project to reduce soil or foundation related issues.”</p> <p>Slope</p> <p>- Per USDA NRCS, the site ranges from relatively level with a 1% slope rating at Park Avenue on the western portion of the site, to 23% dropping down to the riparian area on the southeast side of the site. Approximately 75% of the site has a slope rating of 9%, primarily in the area to be developed.</p> <p>- Due to the slope of the site and site soils identified by SFB in the geotechnical report, preparation of the site will require cut and fill with engineered soils and compaction of soils along with retaining walls to accommodate the project but slope will not be an issue for development of the project.</p> <p>Erosion</p> <p>- Per SFB, “the site slope surface is generally blanketed by loose and weak fills and slope wash soils that are prone to surface erosion slumping.”</p> <p>- Site preparation to address the slope of the site will also address current site erosion potential through the cut and fill with engineered soils, compaction and the installation of retaining walls.</p> <p>- The project will be required to comply with Santa Cruz County Code 16.20, Grading Regulations, which sets forth rules and regulations to control all grading, including excavations, earthwork, road construction, dredging, diking, fills, and embankments, and Santa Cruz County Code Chapter 16.22, which requires control of all existing and potential conditions of accelerated (human-induced) erosion, and sets forth required provisions for project planning, preparation of erosion control plans, runoff control, land clearing, and winter operations.</p> <p>- The County requires that standard best management practices (BMPs) be followed during construction to minimize construction related erosion from the site during construction activities. See Storm Water Runoff and Drainage.</p> <p>Storm Water Runoff and Drainage</p> <p>- The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for</p>

	<p>discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process. Subsequently, small municipalities identified by the State of California were required to obtain permit coverage under the Phase II General NPDES Permit for Municipal Separate Storm Water Sewer Systems (MS4). These Phase II MS4s (municipalities) are required to implement various storm water management programs, one of which is to require certain new development and applicable redevelopment projects to incorporate post-construction storm water control measures into their design that include LID and hydromodification techniques. The County of Santa Cruz is one of the municipalities specified in the current Phase II MS4 Permit that must comply with these post-construction requirements, which are contained in Section E. 12 of Order No. 2013-0001-DWQ.</p> <ul style="list-style-type: none"> - Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapo-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction conditions. - All projects within the County must comply with the current version of the City NPDES MS4 Permit and preparation of a SWPPP covering construction activities and post-construction flows. - The project is required to comply with Santa Cruz County Code, Chapter 7.79 Runoff and Pollution Control. <p>- See Attach P: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p> <p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements, as required by the County. - Per the Geotechnical Investigation prepared by Stevens, Ferrone & Bailey Engineering Co., Inc (SFB), “The project site is located in the San Francisco Bay Area which is considered one of the most seismically active regions in the United States . . . Therefore, the site will be subjected to earthquakes that cause strong ground shaking. “ - The site is not located in an Alquist-Priolo Earthquake Fault Zone and no Active or Potentially Active faults are known to pass directly beneath the site. - The County will require that the recommendations contained in the Geotechnical Investigation be adhered to during design and construction of the Project. Prior to the issuance of building permits, the County will ensure that structures are designed and will be constructed in accordance with the 2019 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections.

Landslide

- The site has low potential for landslide risk based on the County of Santa Cruz GIS Landslide Hazard maps.

- Per the geotechnical report prepared for the project by SBF: "According to U.S. Geological Survey Open-File Report 97-745 (1997), the site is mapped as flat land with little or no potential for landslides or earth flows, and is not located within an area having debris flow source potential. In addition, Cooper-Clark & Associates (1975) do not map any landslide deposits at the site or in the vicinity of the site. In addition, during our field reconnaissance, we did not observe evidence of deep landsliding and adverse drainage conditions within the site. However, the site slope surface is generally blanketed by loose and weak fills and slope wash soils that are prone to surface erosion and slumping.

It is our opinion that, based on the results of geologic literature review, field reconnaissance, and exploratory borings, the potential for landsliding at the planned development is low provided the recommendations contained in this report (which include removal and re-compaction of the existing fills and slope wash soils with appropriate keying, benching, and subdrainage, and setting back improvements from slopes) are implemented in the design and construction of the project."

Liquefaction Potential

- Per the Geotechnical Investigation prepared by SFB: "The planned development area is mapped by Dupre (1975) as being within an area having a low liquefaction potential. The area within and immediately adjacent to the creek is mapped as having a high liquefaction potential. Based on our review of available literature and the results of field exploration at the site, it is our opinion that the potential for ground surface damage at the planned development resulting from liquefaction is low since stiff clays, dense to very dense sands, and hard silts (completely weathered siltstone) exist below the site at shallow depths; soils and bedrock that is resistant to soil liquefaction."

Tsunami and Seiches Potential

- According to the California Emergency Management Agency Tsunami Inundation Maps, the project site is located in the Soquel Quadrangle outside of the tsunami inundation areas.

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

Noise

The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities.

- During construction, the County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction

activities:

In accordance with Policy 9.2.6 of the County of Santa Cruz General Plan Noise Element and Section 13.15.040 – Exemptions, paragraph (A) of the Santa Cruz County Code, the County will limit construction that involves motorized equipment to Monday through Friday from 8:00 am to 5:00 pm with no construction permitted on legal holidays. Equipment maintenance and servicing will be confined to the same restrictions. Exceptions to the specified construction hours will only be allowed for construction emergencies and when approved by the County of Santa Cruz Planning Department.

- The County will require the above limitation on hours and other restrictions be placed in all construction contracts along with the following items:

- Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.

- A slight rise in ambient noise levels are expected due to the project but no permanent significant increase in ambient noise levels are anticipated due to the small (36-unit) size of the project. Increases are anticipated to be consistent with noise levels from surrounding residential land uses.

Air Quality

- The project is located in the North Central Coast Air Basin (NCCAB), which is overseen by the Monterey Bay Air Resources District (MBARD), which serves San Benito, Santa Cruz and Monterey counties.

- MBARD's 2012-2015 Air Quality Management Plan includes typical construction activities and planned residential growth as part of its emissions inventory.

- During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. This will be mitigated by adherence to BMPs during construction.

Wildland Fires Potential

- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is located in an area classified as a Local Responsibility Area (LRA) by Cal Fire and is not located in a High Fire Hazard Zone or area.

Verified by: Santa Cruz County GIS and Cal Fire FRAP FHSZ map.

Emergency Response & Access

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is

		<p>required to comply with County of Santa Cruz General Plan Policies 6.5.1, 6.5.3, and 6.5.5 to ensure adequate emergency ingress and egress from the project site.</p> <p>Hazardous Materials</p> <ul style="list-style-type: none"> - The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process. - <i>Verified by Phase I ESA prepared by AEI Consultants dated December 9, 2021</i> <p>Construction Site Safety</p> <ul style="list-style-type: none"> - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. - See Attachment F: Contamination & Toxics Substances and Attachment P: Land Development
Energy Consumption	1	<ul style="list-style-type: none"> - The project will comply with applicable State of California Title 24 requirements for energy efficiency, as required for all new residential construction in California. The project will be all electric and all appliances will be Energy Star rated. - Verified by Sam Woodburn, Novin Development

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to manage the project and provide supportive services to the residents and may create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - At 36 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area selected from the County's Coordinated Entry list, rather than to attract and bring in new residents. - The area of the site where the project is to be built is vacant and, therefore, there will be no displacement of persons or businesses.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><i>Educational Facilities</i></p> <ul style="list-style-type: none"> - This PSH project will primarily serve adults except for four (4) 2-bedroom units which may have families with school-age children. In all likelihood those children will already be enrolled in local schools. - The project is designed to serve existing low-income members of the community with children who are already enrolled in area schools and not generate additional population growth in the area, therefore any potential impacted is anticipated to be minimal and less-than-significant. - The project will be served by the Soquel Union Elementary School District and the Santa Cruz City High School District (part of Santa Cruz City Schools). - Both school districts are authorized by State law (Government Code §65995-6) to levy a new residential construction fee of up to \$4.08/square foot for residential construction and 0.66/square foot for commercial construction. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant <p><i>Cultural Facilities</i></p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of Santa Cruz and the surrounding areas but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the County and surrounding areas to accommodate any potential increased usage generated by the project. - Santa Cruz County showcases an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art & Wine, 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. - Additionally, there are 45 properties located in Santa Cruz County that are listed in the National Register of Historic Places. - See Attachment J: Historic Preservation; and Attach Q: Community Facilities & Services

<p>Commercial Facilities</p>	<p>1</p>	<ul style="list-style-type: none"> - The proposed project will be potentially beneficial to nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services as there is adequate and accessible public transportation making commercial facilities across the entire Santa Cruz County urban area reasonably accessible to residents. - Due to the small size of the project (36 units), the net impact is expected to be low and less than significant.
<p>Health Care and Social Services</p>	<p>2</p>	<p>Health Care</p> <ul style="list-style-type: none"> - The proposed project, given its small size and priority for existing residents, is not expected to significantly impact demand for health care in the area. Sufficient health care is available in Santa Cruz County and surrounding communities to handle any potential increase in demand. The net impact on health care services is anticipated to be low and less than significant. - Dominican Hospital is located approximately 3.5 miles west of the project site on Soquel Avenue. 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 3.7 miles west of the project site. <p>Social Services</p> <ul style="list-style-type: none"> - Such social services as may be needed, are offered by a wide variety of both public and private non-profit agencies in the County of Santa Cruz and in surrounding communities including the cities of Santa Cruz and Capitola. - See maps in Attach Q showing the location of social services in the project area. - This PSH project includes provision of various supportive services to the residents. Abode Services is an experienced service provider and will develop and follow a Resident Services Plan to provide a variety of services to residents including: benefits enrollment; connection to other community services such as health care, education and vocational training, and career development; harm reduction strategies; critical time intervention, trauma informed care and motivational interviewing. <p>- See Attach Q: Community Facilities & Services</p>

<p>Solid Waste Disposal / Recycling</p>	<p>2</p>	<ul style="list-style-type: none"> - The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste. - The Santa Cruz County Recycling and Solid Waste Services (SCRSWS) is responsible for the operation and administration of solid waste diversion and disposal in the unincorporated area of the County of Santa Cruz. SCRSWS operates the County's two solid waste facilities: the Buena Vista Landfill west of Watsonville and the Ben Lomond Transfer Station in the San Lorenzo Valley. The County of Santa Cruz has a contract with GreenWaste Recovery of Santa Cruz County for the collection of refuse, recycling and yard waste, which has adequate capacity to serve the project. - See Attach Q: Community Facilities & Services
<p>Waste Water / Sanitary Sewers</p>	<p>2</p>	<ul style="list-style-type: none"> - The proposed project may result in increased wastewater generation but will not exceed existing treatment plant capacities or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Therefore, the project will not result in the need for the construction of new facilities or the expansion of existing treatment facilities. - Mains extend up to 2840 Park Avenue and are sized adequately to accommodate the extension of laterals to the site and increased wastewater generation. - Waste Water is processed at the City of Santa Cruz wastewater treatment facility at Nearly Lagoon. The City of Santa Cruz has been treating sewage at the Wastewater Treatment Facility near Neary Lagoon and disposing of the effluent in the ocean since 1928. Treatment capacity has been expanded several times to accommodate the growth of the city and the addition of flows from the Santa Cruz County Sanitation District. The current rated design capacity is 17 MGD (millions of gallons per day) and with an average daily flow of less than 10 MGD. Design for wet weather flow is 81 MGD. <i>Pure Water Soquel Project:</i> The City of Santa Cruz Wastewater Treatment Facility continues to expand its production and use of recycled water through a regional partnership which will provide source water to the Pure Water Soquel Project. The project will provide a reliable supplemental water supply for the community and prevent seawater from contaminating groundwater. It includes the installation of about eight miles of pipeline under various streets between Santa Cruz and Aptos. These pipelines will carry recycled water from the regional Santa Cruz Wastewater Treatment Facility to the Chanticleer Water Purification Center (to be built) in the Live Oak area; and, will carry purified water from the new Center to three Seawater Intrusion Prevention (SWIP) wells where it will be pumped into the groundwater basin. This project will also provide an increased capacity to produce Title 22 tertiary water at the Wastewater Treatment Facility. - The project will be required to pay a per unit sanitary sewer connection fee to the District and impact fees to the County when building permits are issued to mitigate project impacts. - See Attach Q: Community Facilities & Services

Water Supply	2	<ul style="list-style-type: none"> - The project will be served by the Soquel Creek Water District which gets its water supply from 100% Groundwater (from CA Basin 3-001, Santa Cruz Mid-County Groundwater Basin), as well as the forthcoming supplemental recycled water from the Pure Water Soquel project. - The project will be required to pay a water connection fee to the Water District which is partially used to retrofit older fixtures with water saving fixtures to conserve water usage. - Water supply infrastructure will need to be extended into the project site. Water mains extend to the project area and are of sufficient size to accommodate the additional supply. Additionally, the project will be required to pay a development impact fee at the time of issuance of building permits for the project. <p>- See Attach Q: Community Facilities & Services</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Public Safety – Police</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the small size of the project (36 units) and that the project marketing plan prioritizes leasing to current Santa Cruz County residents and/or workers, rather than attracting new residents into the area. - Law enforcement services for the unincorporated areas of the County are provided primarily by the Santa Cruz County Sheriff’s Department, although mutual aid for emergency response is also provided at times by police from local cities. The closest Sheriff’s station to the site is the Live Oak/Soquel Service Center located at 5200 Soquel Avenue, approximately 2.7 miles west of the project site down Highway 1. The Aptos/LaSelva Sheriff’s Service Center, located at 171 Aptos Village Way Suite T1 in Aptos, is also approximately 2.7 miles from the site to the east. - The project will be required to pay County impact fees at issuance of building permits. <p>Public Safety - Fire</p> <ul style="list-style-type: none"> - The proposed project is not anticipated to significantly increase demand for fire protection services. Compliance with all fire protection requirements of the County of Santa Cruz, the Central Fire Protection District of Santa Cruz County (Central Fire) and the Uniform Fire Code for fire safety and fire emergency response will avoid significant impacts. - The closest fire station to the project site is Central Fire Station No. 5 located at 6934 Soquel Dr. in Aptos, approximately 1.2 miles east of the proposed project site. Two other stations, Central Fire Stations No. 3 and No. 4, are also located within less than 2 miles of the site.⁶ The project is an infill project and the District has the capacity to serve the proposed project.

⁶<https://www.centralfiresc.org/2181/Facilities>

		<ul style="list-style-type: none"> - The project is required to comply with the Uniform Fire Code, all state, federal, Santa Cruz County and Central Fire Protection District requirements. - The project will be required to pay applicable County and/or Central Fire District fees at issuance of building permits. <p>Public Safety – Emergency Medical Services</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current area residents. - Central Fire Protection District provides first response Advanced Life Support (ALS) Paramedic services to Capitola City and the unincorporated areas of Soquel and Live Oak in Santa Cruz County. Three Captain Paramedics (1 assigned per shift) who report to an Emergency Medical Services (EMS) Battalion Chief facilitate the delivery of high quality and effective patient care through a staff of 18-21 Paramedics. The District operates 7 fully equipped ALS fire apparatus with 4 being fully staffed 24 hours a day, 365 days a year with a minimum of one Paramedic and two Emergency Medical Technicians (EMT). - The project is required to comply with County standards regarding roadways and related issues including County of Santa Cruz General Plan Policy 6.5.1 - Access Standards, to ensure adequate access to the project area and site for emergency services response so as to not negatively impact response times. The access design must be approved by the Central Fire District. Central Fire provided the following conditions of approval during the Design Review Group (DRG) review: A new fire hydrant capable of supplying a minimum of 1,500 gallons per minute shall be installed on the left side of the Park Avenue entrance in order to satisfy the requirement of having a hydrant meeting the minimum fire flow within 600 feet of a sprinklered building. <p>- See Attach Q: Community Facilities & Services</p>
Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> - The proposed project may generate a minor increase in demand on and for open space and other recreational opportunities in the area. There are abundant open space and recreational opportunities in Santa Cruz County and in the surrounding areas. The project site is located within a few miles of the ocean, near the Monterey peninsula and the Coastal mountain range, all of which have abundant recreational opportunities and activities. - The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 38 neighborhood, community, and regional parks, which total over 500 acres of parkland and open space in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. The closest County park to the project site is the Willowbrook County Park, which is located approximately 0.15 miles northeast of the project site across the riparian area. New Brighton State Beach is about the same distance on the south side of Highway 1. The park is 95 acres, has two beaches, campgrounds, and is dog friendly, and is adjacent to another State Beach (Seacliff State Beach), with an additional 50 acres of beach and parklands.

		<p>In addition, the MacGregor Multi-Use Park, in the City of Capitola, adjacent to New Brighton State Beach, at 1510 MacGregor Drive, is within 1,000 linear feet of the project site as the crow flies. This park includes skate ramps and bike tracks for kids and a dog park.. Within 3.4 miles to the northeast is the 10,000-acre Forest of Nisene Marks State Park, and the Aptos County Park is just to the southeast of that.</p> <p>- Given the small size of the project (36 units) and the large number of local and State parks in the vicinity, it is expected that there will be a “Less Than Significant Impact” on parks and open space.</p> <p>- See Attach Q: Community Facilities & Services</p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p>Accessibility</p> <p>- The project is required to and will meet all federal, state and local regulations governing accessibility.</p> <p>- Santa Cruz Metropolitan Transit District (SCMTD) operates regional service to throughout Santa Cruz County serving all cities in the County and to locations in Monterey County, including Marina, and Salinas.</p> <p>- SCMTD is currently running a year-long pilot <i>Cruz On-Demand</i> door-to-door service along with paratransit and ADA accessible service.</p> <p>- There are bus stops located along Soquel Avenue, with the closest stops being approximately 0.20 miles from the project site. In addition, SCMTD has noted that there was a previously active bus stop on the frontage of the project site and is requiring that space to be retained for possible future service.</p> <p>Transportation</p> <p><i>Temporary Impacts</i></p> <p>- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. Given that the project is proposed to be built with modular construction, with units fully constructed off-site in a factory and assembled on site, the construction period will be shorter than a typical similar-sized project.</p> <p><i>Permanent Impacts</i></p> <p>- Due to the small size of the project (36 units) and its location, any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project. In addition, State law (SB 743) now requires localities to measure traffic impacts, for the purpose of state environmental review or CEQA, in terms of Vehicle Miles Traveled (VMT) rather than LOS. The County has developed maps of estimated VMT for various areas of the county. The project site is mapped in the County GIS as meeting the County’s VMT threshold for residential development.</p>

	<p>- The project is required to be consistent with and comply with the requirements of County of Santa Cruz General Plan. These policies cover a wide range of items including: vehicular traffic including LOS or roadways and intersections, limitations on through traffic and speed, and traffic calming features such as traffic circles, bulb-outs, and landscaping to increase safety; transit facilities and design features to encourage the use of transit over private cars, pedestrian access and safety and design features to promote pedestrian use, bicycle access and safety and design features to encourage use of bicycles over private cars, and; design aesthetics and lighting among other areas.</p> <p>- The County will require the project to pay a Transportation Impact Fee. This project will be required to pay its fair share of applicable transportation impact fees proportional to its forecast trip generation in order to maintain or improve the level of service in the project area to acceptable conditions.</p> <p>- The California Office of Planning and Research's <i>Technical Advisory on Transportation Impacts in CEQA</i> has determined that adding affordable housing to infill locations generally reduces VMT in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall.</p> <p>Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, and that it meets the County VMT threshold, the conclusion that the project would not have a significant impact can be supported.</p> <p>- See Attach R: Transportation</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p><i>Unique Natural Features</i></p> <p>-The project site contains a riparian area on the east side of the site which will not be developed, as it is subject to a riparian easement, and will be protected during site development.</p> <p>- There are no other unique natural features on the project site.</p> <p>- See Attach G: Endangered Species; USGS Map, Aerial Maps and Photos in Project Information</p> <p><i>Water Resources</i></p> <p>- The project will not utilize on-site wells. The project will receive public water through the Soquel Creek Water District (See Water Supply element above).</p> <p>- See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff.</p>

		<p>- Additionally, sewer service will be provided by the Santa Cruz Sanitation District sewer system and will not utilize an on-site septic system (see Waste Water / Sanitary Sewers element above).</p> <p>- See Attach Q: Community Facilities & Services</p>
Vegetation, Wildlife	2	<p><i>Vegetation</i></p> <p>- Per Bole, the Study Area consists of a highly disturbed and developed parcel (2840 Park Avenue - APN 037-231-22) fronting Park Avenue (dentist office and parking lot), an open, relatively undisturbed lower benched area (2838 Park Avenue – formerly APN 037-231-20) supporting ruderal, non-native grasses and forbs, and an undisturbed riparian corridor (formerly shown as APN 037-231-21) supporting a thin band of coast live oak, eucalyptus and willow trees. Wildlife species detected on or in the immediate vicinity of the Study Area included the following: mourning dove (<i>Zenaida macroura</i>), western gull (<i>Larus occidentalis</i>), California towhee (<i>Melospiza crissalis</i>), black phoebe (<i>Sayornis nigricans</i>) and house finch (<i>Carpodacus mexicanus</i>). All of these species are generalists that are adapted to human-modified landscapes. The Study Area provides habitat for other urban-adapted wildlife species such as northern raccoon (<i>Procyon lotor</i>), and striped skunk (<i>Mephitis mephitis</i>). The riparian corridor supports a limited amount of seasonal drainage flows with a sparse amount of hydrophytic plant species.</p> <p>- <i>For more information see the Endangered Species Act above</i></p> <p>- A Santa Cruz County Development Restriction requires proposed developments to submit a map of all trees on the parcel by size, species and location as part of any development proposal, along with an arborist report addressing the health of each tree, designation of which trees are proposed for removal, and reasons for removal along with recommended tree protection measures during construction. Santa Cruz County requires mature trees greater than 6 inches diameter at breast height shall be incorporated into the project design. Non-native plants are to be removed from the sites with the exception of mature eucalyptus which provide scenic value.</p> <p>- Ifland Engineers (civil) identified 26 trees that may require removal to accommodate project development. Nigel Belton, Consulting Arborist, prepared the required arborist report after inspecting and documenting all of the trees on site and determining which trees should be removed due to health and which must be removed to develop the project, along with recommendations for tree replacement types and locations, protection and maintenance of trees not to be removed, and protection of trees during construction activities. See the Mitigation Measures and Conditions section at the end of the EA for recommendations.</p> <p>- See Attach G: Endangered Species for additional information on site vegetation and Attach S: Vegetation and Wildlife.</p> <p><i>Wildlife</i></p> <p>- Per Bole: “Wildlife use of the Study area (Project area) is expected to be low due to the developed surroundings. However, the riparian corridor and</p>

		<p>overhanging trees provide habitat, including nesting, for some local nesting bird species. A few bird species observed during the January 2022 site visit included California scrub jay (<i>Aphelocoma californica</i>), western bluebird (<i>Sialia mexicana</i>), house finch (<i>Haemorhous mexicanus</i>), white-crowned sparrow (<i>Zonotrichia leucophrys</i>) and yellow-rumped warbler (<i>Setophana coronata</i>), mourning dove (<i>Zenaidura macroura</i>), western gull (<i>Larus occidentalis</i>), California towhee (<i>Melospiza crissalis</i>), and black phoebe (<i>Sayornis nigricans</i>) among others. Urban-adapted wildlife typically found in this setting could include raccoon (<i>Procyon lotor</i>) and striped skunk (<i>Mephitis mephitis</i>).”</p> <p>- The County requires that all windows and/or glass doors facing the riparian area to the east have reflective tape installed and that all outdoor lights be shielded and directed away from the riparian area.</p> <p>- See Attach G: Endangered Species for additional information on endangered species and other wildlife on the site.</p>
Other Factors	2	N/A

Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Marcus H. Bole and David Bole (Bole & Associates) – January 1, 2022
- Stevens, Ferrone & Bailey Engineering Co., Inc. – December 9, 2021
- Historic Resource Associates – December 26, 2021
- AEI Consultants – December 3, 2021
- Matt Johnstone, Environmental Coordinator – February 16, 2022
- Nigel Belton, Consulting Arborist – February 18, 2022

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Project Information

- Santa Cruz County GIS
- Old Republic Title Company – Preliminary Report, dated January 18, 2022
- Santa Cruz County Updated Parcel Map
- Combined Civil and Architectural Drawings
- Universal LORI Homekey
- Site Map
- Abode Services – 2838 Park Ave Service Plan

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- NEPAassist
- Santa Cruz County GIS Airport Compatibility Zones
- 24 CFR Part 51 Subpart D
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resources System Mapper at: <https://www.fws.gov/cbra/maps/Mapper.html>

Flood Insurance

- FIRM Community Panel number FIRM map 06087C0356F dated September 29, 2017

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

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

Coastal Zone Management

- Santa Cruz County GIS

Contamination and Toxic Substances

- AEI Consultants – Phase I ESA, dated December 9, 2021

Endangered Species

- Bole & Associates – NEPA-Level Biological Resources Assessment and Wetland Determination, dated January 8, 2022
- USFWS – Critical Habitat for Threatened & Endangered Species
- Santa Cruz County GIS Property Reports on all parcels

Explosive and Flammable Hazards

- CalEPA Database at: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- CA Department of Conservation Important Farmland Finder at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

Floodplain Management

- FIRM Community Panel number FIRM map 06087C0356F dated September 29, 2017

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Information System (CHRIS) report, dated 12.21.21
- Historic Resource Associates – Cultural Resources Study, dated December 2021
- Native American Heritage Commission (NAHC) – no response received
- NAHC Native American Contacts List – November 1, 2021
- Consultation letters to all Tribes on the 11.1.21 NAHC list
- National Register of Historic Places (NRHP) Records Search
- The USGS, Soquel Quadrangle 7.5-Minute series topographic map
- Google Aerial Photo

Noise Abatement and Control

- NEPAassist
- Santa Cruz County Traffic Counts 2010-2016
- Santa Cruz County General Plan – Highway and Local Roadway Existing Noise Contours (expanded)
- CalTrans 2019 Truck AADT
- CalTrans 2020 Truck AADT
- Santa Cruz County Code, Chapter 13.15 Noise Planning
- HUD NAG DNL Calculator
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> on 12.23.21
- Bole & Associates – NEPA-Level Biological Resources Assessment and Wetland Determination, dated January 8, 2022

Wild and Scenic Rivers

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJSCREEN Report (Version 2020)

Environmental Assessment Factors

- Concept Drawings and Site Plans
- NEPAssist
- County of Santa Cruz Parcel Information Detail Reports
- County of Santa Cruz Website – Various County Department Sites
- County of Santa Cruz - GIS System – various maps
- County of Santa Cruz General Plan and Zoning Ordinances
- Soquel Union School District Website
- Santa Cruz City Schools Website
- Santa Cruz County Planning – Universal List of Required Information (LORI)
- Stevens, Ferrone & Bailey Engineering Co., Inc. – Geotechnical Investigation, dated December 29, 2021
- Monterey Bay Air Resources District 2012-2015 Air Quality Management Plan
- AEI Consultants – Phase I ESA, dated December 9, 2021
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning, Soquel Quadrangle
- Cal Fire FRPA FHSZ map
- NPDES General Permit No. CAS000004
- NPDES General Permit – Construction
- Santa Cruz County Code – Chapter 16.20 Grading Regulations
- Santa Cruz County Code – Chapter 16.22 Erosion Control
- Santa Cruz Metropolitan Transit District (SCMTD) Website
- Master Transportation Study
- County of Santa Cruz – Parks, Open Space & Cultural Services Website
- Santa Cruz County Parks Strategic Plan – Final, August 6th, 2018
- City of Santa Cruz – Parks and Recreation Website
- City of Santa Cruz – Parks Master Plan 2030
- Soquel Water District Website
- Santa Cruz County Sheriff Website
- Central Fire Protection District Website
- Santa Cruz County Sanitation District (SCCSD) Website
- SCCSD Capital Improvement Program 2021/22 thru 2025/26
- City of Santa Cruz Wastewater System
- Santa Cruz County Solid Waste & Recycling Website
- Santa Cruz County Impact Fee Schedule
- Abode Services – 2838 Park Ave Apartments Resident Services Plan
- Bole & Associates – NEPA-Level Biological Resources Assessment and Wetland Determination, dated January 8, 2022
- Nigel Belton – Consulting Arborist – The Preliminary Arborist Report & Tree Resource Analysis Concerning the Proposed Housing Development at 2838 Park Avenue – Soquel, California, dated

- 3.15.22
- Google Earth
- Google Maps

List of Permits Obtained:

No permits have been obtained at this time. The project submitted a preliminary review application to the County's Development Review Group (DRG) in January 2022, and received technical comments and proposed conditions of approval from the DRG reviewers. The reviewers included the local fire and water districts, public works, planning, building, sanitation, and transit agencies. Due to the State streamlining measures applicable to this project, described below, formal discretionary review (zoning clearance) is not required.⁷ If the project receives the Homekey funding, the applicant will apply for building, grading, and related ministerial permits required to construct the project. The project will be subject to the mitigations listed in this EA.

Public Outreach [24 CFR 50.23 & 58.43]:

The completed and planned public outreach for this project is described below. Certain State of California laws applicable to this project, including CA Govt. Code §65650-65656, enacted by AB 2162 of 2017, and AB 140 of 2021, require the County to process this project's development application on a ministerial (non-discretionary) basis. Ministerial projects are exempted from certain public noticing requirements and discretionary hearings that are required for most discretionary project applications, under California law, and County codes and procedures.

Completed:

- County Board of Supervisors meeting approving Homekey application on January 25, 2022;
- County Board of Supervisors meeting approving Predevelopment Loan for project on February 1, 2022;
- Notice of Exemption from CEQA posted on County website for 35 days;
- Outreach and response to key stakeholders via email, phone, and/or in person meetings, including representatives of Cabrillo College, local business owners, neighboring residents and business owners, local housing groups, and County Supervisors (First and Second Districts)
- Soquel Town Hall meeting on March 10, 2022 (Soquel Library and Zoom)

Planned, pending award of Homekey funds to the project:

- Community engagement meetings hosted by Applicant and 1st District Supervisor (to be held shortly after Homekey award and before construction begins);
- Continued outreach to key stakeholders and neighbors

⁷ CA Health and Safety Code 50675.1.3 (i): Any project that uses funds received for any of the purposes specified in subdivision (a) shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and any applicable coastal plan, local or otherwise, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or any other discretionary reviews or approvals.

- Release of this Environmental Assessment for the required public comment periods (15 days for the County and another 15 days for HUD), with notice of the comment periods provided in the local newspaper of record.

Cumulative Impact Analysis [24 CFR 58.32]:

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action, and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9] [Any Alternative sites considered?]

The following Alternatives were considered for their environmental impacts and how well each met the project's objectives with the intent of identifying the environmentally superior alternative.

Alternative #1 – No Project Alternative

Alternative #1 was not explored, as there is a well-established need for PSH dwelling units as proposed by the Project. This project addresses requirements in state and federal law, and goals and objectives in the County's Strategic and Operational Plans. The County of Santa Cruz Board of Supervisors (Board) directed County staff on March 9, 2021 and thereafter to seek opportunities to create new PSH projects such as the Park Avenue project, for homeless and at-risk County residents. At that meeting, the Board adopted a new Strategic Plan and a six-month work plan⁸ that included this task:

“Develop proposal for securing at least one site within the County for a permanent housing project”.

The Board directed staff to focus on properties in the unincorporated area for these housing sites, particularly in the First District, where the Subject Site is located. The Board also directed staff to pursue the current State of California Homekey funding opportunity, and approved the County's co-application for Homekey funds for four projects, one of which is the Park Avenue project. In addition, the local Continuum of Care, also known as the Santa Cruz County Housing for Health (H4H) Partnership, recently adopted a strategic plan which also calls for creation of more PSH units in the local area (Goal 4, p.15):

“Develop or purchase housing units specifically targeted to people experiencing homelessness.”

The County's efforts to create new PSH units are consistent with current federal and State of California policies and programs related to ending homelessness and increasing the supply of affordable housing, particularly for extremely low income households. For example, California housing element law requires communities to plan for and assist in the development of housing affordable to very low and extremely low income households. In addition, federal policy related to homelessness encourages local communities to provide “housing first” rather than building and operating more expensive homeless shelters, which do not meet people's needs for safe and affordable permanent housing.

The proposed Park Avenue project also addresses Objective 242 of the County's Operational Plan, which directs staff to increase the number of PSH units by at least 100 units or “slots” by 2023.

Alternative #2 – Vacant Lot on Soquel Drive, Aptos, CA 95003, APN: 039-371-29

County staff evaluated this 0.7 acre lot listed for sale in 2021 for approximately \$1 million. The lot, located across the street from the Aegis assisted living facility at Heather Terrace, is slightly smaller than the Project

⁸ https://santacruzcountyca.igam2.com/Citizens/Detail_Legifile.aspx?ID=10186

site, has a very narrow street frontage, no existing improvements, and has split zoning. The front portion is zoned for medium density multi-family (10.8 units/acre) while the rear half is zoned for single-family homes with 8,000 SF minimum lot size. Because of the lower allowable residential densities on this site, and because much of the street frontage and narrow lot would likely be taken up by a driveway, staff concluded this site could not accommodate enough housing units to make the project pencil at the asking price, and with all the associated development costs involved. At the current time, the project proponents and County do not have site control over this site, so it is not a viable alternative.

Alternative #3 – County Park Site at 3161 Prather Lane, Soquel CA 95073, APN: 025-091-52

The Board directed County staff to look for potential housing sites either on private property that could be acquired expeditiously, or on any surplus or underutilized County property, excluding any County Park sites that may be restricted for recreational use. Alternative #3 is a Park site, acquired by the County Parks Department many years ago using open space grant funds from the State, so it does not meet the policy direction provided by the Board to exclude park sites. In addition, if the site were to be developed, that State Parks grant would have to be paid back, and various other policy/legal/regulatory actions and environmental studies would be required before the site could be used for residential development. The western boundary of the property includes a riparian corridor which provides an important drainage area for stormwater in the area and is unbuildable, sensitive habitat. The grant agreement and related documents require written State authorization, even for an interim use of the site, such as a temporary campground or shelter. If the property were formally declared to be surplus County property in order to make it available to a housing developer or for any other development, the County would have to follow the procedures in the Surplus Lands Act, which are usually quite time-consuming, and would not likely conclude in time to secure site control for the Homekey funding application. For this reason, this alternative is not feasible.

Alternative #4 – Church Property at 2402 Cabrillo College Dr, Soquel, CA 95073 (APN 037-202-65)

Alternative #4 is a 4.5-acre property with an existing church, parking lot, and other miscellaneous improvements, located across Park Avenue and slightly to the south from the proposed Project site. It is a long, triangular-shaped parcel, bordered to the south by the Park Avenue on-ramp to northbound Highway 1, and the highway itself toward the western end. The property slopes significantly toward the west into a wooded riparian area. The entire site is zoned R1-6 (single-family homes with 6,000 SF minimum lot size). The General Plan land use map splits the property in two, with the eastern 1.67 acres, where the church building and parking lot are located, designated for Public Facility uses, and the remainder of the site designated for Open Space (due to the slopes and riparian area). Alternative #4 was analyzed briefly but not pursued further due to lack of site control by the County or any qualified housing development partner. To date the church leadership has indicated that it is not interested in selling any portion of the site to any party for an affordable housing project. It is currently negotiating with another party for a potential ground lease opportunity on a portion of the site for that party's proposed 12-unit rental housing project. That party is not prepared to apply for Homekey funds at this time, nor does it have documented site control sufficient to pursue Homekey or other public sector funding, nor does it have sufficient private sector funding secured to develop the project. The church also does not have funding to develop the proposed project. Therefore Alternative #4 is not feasible, primarily due to lack of site control and secondarily to lack of readiness.

Alternative #5 – Alternative Project Design: 42-Unit Building

The Project was originally proposed with 42 units, but was subsequently reduced, in the predevelopment phase, to 36 units. Under the 42-unit alternative, the development footprint would have extended several feet into the required 10-foot construction buffer around the designated riparian area of the site, which is unbuildable. This 42-unit alternative was later abandoned in favor of the 36-unit project, even though the additional units would have served to meet the demand for affordable unit production, so that the Project would not extend into that construction buffer, in order to meet the objective development standards applicable to the project site, as required for the AB 2162 ministerial review process. The design change consisted of eliminating several units along the southeasterly corner of the building so that the driveway

could be shifted away from the construction buffer. Alternative 5 is not preferable because it had the potential to create negative impacts on the riparian area and could have potentially caused delay in the permitting process.

The Alternatives evaluation concluded that the proposed project on Park Avenue is preferable to any of the five alternatives described above, for the reasons stated herein and above.

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

There are few benefits to be obtained by not developing the site as proposed. The proposed project will increase the much-needed supply of housing, and particularly affordable housing in the project area, with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community. The project is located in an urban infill site within the County's designated urban services line (USL), and within the unincorporated community of Soquel, a Census Designated Place (CDP) with a population of nearly 10,000 as of 2020. Soquel CDP is centrally located within the larger Santa Cruz, CA Census Urban Area, which had a total estimated population of nearly 170,500 in 2020⁹. The project site has access to public water, sewer, transit, roads, fire protection, power, and other services, as well as local schools and community colleges, jobs and shopping. It is located in area of the county where the County's General Plan and related land use policies, as well as State environmental policies, encourage new multi-family developments such as the Project to be sited.

Summary of Findings and Conclusions:

The County of Santa Cruz finds that the project, with the mitigations stated below, will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the availability of affordable PSH units, reducing the risks of homelessness and instability for the project's future residents, and reducing overcrowding and excessive housing cost burdens among lower-income households in need of both housing and supportive services.

The project will benefit the County of Santa Cruz and low-income residents needing affordable rental housing by providing high-quality affordable housing in a desirable area with access to employment opportunities, higher education and training, a healthy environment, and all standard community services.

⁹ US Census Bureau data published on <https://censusreporter.org/profiles/40000US79336-santa-cruz-ca-urbanized-area/>

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

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
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>The County shall require the following mitigations:</i></p> <p><i>[BIO-1, -2, -4 & -5 are from the Revised Soquel Biological Resource Assessment Report; BIO-3 has been revised from that found in the Report]</i></p> <p><i>5.1. BIO-1 Nesting Bird Protection</i></p> <p><i>The County shall require project applicants to retain the services of a qualified biologist(s) to conduct a pre-construction nesting bird survey during the nesting season (February 1 through August 31) prior to all new development that may remove any trees or vegetation that may provide suitable nesting habitat for migratory birds or other special-status bird species. If nests are found the qualified biologist(s) shall identify appropriate avoidance measures.</i></p> <p><i>5.2. BIO-2 Listed Plant Species Preconstruction Surveys</i></p> <p><i>Initial biological resource evaluations were conducted during the winter months and outside the normal blooming cycle of all plants of concern. Habitat evaluations found the Study Area to be absent of the micro-habitat required to support these special status species. However, it is recommended that preconstruction surveys will be conducted during the normal blooming cycle for all plants of concern to confirm the presence/absence of federal and/or state special status plant species. Surveys should be conducted no earlier than 30 days before construction activities are scheduled. If special status plant species are identified onsite, appropriate notification will be made to the County of Santa Cruz, the USFWS and CDFW. A protection plan will be submitted for agency review and action before special status plants are impacted.</i></p> <p><i>5.3. BIO-3 Riparian/Wetland Impact Analysis and Permits.</i></p> <p><i>The onsite riparian has been delineated and an additional 10-foot construction buffer around the delineated riparian area is provided for in the project plans. Measures will be taken to ensure setbacks are maintained during site work in</i></p>

	<p><i>accordance with published Development Restrictions. It should be noted that based on current onsite evaluations and the current project plans, a Riparian Exception is not needed as all development is proposed outside of the riparian area.</i></p> <p>5.4. BIO-4 Tree Protection and Preservation Plan</p> <p><i>A County of Santa Cruz approved arborist shall prepare a preliminary Tree Protection and Preservation Plan for submission with the Site Plan. A map of all trees on the parcel by size, species and location will be submitted as part of the development proposal, along with the arborist report addressing the health of each tree. Designation of which trees are proposed for removal, along with the reasons for removal shall be reviewed in the report. Santa Cruz County requires the existing mature trees greater than 6 inches diameter at breast height shall be incorporated in the project design. Non-native plants are to be removed from the site with the exception of mature eucalyptus which provide scenic value.</i></p> <p>5.5. BIO-5 Santa Cruz black salamander</p> <p><i>Additional surveys for this amphibian should be conducted within two-weeks of construction activities. It is recommended that a curb/barrier be installed to prevent salamanders from accessing the parking areas during precipitation and high flows through the riparian corridor.</i></p> <p><i>Additionally, a reptile/amphibian barrier (such as 1/4 inch hardware cloth 23 gauge black vinyl coated welded fence mesh) along the bottom of the fence delineating the riparian area should be installed.</i></p> <p><i>Lights should be shielded and directed away from the riparian corridor to protect sensitive wildlife that might utilize the corridor. Windows and glass door should have a reflective film to prevent household light from residential units from shining into the corridor.</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>- Project applicant shall comply with Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code (Native American Cultural Sites Ordinance), which includes regulations for the protection, enhancement, and perpetuation of Native American cultural sites. If human remains or any artifact or other evidence of a Native American cultural site are found during ground disturbance or excavation, the project applicant(s) shall cease and desist from further excavations and disturbance within 200 feet of the discovery; stake around the discovery in accordance with the requirements in the ordinance; and notify the Sherriff-Coroner if the discovery contains human remains or the Santa Cruz County</i></p>

	<p><i>Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.</i></p> <p><i>- If human remains of Native American origin are discovered during ground-disturbing activities, project applicant(s) shall comply with state laws relating to the dispositions of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (NAHC) (Public Resources Code, Section 5097.98). If human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the area or any nearby area reasonably suspected to overlie adjacent human remains until:</i></p> <ul style="list-style-type: none"> <i>• The Santa Cruz County Sheriff-Coroner has been informed and has determined that no investigation of the cause of death is required, and</i> <i>• If the remains are of Native American origin, <ul style="list-style-type: none"> <i>○ The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave good as provided in the Public Resources Code, Section 5097.98, or The California NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the NAHC.</i> </i>
<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><i>- To minimize impacts associated with short-term construction noise, the County of Santa Cruz Planning Department shall ensure that project applicants incorporate the following noise control measures into construction contracts for future development of the modified project in accordance with Policy 6.9.7 County of Santa Cruz General Plan:</i></p> <ul style="list-style-type: none"> <i>• Limit construction that involves motorized equipment to Monday through Friday from 7:30 am to 4:30 pm to avoid the times of day and the days of the week when noise effects would cause the greatest annoyance to residents and to those using the area for recreation;</i> <i>• Allow exceptions to the specified construction hours only for construction emergencies and when approved by the County of Santa Cruz Planning Department; and</i> <i>• Post a sign that is clearly visible to adjacent land uses that provides the phone number for the public to call to register complaints about construction-related noise problems. A single disturbance coordinator shall be assigned to log in and respond to all calls. All verified problems shall be resolved within 24 hours of registering the complaint.</i>

Vegetation and Wildlife

Design Period

1- The locations of required tree Protection Zone fences must be shown on the Grading Plans. The trees identified in this report must be numbered on this plan as well.

2- The following Tree Protection Notes must be added to the Cover Sheet of the final construction plans or be shown on a dedicated Tree Protection Plan:

(a)- Tree Protection Zone Fencing must be installed and approved of by the project arborist before demolition and construction work can proceed. These fences must not be dismantled or moved at any time during the construction period, without first obtaining the consent of the project arborist. The fences must comprise of steel chain-link material or heavy-duty snow fences, attached to steel posts driven into the ground. Laminated Tree Protection Notices must be attached to the TPZ fences at distances of every 15-feet (see the attached TPZ notice template).

(b)- The project arborist must attend a pre-construction meeting with the General Contractor and must also be notified concerning scheduled site meetings throughout the construction period.

(c)- Grading and construction activities must be excluded from fenced Tree Protection Zones. Vehicles and equipment must be excluded from Tree Protection Zones. No materials, chemicals or waste products may be stored or disposed of within these protected areas.

(d)- The project arborist must be notified in the event that significant roots over 2-inches diameter are encountered during any underground work.

Tree Pruning & Maintenance

The Project Arborist must meet with the approved Tree Service Provider to discuss the scope of all the recommended pruning work on this site before it proceeds and should also be available to inspect the work in progress in order to ensure that it is being performed correctly. This work must comply with ANSI A-300 Best Management Practices and ISA Standards for tree pruning and the installation of tree support systems (tree props and support cables). This work must also be performed under the supervision of an ISA Certified

Arborist (See the attached list of recommended tree service providers).

- I recommend that the Cape Ivy and the English Ivy growing on the trunks and in canopies of the oaks and Eucalyptus trees is removed. These vines are invasive and they can hide structural defects.

- I recommend that the Poison Oak and the debris built up around the trunks of the Blue Gum Eucalyptus Trees on the bank above the dry creek is removed. This action will serve to expose any structural defects that may have been obscured at the time of my assessment and it will also reduce potential fuels in the event of a wildfire situation. The removal of the debris and the poison oak will also serve to discourage trespassing and camping on the property.

- I recommend that all of the trees that are to be preserved, are pruned to improve their structural conditions and to reduce the risk of tree failures. The scope of work for the individual trees is yet to be determined.

Construction Period Tree Protection Recommendations & Site Inspection Schedule

1 – Tree Protection Zone Fences:

- Tree Protection Zone Fencing must be installed and approved of by the project arborist before any site demolition and construction work proceeds.

- TPZ fences must not be dismantled or moved at any time during the construction period, without first obtaining the consent of the project manager and the project arborist.

- Note - All construction activities must be excluded from fenced Tree Protection Zones, unless such encroachments are unavoidable, in which case the project arborist must provide supervision regarding root protection and preservation within these areas. Vehicles and equipment must be excluded from Tree Protection Zones. No materials, chemicals or waste products may be stored or disposed of within these protected areas.

2 – Pre-Construction Meeting:

- The project arborist must attend a pre-construction meeting with the General Contractor and the grading contractor and must also be notified concerning

scheduled site meetings throughout the construction period.

3 – Site Inspections & Supervision:

- The project arborist must be notified in the event that significant roots over 2-inches diameter are encountered during any underground work. Roots encountered within the limits of grading and excavation work that exceed 2-inches diameter must be pruned properly and not be torn by equipment.

- The project arborist must also provide supervision oversight concerning all construction disturbances that will encroach within the Critical Root Zones Areas of Protected Trees (as defined by the tree's canopy drip line perimeters or a factor of their trunk diameter measurements).

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

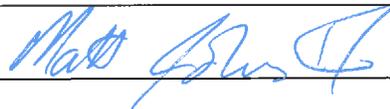
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  _____ Date: 5.26.22

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature:  _____ Date: 5/31/22

Name/Title: Matt Johnston / Environmental Coordinator, County of Santa Cruz Planning Department

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).