



Staff Report to the Planning Commission

Application Number: 111095

Applicant: County of Santa Cruz

Agenda Date: September 14, 2011

Owner: County of Santa Cruz

Agenda Item #: 9

APN: 030-153-10, 030-142-18, 030-142-32,
030-142-33, 030-071-08 and 030-081-17

Time: After 9:00 a.m.

Subject: General Plan Amendment and Rezoning of six County-owned parcels

Project Description: Proposal to amend the General Plan for assessor's parcel number 030-153-10 (Porter Street Site), located on the east side of Porter Street approximately 400 feet south of Soquel Drive, from O-U, C-C (Urban Open Space-Community Commercial) to O-U, O-R (Urban Open Space-Parks, Recreation, and Open Space) and to rezone from C-2-GH (Community Commercial-Geologic Hazards) to PR-GH (Parks, Recreation and Open Space-Geologic Hazards); amend APN 030-142-18, 030-142-32, and 030-142-33 (Daubenbiss Parking Lot), located on the east side of Daubenbiss Avenue, from C-C (Community Commercial) to P (Public/Institutional Facilities) and to rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards); amend APN 030-071-08 and 030-081-17 (Lighthouse Parking Lot), located on the north side of Soquel Drive opposite Daubenbiss Avenue, from C-C, O-U (Community Commercial, Urban Open Space) to P, O-U (Public/Institutional Facilities, Urban Open Space) and to rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facilities-Geologic Hazards) Zone District.

Location: The properties are located within the Soquel Village area on the East Side of Daubenbiss Avenue, 100 feet south of Soquel Drive; north side of Soquel Drive, across Daubenbiss Avenue; and, east side of Porter Street approximately 400 feet south of Soquel Drive

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: General Plan Amendment and Rezoning

Staff Recommendation:

- **Hold** a public hearing to consider this item; and
- **Adopt** the attached Planning Commission resolution recommending Board approval of the General Plan amendments and rezonings

- 1 -

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

- 1 -

Exhibits

- A. Planning Commission Resolution, with Board Resolution and Ordinance (including findings and rezoning maps)
- B. Location, Existing and proposed
- C. Zoning and General Plan Maps
Negative Declaration (CEQA determination)

Parcel Information

Parcel Sizes: APN 030-153-10: Porter Street Site, Vacant County-owned Site
APN 030-142-18, 030-142-32, and 030-142-33: Daubenbiss Parking Lot
APN 030-071-08 and 030-081-17: Lighthouse Parking Lot

Existing Land Use: See above

Existing Land Use - Surrounding:

Soquel Village Commercial Uses

Project Access:

Daubenbiss Avenue, Soquel Drive, Porter Street

Planning Area:

Soquel

Land Use Designation:

Lighthouse parking lot: From C-C, O-U (Community Commercial, Urban Open Space) to PF, O-U (Public/Institutional Facility, Urban Open Space)

Daubenbiss parking lot: From C-C to PF (Community Commercial to Public/ Institutional Facility)

Porter Street Site: CC, O-U (Community Commercial, Urban Open Space) to PR, OU (Parks, Recreation and Open Space, Urban Open Space)

Zone District:

Lighthouse parking lot: From C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards Assessment)

Daubenbiss parking lot: From C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards Assessment)

Porter Street Site: From C-2-GH (Community Commercial-Geologic Hazards) to PR-GH (Parks, Recreation, and Open Space-Geologic Hazards)

Coastal Zone:

☐ Inside ☒ Outside

Appealable to Calif. Coastal Comm.

☐ Yes ☒ No

Environmental Information

Geologic Hazards: FEMA Flood Zone

Soils: N/A

Fire Hazard: Not a mapped constraint

Slopes: Sites are flat

Env. Sen. Habitat: Riparian Corridor along the eastern edge of the Porter Street Site

Grading: No grading proposed

No trees proposed to be removed

- 2 -

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	N/A
Archeology:	N/A, Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> x </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire
Drainage District:	Zone 5

Background

On June 3, 2011, the County Planning Department accepted this application to amend the General Plan Land Use Plan designation and Zoning of the Porter Street site from Community Commercial to Parks, Recreation, and Open Space and the Daubenbiss and Lighthouse parking lots from Community Commercial to Public Facility. The purpose of this request is to recognize the intended and existing public use of these important properties.

Porter Street Site

The Porter Street site is an approximately ½ acre vacant, undeveloped parcel owned by the County of Santa Cruz. This site was purchased by the Redevelopment Agency to provide access to the future Heart of Soquel park project envisioned by the Village Plan. A General Plan amendment from Community Commercial-Urban Open Space (C-C-O-U) to Parks, Recreation and Open Space-Urban Open Space (O-R-O-U) and a rezoning from Community Commercial-Geologic Hazards (C-2-GH) to Parks, Recreation and Open Space-Geologic Hazards (PR-GH) is proposed so that the zoning is more consistent with the intended use of the Soquel Village Plan and to preserve the property for public use as park access in conformance with the Soquel Village Plan.

The existing Urban Open Space land use designation and Geologic Hazards combining zone district overlay are proposed to be retained on the sites. The Urban Open Space designation recognizes the riparian area on the site and the Geologic Hazard Zone district reflects the site's location within the designated flood zone.

Soquel Village Public Parking Lots

Through a community planning process in 1990, parking, traffic safety and pedestrian access were identified as major needs for Soquel Village. Specific improvements to address these problems were proposed in the Soquel Village Plan adopted by the Board of Supervisors on May 22, 1990. Additional parking lot construction and renovation was identified as a means to resolve some of

- 3 -

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

these issues. The Soquel Village Parking Business Improvement Area (SVPBIA) was established as a mechanism to operate and maintain the public parking lots.

The construction and renovation of these lots was financed by the Redevelopment Agency and includes the Lighthouse and Daubenbiss parking lots, parking and access easements as well as on street parking improvements. These public parking spaces have dramatically reduced local concerns about parking and access for area businesses.

The Lighthouse parking lot was the first lot to be completed, located on Soquel Drive next to the Lighthouse Christian Fellowship church, and provides 47 parking spaces. The driveway off Soquel Drive was aligned with Daubenbiss Avenue, thereby minimizing traffic conflicts. In addition, curb, gutter, and sidewalks were constructed on the site frontage. A bus turnout and shelter were constructed to the west of the driveway access. A new traffic signal also was installed there as part of a later project.

The Daubenbiss parking lot included construction of a new entrance from Porter Street which helped improve access and circulation, construction of new parking spaces, sidewalks, landscaping and night lighting as well as sidewalk, curb and gutter improvements on the Daubenbiss Avenue frontage of the lot. Renovation of the existing 43 spaces and construction of an additional 13 spaces brought the total capacity of this lot to 56 parking spaces.

The parking lots are currently designated Community Commercial (C-C) by the General Plan and zoned Community Commercial-Geological Hazards (C-2-GH). The proposed General Plan and zoning designation recognizes the completion of the parking lots in accordance with the Soquel Village Plan and preserves the public use of the property. The Geologic Hazards Combining Zone District overlay will be retained, as the parcels are located in the flood zone.

Environmental Review

Environmental review was conducted for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on June 13, 2011. The project received a Negative Declaration (Exhibit D). The mandatory public comment period commenced on July 21, 2011 and expired on August 11, 2011, with no comments received.

Conclusion

All of the criteria have been met for a General Plan amendment and rezoning of the subject parcels to the Public Facility and Parks, Recreation, and Open Space Land Use Plan designations and respective Zone district. The revisions are consistent with the intended purposes of the Soquel Village Plan. All required findings can be made to approve this application pursuant to County Code Section 13.10.215 D 3 and are included in the Board Resolution and attached Ordinance.

Staff Recommendation

- **HOLD** a public hearing to consider this item; and
- **ADOPT** the attached Planning Commission resolution recommending Board approval of the General Plan amendments and rezonings, including ordinance findings and certification of the Negative Declaration (Exhibit C) under CEQA

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Sheila McDaniel
Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2466
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

Report Reviewed By: Cathy Graves
Cathy Graves
Principal Planner
Santa Cruz County Planning Department

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENTS TO THE GENERAL PLAN AND ZONING ORDINANCE

WHEREAS, the Planning Commission held a duly noticed public hearing on Application No. 111095 involving General Plan and zoning amendments for property within the Soquel Village and located on the east side of Porter Street, approximately 400 feet south of Soquel Drive (APN 030-153-10); and property located on the east side of Daubenbiss Avenue, approximately 100 feet south of Soquel Drive (APN 030-142-18, 030-142-32, 030-142-33); and property located on the north side of Soquel Drive, opposite Daubenbiss Avenue; and

WHEREAS, the Planning Commission considered the proposed General Plan Amendments and Rezonings, all testimony and evidence received at the public hearing, and the attached staff report; and

WHEREAS, pursuant to the California Environmental Quality Act, the proposal was evaluated and a Negative Declaration prepared; and

WHEREAS, the Planning Commission finds that the proposed General Plan Amendments and rezonings will be consistent with the policies of the General Plan, the Soquel Village Plan, and other provisions of the County Code, will be appropriate to the level of utilities and community services available to the property, is necessary to preserve the property for public purposes, and is in compliance with the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission hereby finds that the proposed General Plan Amendments and Rezonings serve a public benefit; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached resolution amending the General Plan by changing the property (Assessor's Parcel Number 030-153-10) from the "C-C, O-U" (Community Commercial, Urban Open Space) to "O-R, O-U" (Parks, Recreation, and Open Space, Urban Open Space) Land Use Plan designation, and (Assessors Parcel Number 030-142-18, 030-142-32, 030-142-33) from C-C to PF (Community Commercial to Public/ Institutional Facility), and (Assessor's Parcel Number 030-071-08 and 030-081-17) from C-C, O-U (Community Commercial, Urban Open Space) to PF, O-U (Public/Institutional Facility to Urban Open Space); and

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing the APN 030-

153-10 from the "C-2-GH" (Community Commercial-Geologic Hazards) to "PR-GH" (Parks, Recreation and Open Space-Geologic Hazards zone district; and APN 030-142-18, 030-142-32, 030-142-33, 030-071-08 and 030-071-17 from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards);

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed General Plan amendments and rezonings as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2011, by the following vote:

AYES:	COMMISSIONERS
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS
ABSTAIN:	COMMISSIONERS

Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:


COUNTY COUNSEL

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO.

On the motion of Supervisor:
Duly seconded by Supervisor:
The following resolution is adopted:

RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT TO CHANGE PARCEL (APN 030-153-10) FROM COMMUNITY COMMERCIAL, URBAN OPEN SPACE TO PARKS, RECREATION, AND OPEN SPACE, URBAN OPEN SPACE DESIGNATION, AND PARCELS (APN 030-142-18, 32, 33) FROM COMMUNITY COMMERCIAL TO PUBLIC/INSTITUTIONAL FACILITY, AND PARCELS (APN 030-071-08, 030-081-17) FROM COMMUNITY COMMERCIAL TO PUBLIC/INSTITUTIONAL FACILITY

WHEREAS, the Santa Cruz County General Plan was adopted by the Board of Supervisors in May of 1994 and certified by the Coastal Commission in December of 1994; and

WHEREAS, one of the goals of the County General Plan, and more specifically the Land Use Element, is to designate sufficient land to be developed for future public facilities and parks uses; and

WHEREAS, the Community Commercial designation allows the development of public facility and parks uses, the Public Facility and Parks, Open Space and Recreation land use plan designations will more exclusively reserve land for these intended purposes; and

WHEREAS, the General Plan Land Use Plan Objective 2.24 identifies that village, town, community and specific plans may be used to provide a planning framework for development; and

WHEREAS, the General Plan Land Use Plan Policy 2.24.1 requires all development within a village plan area to be consistent with the village plan; and

WHEREAS, on May 22, 1990 the Board of Supervisors adopted the Soquel Village Plan to implement the General Plan; and

WHEREAS, the Soquel Village Plan identifies public parking and pedestrian access as goals to be achieved to improve the economic vitality of the Soquel Village; and

WHEREAS, the County Redevelopment Agency acquired the subject properties for public facility and park purposes consistent with the Soquel Village Plan; and

WHEREAS, the preservation of these sites for public uses in the village requires that the General Plan Land Use Plan designation be changed to ensure the continued use as Public Facility and Parks, Recreation, and Open Space; and

WHEREAS, pursuant to the California Environmental Quality Act, the proposal was

evaluated and a Negative Declaration prepared; and

WHEREAS, the Planning Commission held a duly noticed public hearing and considered the proposal and has recommended it to the Board of Supervisors for approval; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing and finds that the proposed General Plan Amendment will be consistent with the policies of the General Plan, Soquel Village Plan, and other provisions of the County Code, is appropriate to the level of utilities and community services available to the property, and is in compliance with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby finds that the proposed General Plan amendments serve a public benefit; and

BE IT FURTHER RESOLVED, that the Board of Supervisors approves the General Plan amendment to change the land use designation for APN 030-153-10 from Community Commercial, Urban Open Space to Parks, Recreation, and Open Space, Urban Open Space designation, and APNs 030-142-18, 32, 33 from Community Commercial to Public/Institutional Facility and to change APNs 030-071-08, 030-081-17 from Community Commercial to Public/Institutional Facility, and certifies the Negative Declaration prepared by the Environmental Coordinator under the California Environmental Quality Act as attached.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, California, this _____ day of _____, 2011 by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

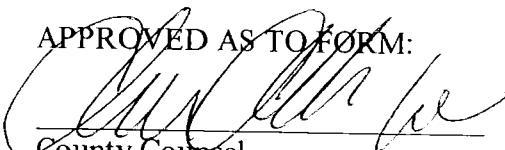
ABSENT: SUPERVISORS

AB STAIN: SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST: Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Cc: County Counsel
Planning Department

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan regarding the County property located on the East side of Porter Street, approximately 400 feet south from Soquel Drive; and property located on the north side of Soquel Drive opposite Daubenbiss Avenue; and property located on the east side of Daubenbiss Avenue approximately 100 feet south of Soquel Drive; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code; and finds and certifies the Negative Declaration without mitigations under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendments as described in Section III, and adopts the findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and

The Daubenbiss parcels (APN 030-142-18, 32, 33) and Lighthouse parcels (APN 030-071-08, 18) are fully constructed public parking lots that were developed to be consistent with the Soquel Village Plan, and are utilized by the Soquel Village Parking and Business District. The proposed Public Facility (PF) zoning will recognize these properties as County-owned public parking lots. This is a more appropriate zone district for public uses than the existing Community Commercial zone district and is an implementing zone district for the Public/Institutional Facilities General Plan Land Use Plan designation.

The Porter Street Site (APN 030-153-10) is also identified within the Soquel Village Plan's conceptual short term plan. It identifies development of public access easements to the Soquel Creek Linear Creek Trail from the Porter Street site with development of a pedestrian linkage. The rezoning of the site to Parks, Recreation, and Open Space will support development of this site for this planned future use and will preserve the property for public use.

The existing Urban Open Space land use plan designation and Geologic Hazards combining zone district overlay will be retained on the sites and will not be altered by this rezoning.

2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and

The proposed Public Facility and Parks, Recreation and Open Space (PR) zone district zoning is appropriate to the level of utilities and community services available to the parcels. The subject parcels are located within the Urban Services Line where public services are available to the sites, including publicly maintained roadways, water, sewer, and fire protection, and public transit access.

Furthermore, a mapping change would not induce substantial population growth in the Soquel Village area because the project does not propose any physical change that is not already anticipated, or result in removal of existing resource and development restrictions on the property; or encourage population growth including, but not limited to new or extended infrastructure or significant unanticipated public facilities or new commercial or industrial facilities that have not already been anticipated by the Village Plan.

3. The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted.

The public parking lots are currently zoned "Community Commercial-Geologic Hazards" (C-2-GH) and "Community Facility" (CC) and will be rezoned to "Public Facility-GH" (PF-GH) and Public Facility (PF), respectively. The Porter Street site is currently zoned "Community Commercial-Geologic Hazards" (C-2-GH) and will be rezoned to Parks, Recreation, and Open Space-Geologic Hazards (PR-GH).

The sites were acquired by the Redevelopment Agency for public parking lots and trailhead development, consistent with the Soquel Village Plan. A proposed rezoning is necessary to make the sites more consistent with the objectives of the Soquel Village Plan and General Plan by providing a zone district intended for public uses that will also preserve the sites for public use. The Public Facility and Parks, Recreation, and Open Space zone district is an implementing zone district for the Public/Institutional Facilities and Parks, Recreation, and Open Space Land Use Designations of the General Plan proposed for the property.

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following parcels from the existing zone districts to a new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Property Name</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
030-153-10	Porter Street Site	C-2-GH	PF-GH
030-071-08	Lighthouse Parking Lot	C-2	PF
030-081-71	Lighthouse Parking Lot	C-2	PF
030-142-32	Daubenbiss Parking Lot	C-2-GH	PF-GH
030-142-33	Daubenbiss Parking Lot	C-2-GH	PF-GH
030-142-18	Daubenbiss Parking Lot	C-2-GH	PF-GH

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED THIS _____ day of _____ 2011, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:	SUPERVISORS
NOES:	SUPERVISORS
ABSENT:	SUPERVISORS
ABSTAIN:	SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

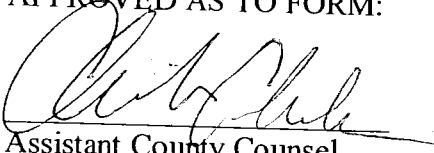
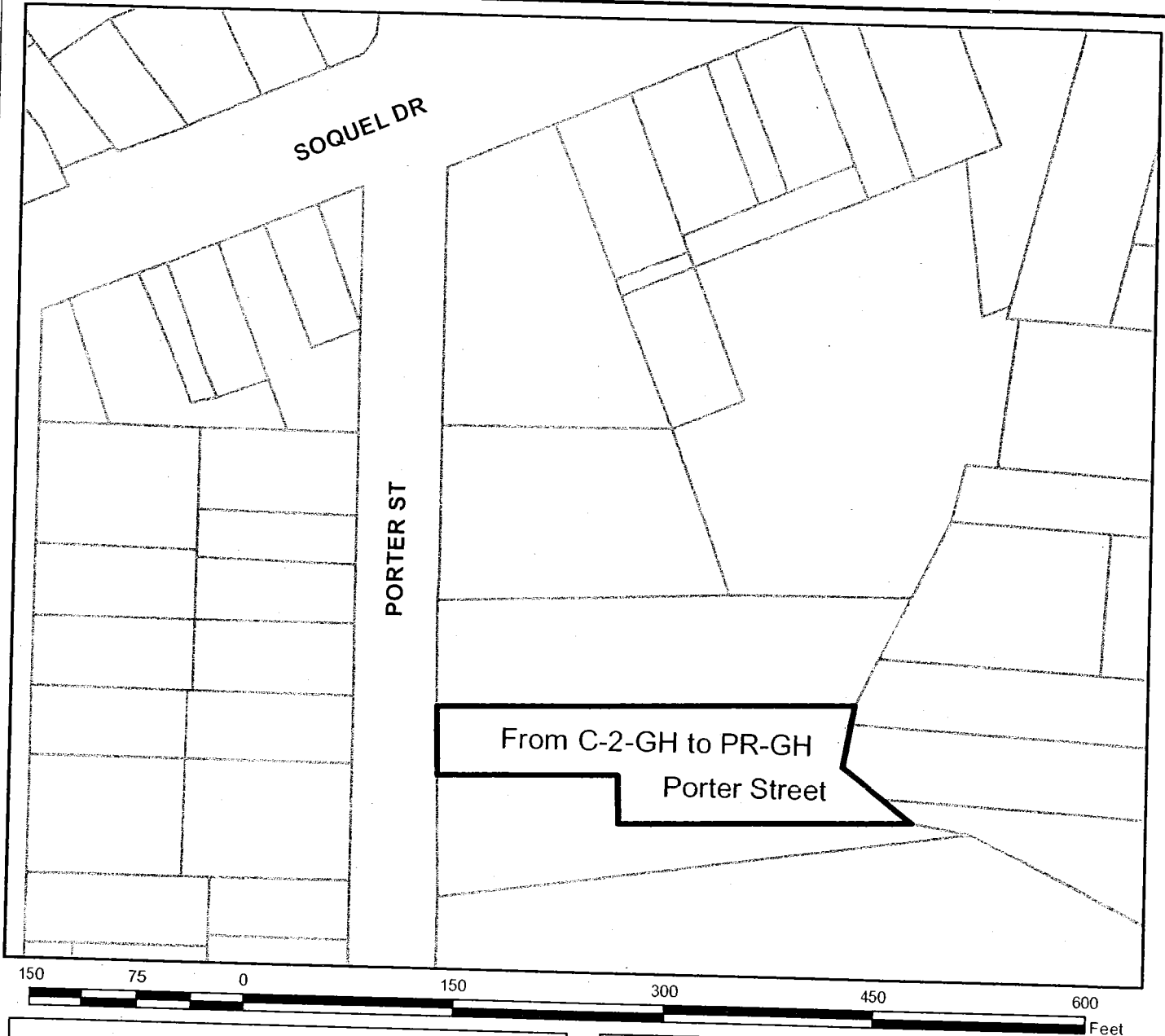

Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS

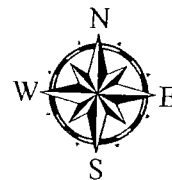


Existing Zoning & Proposed Zoning



LEGEND

- APN: 030-153-10
- Assessors Parcels
- Streets

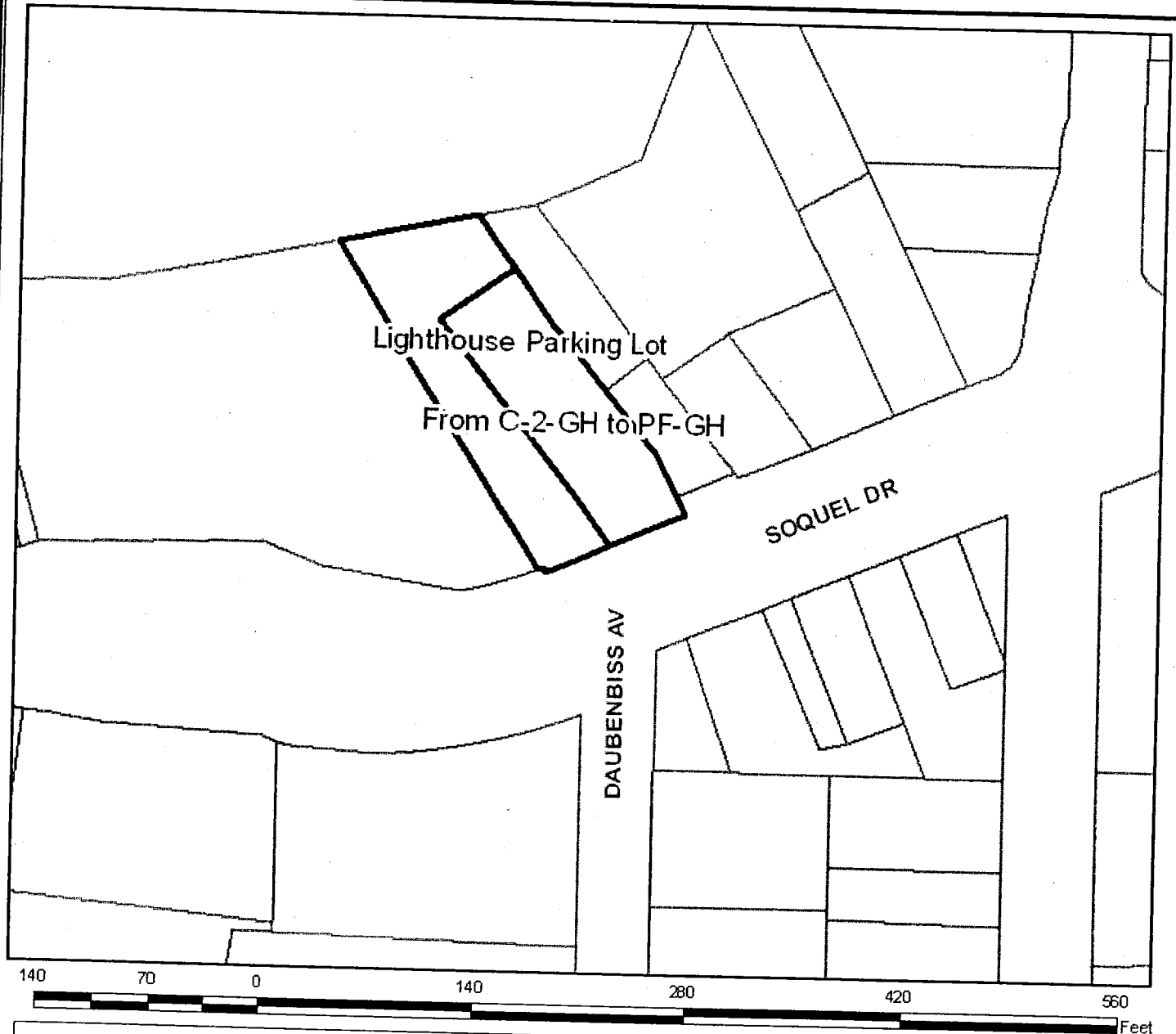


Map Created by
County of Santa Cruz
Planning Department
July 2011





EXHIBIT A

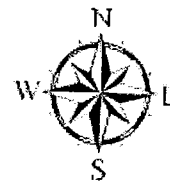


Existing Zoning & Proposed Zoning



LEGEND

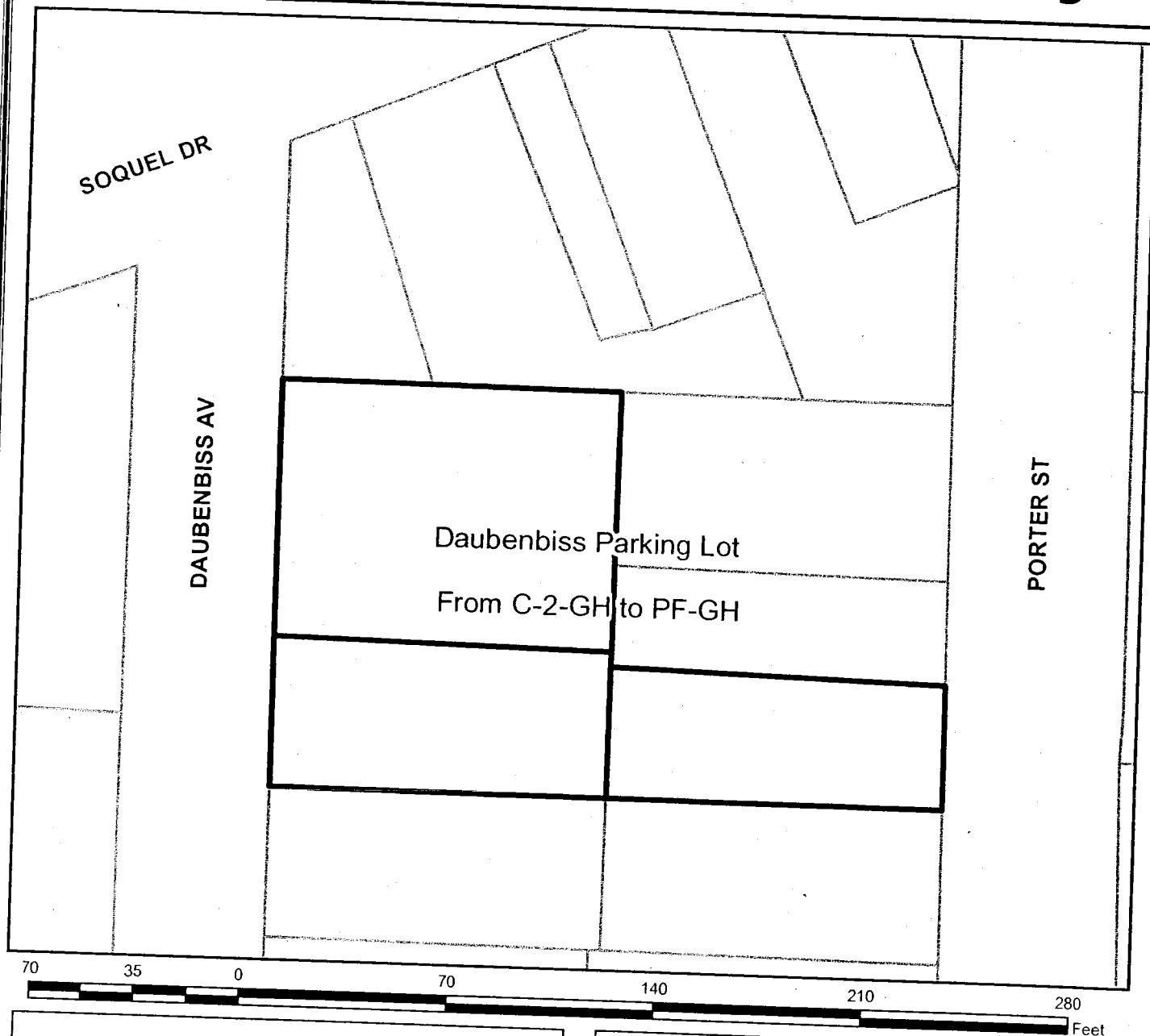
-  APN: 030-071-08
-  APN: 030-081-17
-  Assessors Parcels
-  Streets







Map Created by
County of Santa Cruz
Planning Department
July 2011



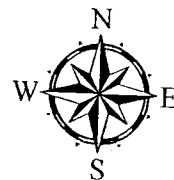
Existing Zoning & Proposed Zoning



LEGEND

-  APN: 032-142-18
-  APN: 030-142-32
-  APN: 030-142-33
-  Assessors Parcels

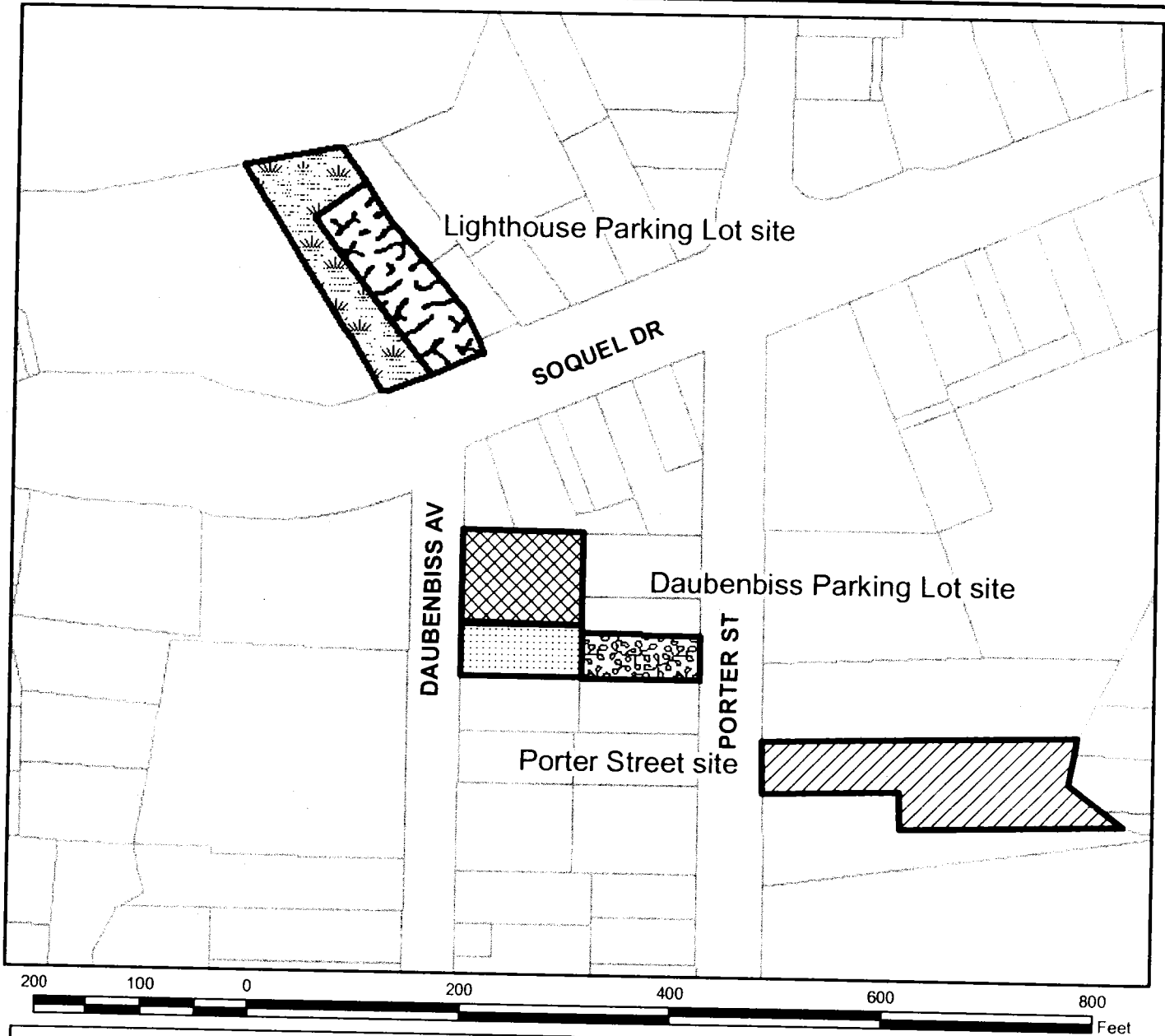
Streets











Map Created by
County of Santa Cruz
Planning Department
July 2011

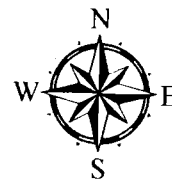


Location Map



LEGEND

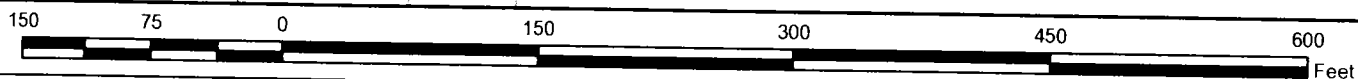
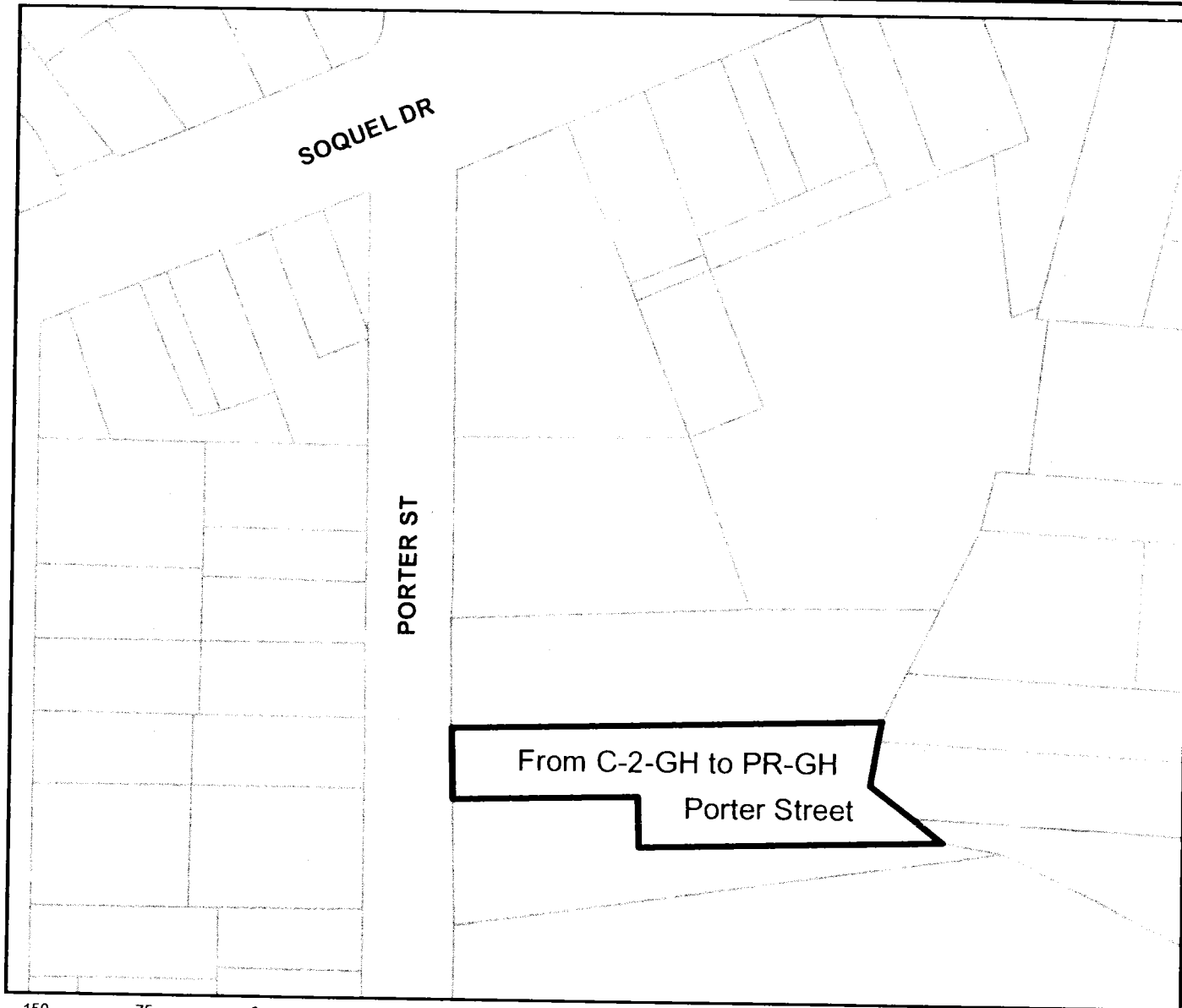
-  APN: 030-153-10
-  APN: 030-142-18
-  APN: 030-142-32
-  APN: 030-142-33
-  APN: 030-071-08
-  APN: 030-081-17
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011

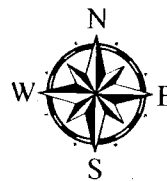


Existing Zoning & Proposed Zoning



LEGEND

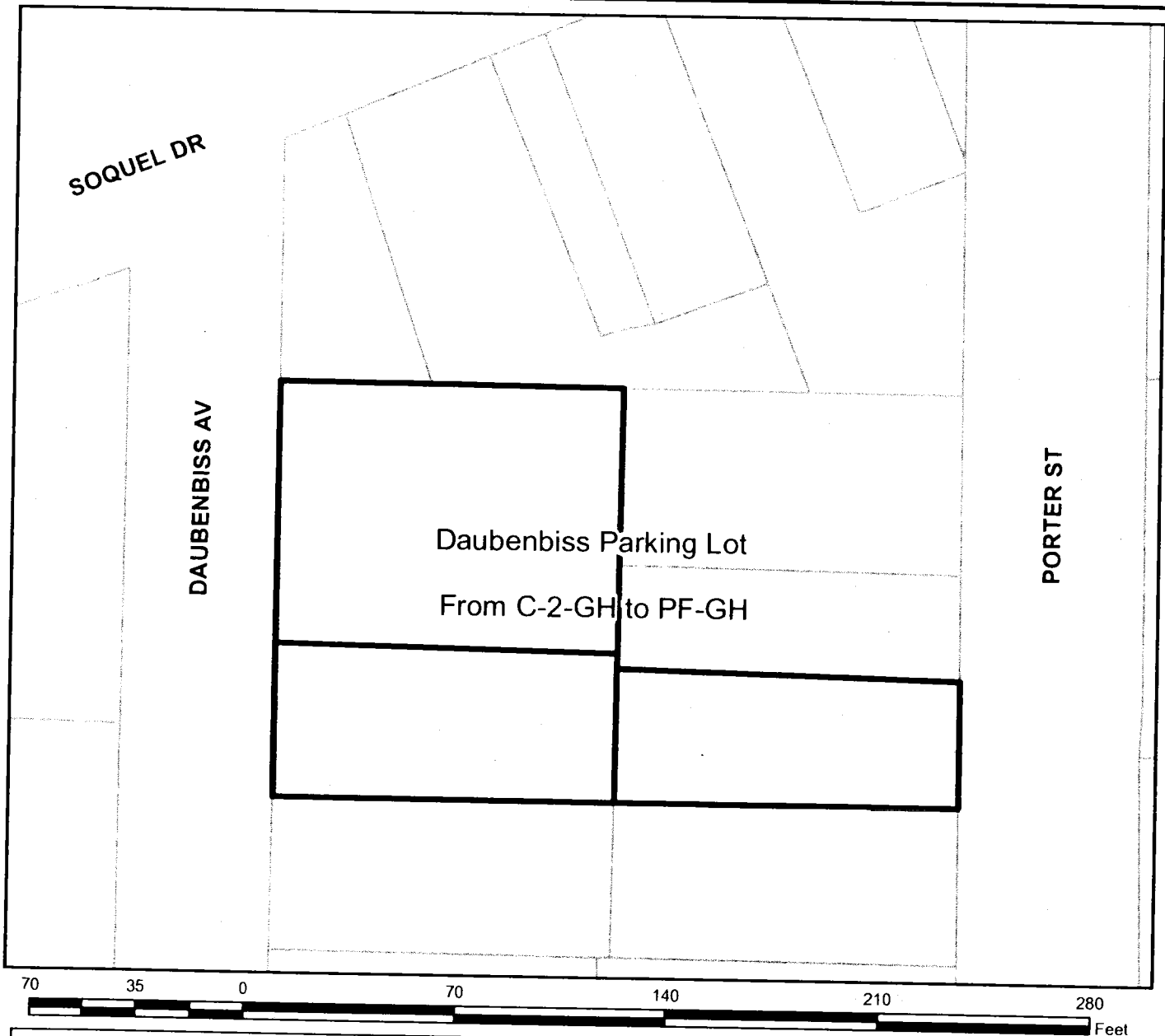
- APN: 030-153-10
- Assessors Parcels
- Streets








Map Created by
County of Santa Cruz
Planning Department
July 2011

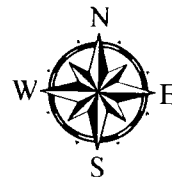


Existing Zoning & Proposed Zoning



LEGEND

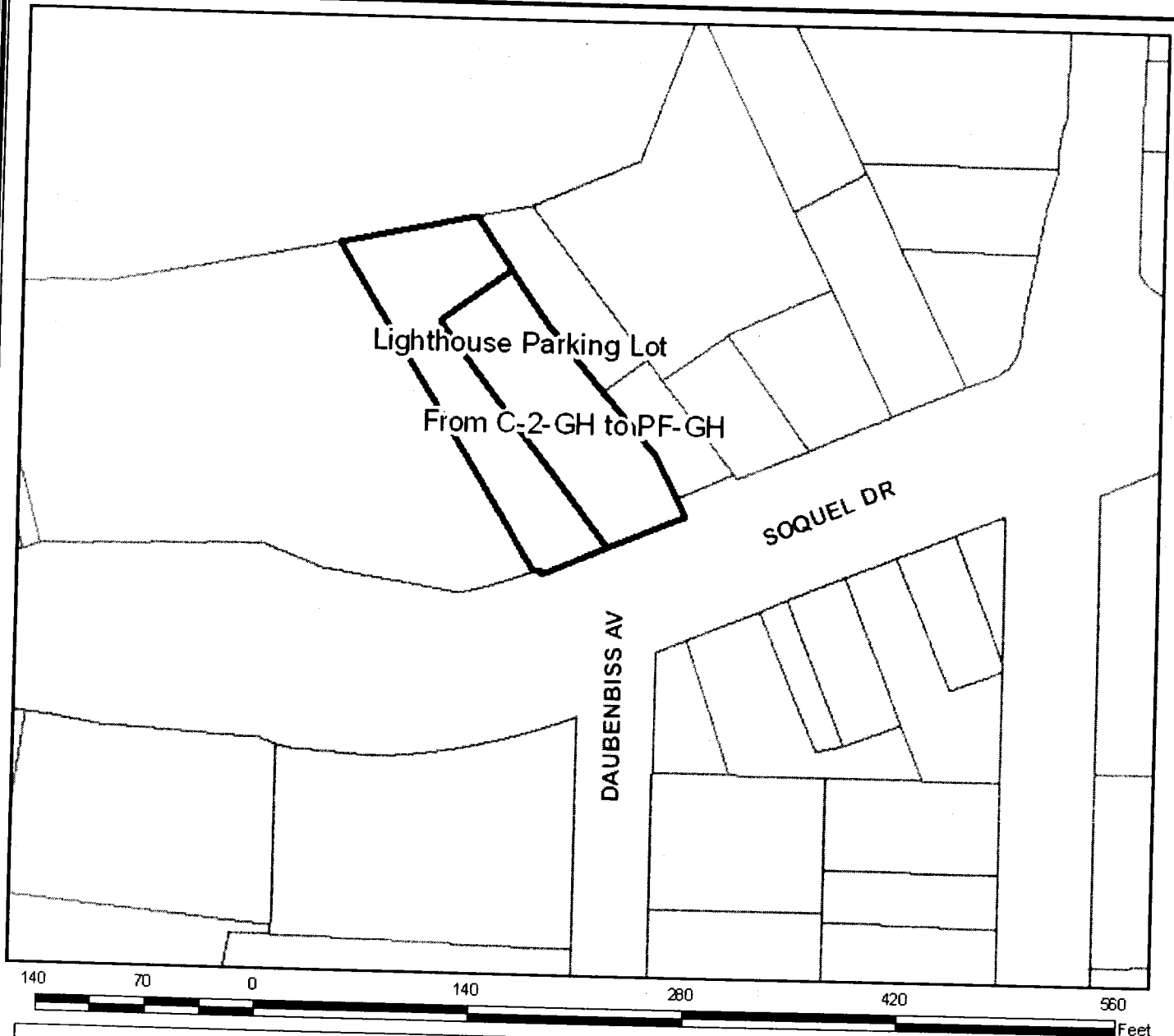
-  APN: 032-142-18
-  APN: 030-142-32
-  APN: 030-142-33
-  Assessors Parcels
-  Streets







Map Created by
County of Santa Cruz
Planning Department
July 2011

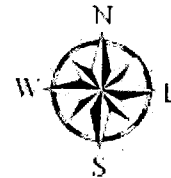


Existing Zoning & Proposed Zoning



LEGEND

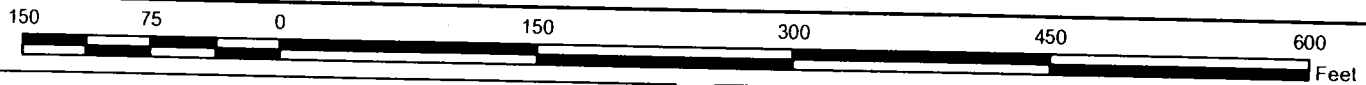
-  APN: 030-071-08
-  APN: 030-081-17
-  Assessors Parcels
-  Streets






Map Created by
County of Santa Cruz
Planning Department
July 2011

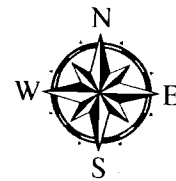


Existing GP & Proposed GP Designation



LEGEND

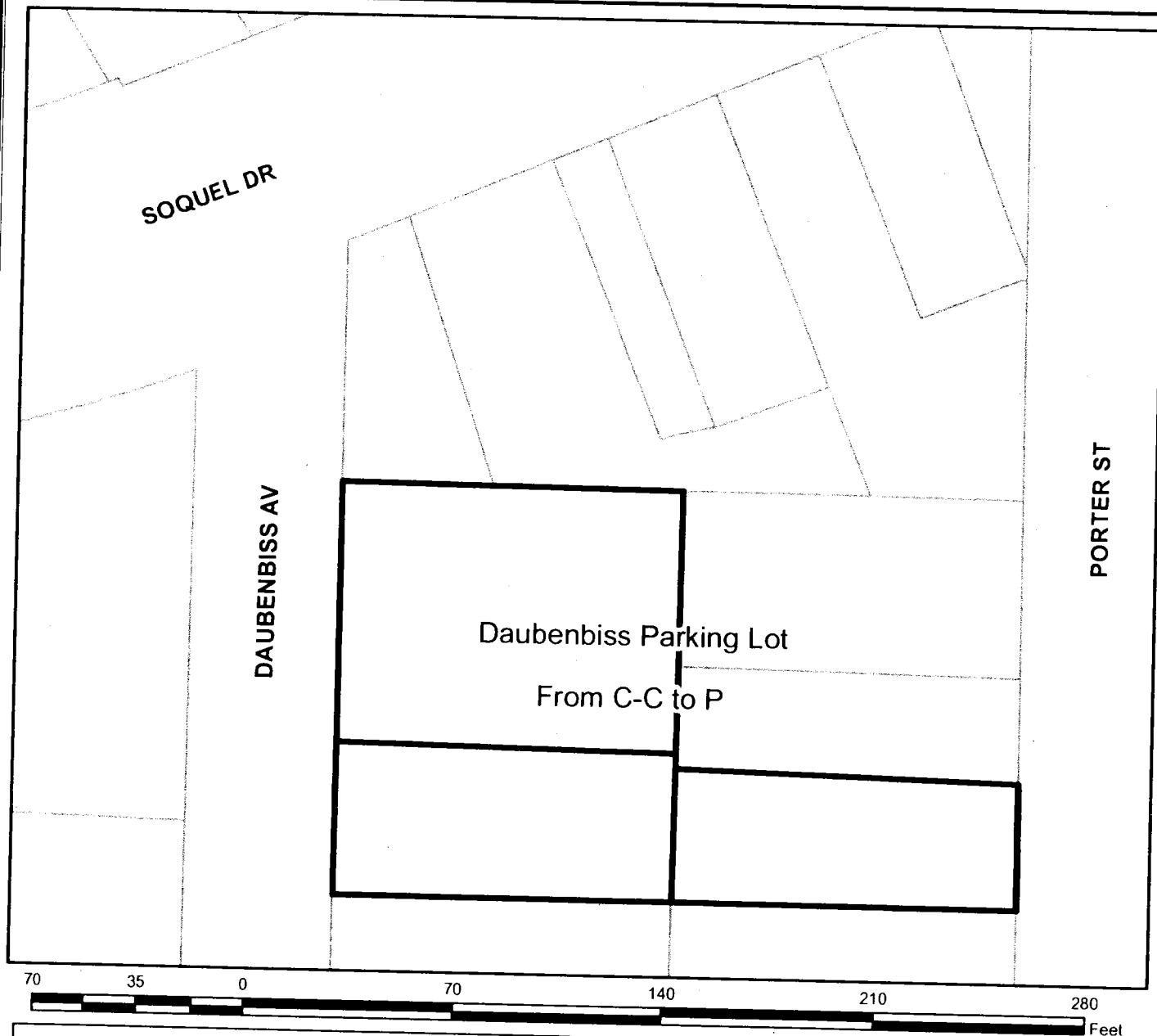
-  APN: 030-153-10
-  Assessors Parcels
-  Streets








Map Created by
County of Santa Cruz
Planning Department
July 2011

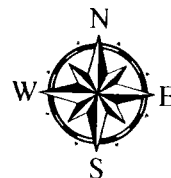


Existing GP & Proposed GP Designation



LEGEND

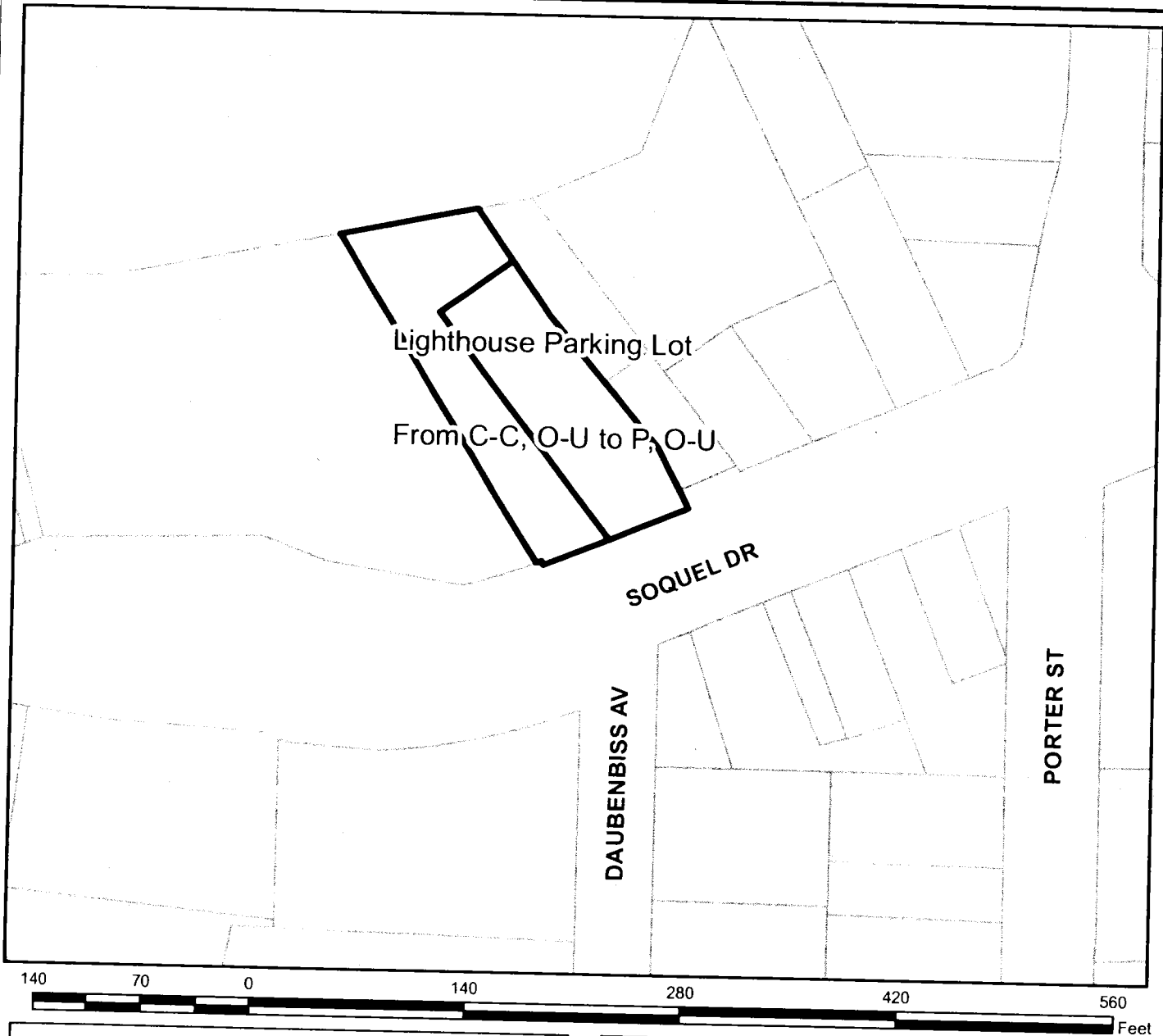
-  APN: 030-142-18
-  APN: 030-142-32
-  APN: 030-142-33
-  Assessors Parcels
-  Streets






Map Created by
County of Santa Cruz
Planning Department
July 2011

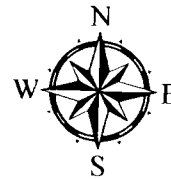


Existing GP & Proposed GP Designation



LEGEND

-  APN: 030-071-08
-  APN: 030-081-17
-  Assessors Parcels
- Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011

EXHIBIT B



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

☒ County of Santa Cruz
Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Heart of Soquel General Plan and zoning amendment

Project Location: Within the Soquel Village area on the East Side of Daubenbiss Avenue, 100 feet south of Soquel Drive; north side of Soquel Drive, across Daubenbiss Avenue; and, east side of Porter Street approximately 400 feet south of Soquel Drive

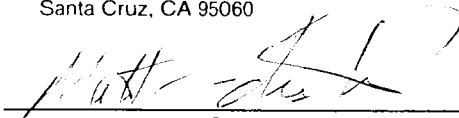
Project Description: Proposal for a General Plan Amendment and Rezoning of Assessor's Parcel Numbers 030-153-10, located on the east side of Porter Street approximately 400 feet south of Soquel Drive, from O-U-C-C (Urban Open Space-Community Commercial) to O-U-O-R (Urban Open Space-Parks, Recreation, and Open Space) and to Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PR-GH (Parks, Recreation and Open Space-Geologic Hazards); Amend APN 030-142-18, 030-142-32, and 030-142-33, located on the east side of Daubenbiss Avenue, from C-C (Community Commercial) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards); Amend APN 030-071-08 and 030-081-17, located on the north side of Soquel Drive opposite Daubenbiss Avenue, from C-C (Community Facility) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facilities-Geologic Hazards) Zone District.

This is to advise that the County of Santa Cruz has approved the above described project on _____ and has made the following determinations regarding the above described project: (Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following location:

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060



Signature

Environmental Coordinator

8/25/11

Date

Date Received for Filing at Clerk of the Board

Date Received for filing at OPR

Updated 6/29/11



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

NEGATIVE DECLARATION

Project: Heart of Soquel General Plan and zoning amendment

APN(S): 030-153-10, 030-142-18, 030-142-32, 030-142-33, 030-071-08 and 030-081-17

Project Description: Proposal for a General Plan Amendment and Rezoning of Assessor's Parcel Numbers 030-153-10, located on the east side of Porter Street approximately 400 feet south of Soquel Drive, from O-U-C-C (Urban Open Space-Community Commercial) to O-U-O-R (Urban Open Space-Parks, Recreation, and Open Space) and to Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PR-GH (Parks, Recreation and Open Space-Geologic Hazards); Amend APN 030-142-18, 030-142-32, and 030-142-33, located on the east side of Daubenbiss Avenue, from C-C (Community Commercial) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards); Amend APN 030-071-08 and 030-081-17, located on the north side of Soquel Drive opposite Daubenbiss Avenue, from C-C (Community Facility) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facilities-Geologic Hazards) Zone District.

Project Location: Within the Soquel Village area on the East Side of Daubenbiss Avenue, 100 feet south of Soquel Drive; north side of Soquel Drive, across Daubenbiss Avenue; and, east side of Porter Street approximately 400 feet south of Soquel Drive

Applicant: County of Santa Cruz

Staff Planner: Sheila McDaniel

Email: pln056co.santa-cruz.ca.us

This project will be considered at a public hearing by the Planning Commission.

The time, date, and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the public.

California Environmental Quality Act Negative Declaration Findings:

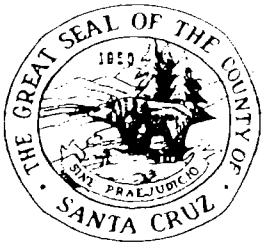
Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California.

Review Period Ends: 8/11/11

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

Date: 8/25/11

Matt Johnston
MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: 6/13/11

Application Number: 111095

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Santa Cruz County

APN(s): 030-153-10, 030-142-18, 030-142-32, 030-142-33, 030-071-08 and 030-081-17

OWNER: Santa Cruz County

SUPERVISORAL DISTRICT: 1st District

PROJECT LOCATION: Within the Soquel Village area on the East Side of Daubenbiss Avenue, 100 feet south of Soquel Drive; north side of Soquel Drive, across Daubenbiss Avenue; and, east side of Porter Street approximately 400 feet south of Soquel Drive

SUMMARY PROJECT DESCRIPTION: Proposal for a General Plan Amendment and Rezoning of Assessor's Parcel Numbers 030-153-10, located on the east side of Porter Street approximately 400 feet south of Soquel Drive, from C-C, O-U (Community Commercial, Urban Open Space) to O-R, O-U (Parks, Recreation, and Open Space, Urban Open Space) and to Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PR-GH (Parks, Recreation and Open Space-Geologic Hazards); Amend APN 030-142-18, 030-142-32, and 030-142-33, located on the east side of Daubenbiss Avenue, from C-C (Community Commercial) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facility-Geologic Hazards); Amend APN 030-071-08 and 030-081-17, located on the north side of Soquel Drive opposite Daubenbiss Avenue, from C-C (Community Facility) to P (Public/Institutional Facilities) and Rezone from C-2-GH (Community Commercial-Geologic Hazards) to PF-GH (Public Facilities-Geologic Hazards) Zone District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

☐ Geology/Soils

☐ Noise

- | | |
|---------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|------------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Other: |

NON-LOCAL APPROVALS


Other agencies that must issue permits or authorizations:

DETERMINATION: (To be completed by the lead agency)

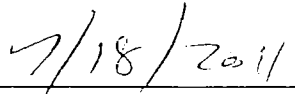
On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed

adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Matthew Johnston
Environmental Coordinator



Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: Daubenbiss Parking Lot (three parcels): ½ acre; Porter Street lot (one parcel): ½ acre; Lighthouse Parking: ½ acre

Existing Land Use: Daubenbiss and Lighthouse sites are parking lots, Porter Street is vacant

Vegetation: Riparian

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse: The Porter Street site is adjacent to Soquel Creek

Distance To: Contiguous

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No

Fault Zone: No

Groundwater Recharge: Only portion of
Porter Street Site along Soquel Creek

Scenic Corridor: No

Timber or Mineral: No

Historic: No

Agricultural Resource: No

Archaeology: None Identified

Biologically Sensitive Habitat: Riparian

Noise Constraint: No

Woodland and biotic resources on Porter
Street site only

Fire Hazard: No

Electric Power Lines: No

Floodplain: Yes

Solar Access: N/A

Erosion: No

Solar Orientation: N/A

Landslide: No

Hazardous Materials: No

Liquefaction: Yes

Other:

SERVICES

Fire Protection: Central Fire

Drainage District: Zone 5

School District: Soquel

Project Access: Daubenbiss Avenue,
Soquel Drive, Porter Street

Sewage Disposal: County Sanitation

Water Supply: Soquel Creek Water
District

PLANNING POLICIES

Zone District: C-2-GH

Special Designation: Soquel Village
Plan

General Plan: C-C (Community
Commercial), O-U (Urban Open Space).

Urban Services Line: ☒ Inside

☐ Outside

Coastal Zone: ☐ Inside

☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The Daubenbiss Parking lot (APN 030-142-18, 32, & 33) is located on the east side of Daubenbiss Avenue, approximately 100 south of Soquel Drive and is situated behind

the Soquel Village businesses fronting Soquel Drive and Porter Street to the east. Residential sites are located to the west and south of the property. This site was developed by the County Redevelopment Agency and is a fully developed parking lot.

The Lighthouse Parking lot (APN 030-071-08 and 030-081-17) is located on the north side of Soquel Drive directly across the street from Daubenbiss Avenue. It is situated adjacent to the Lighthouse Church to the west and Hernandez Market to the east. This lot was developed by the County Redevelopment Agency and provides parking for the Soquel Village Business District.

The Porter Street site is located on the east side of Porter Street, approximately 400 feet south of Soquel Drive. The site is surrounded by a commercial office to the north and dance studio business to the south. Soquel Creek is located on the east side of the parcel. A few mature trees are located along the frontage of the site and a thicket of riparian trees are located along Soquel Creek.

PROJECT DESCRIPTION AND BACKGROUND:

Public Parking Lots

Through a community planning process in 1990, parking, traffic safety and pedestrian access were identified as major needs for Soquel Village. Specific improvements to address these problems were proposed in the Soquel Village Plan adopted by the Board of Supervisors on May 22, 1990. Additional parking lot construction and renovation was identified as a means to resolve these issues. The Soquel Village Parking Business Improvement Area (SVPBIA) was established as a mechanism to operate and maintain the public parking lots.

The construction and renovation of these lots was financed by the Redevelopment Agency and includes the Lighthouse and Daubenbiss parking lots, parking and access easements as well as on street parking improvements. In total, the Agency developed 151 public parking spaces in the Village, dramatically reducing local concerns about parking and providing access to area businesses.

The Lighthouse parking lot was the first lot to be completed, located on Soquel Drive next to the Lighthouse Christian Fellowship church, and provides 47 parking spaces. The driveway off Soquel Drive was aligned with Daubenbiss Avenue, thereby minimizing traffic conflicts. In addition, curb, gutter, and sidewalks were constructed on the site frontage. A bus turnout and shelter were constructed to the west of the driveway access. A new traffic signal also was installed there as part of a later project.

The Daubenbiss parking lot included construction of a new entrance from Porter Street which helped improve access and circulation, construction of new parking spaces, sidewalks, landscaping and night lighting as well as sidewalk, curb and gutter improvements on the Daubenbiss Avenue frontage of the lot. Renovation of the existing

43 spaces and construction of an additional 13 spaces brought the total capacity of this lot to 56 parking spaces.

The parking lots are currently designated Community Commercial (C-C) by the General Plan and zoned Community Commercial-Geological Hazards (C-2-GH). The intent of the proposed map change is to assign a public land use and zoning designation in order to preserve the property for public use. The amendment and rezoning will recognize completion of these parking lots in accordance with the Soquel Village Plan. The Geologic Hazards Combining Zone District overlay will be retained.

Porter Street Site

The Porter Street site is approximately ½ acre vacant and undeveloped County-owned parcel. This site was purchased by the Redevelopment Agency to provide access to the future Heart of Soquel park project envisioned by the Village Plan. A general Plan amendment from C-C-O-U (Community Commercial-Urban Open Space) to O-R-O-U (Parks, Recreation and Open Space-Urban Open Space) and Rezoning to Parks, Recreation and Open Space is proposed so that the zoning is more consistent with the intended use of the Village Plan and to preserve the property for public use.

The existing Urban Open Space land use plan designation and Geologic Hazards combining zone district overlay will be retained on the sites.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts from geology or soils conditions.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts from geology or soils conditions.

- | | | | | |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

Discussion: The sites are flat and no development is proposed other than an amendment and rezoning at this time.

4. Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in soil erosion or loss of top soil.

5. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts from soils conditions.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? ☐ ☐ ☐ ☒

Discussion: No septic systems are proposed and no development is proposed at this time other than an amendment and rezoning. Furthermore, any future project would connect to the Santa Cruz County Sanitation District, and the applicant would be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

7. Result in coastal cliff erosion? ☐ ☐ ☐ ☒

Discussion: The property is not located in the coastal zone.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. A mapping revision will not result in impacts from flood hazards.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
|-----------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| 2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No development is proposed other than an amendment and rezoning. This project will not result in impacts from flood hazards.

- | | | | | |
|---------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Be inundated by a seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts from these hazards.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed, other than an amendment and rezoning, that would affect water supply for this site. Any future development under existing or revised land use designations would obtain water from Soquel Creek Water District and would not rely on private well water at the time the property is developed

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts to public or private water supply.

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This property and all others in the vicinity are connected or will be connected to the County sanitation district and no development would affect septic system functioning.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| 7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No development is proposed other than an amendment and rezoning. This will not alter site drainage.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not alter site drainage.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not involve the risk from flooding.

- | | | | | |
|----------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not alter water quality.

C. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

This will not result in site alteration or habitat modification. Riparian regulations require habitat protection regardless of the general plan land use designation and zoning of the site.

2. Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in modification to riparian habitat. Riparian regulations require habitat protection regardless of the general plan land use designation and zoning of the site.

3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?
- ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in interference to migratory patterns of native species. Riparian regulations require habitat protection regardless of the general plan land use designation and zoning of the site. This will not result in impacts.

4. Produce nighttime lighting that would substantially illuminate wildlife habitats?
- ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in production of nighttime lighting of wildlife habitats. Riparian regulations require habitat protection regardless of the general plan land use designation and zoning of the site. This will not result in impacts.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------|------------------------------------|-------------------------------------|
| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: No development is proposed other than an amendment and rezoning. Nonetheless, no wetlands are present on this site.

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. Riparian regulations require habitat protection regardless of the general plan land use designation and zoning of the site. This will not result in conflicts with any habitat protection ordinances.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. Nonetheless, no habitat conservation plan exists on this parcel.

D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|---------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ☐ ☐ ☐ ☒

The project site is zoned C-2 (Community Commercial) and proposed as PF (Public Facility) and PR (Parks, Recreation, and Open Space), which are not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ☐ ☐ ☐ ☒

The project is not adjacent to land designated as Timber Resource. The project would not affect the resource or access to harvest the resource in the future.

4. Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

The project site and surrounding area is within the Urban Service Line and many miles from any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is zoned C-2 and proposed as PF (Public Facility) and PR (Parks, Recreation, and Open Space), which are not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

- | | | | | |
|----------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

within a state scenic highway?

Discussion: The project sites are not located along a County designated scenic road, public view shed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts to the visual character of the site.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not result in impacts to day or nighttime views.

G. CULTURAL RESOURCES

Would the project:

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no structures on the subject property that could be affected.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No archeological resources have been identified in the project area. No development is proposed other than an amendment and rezoning. This will not result in impacts. However, pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

- | | | | | |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

Discussion: No human remains have been identified in the project area. No development is proposed other than an amendment and rezoning. This will not result in impacts. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. Nonetheless, no paleontological resource or site or unique geologic features are present on the site that could be disrupted by future development of the site.

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in the transport or disposal of hazardous materials.

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. This will not result in the transport or disposal of hazardous materials.

3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

This will not result in emissions of hazardous materials.

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not identified on the list of hazardous materials.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not located within an airport land use plan.

6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not located within the vicinity of a private airstrip.

7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not interfere with emergency response.

8. Expose people to electro-magnetic fields associated with electrical transmission lines?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. This will not expose people to electro magnetic fields associated with electrical transmission lines.

9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

Discussion: No development is proposed other than an amendment and rezoning. This will not expose anyone or to structures to a risk from a potential wildland fire.

I. TRANSPORTATION/TRAFFIC

Would the project:

- | | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. There would be no impact because no additional traffic would be generated.

- | | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. There would be no impact to air traffic because no additional traffic would be generated.

- | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. There would be no traffic impacts.

- | | | | | | |
|----|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. The project's road access meets County standards. There would be alteration to emergency access to the sites.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. The mapping change does not alter the parking on the property or result in additional parking demand.

6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. The proposed project does not conflict with transit, bicycle, or pedestrian facilities or decrease the performance or safety of such facilities.

7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? ☐ ☐ ☐ ☒

Discussion: See response I-1 above.

J. NOISE

Would the project result in:

1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☐ ☒

Discussion: No development is proposed other than an amendment and rezoning. The project would not affect the existing noise environment.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

Discussion: No development is proposed other than an amendment and rezoning.
The project would not affect the existing noise environment.

- | | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning.
The project would not affect the existing noise environment.

- | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning.
The project would not affect the existing noise environment.

- | | | | | | |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The properties are not located within an airport land use plan.

- | | | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The properties are not located within the vicinity of a private airstrip.

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

- | | | | | | |
|----|-----------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|-----------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning.
This would not affect the air quality.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No development is proposed other than an amendment and rezoning. This would not affect implementation of the air quality plan.

3. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning. This would not affect air quality.

4. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning. This would not affect air quality.

5. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning. This would not affect air quality.

L. GREENHOUSE GAS EMISSIONS

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-----------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning. The proposed project would not result in an increase in green house gas emissions by usage of fossil fuels.

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: See the discussion under L-1 above. No impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

M. PUBLIC SERVICES

Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a through e): No development is proposed other than an amendment and rezoning. The project would not result in any contribution to the need for services.

N. RECREATION

Would the project:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning, one of which is to Parks, Recreation, and Open Space. The mapping changes would not result in an increase in use of existing neighborhood or regional parks. The map revisions have the potential to reduce existing park usage if the site is developed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

the future with a park use, which would result in a positive impact to the environment.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: One of the proposed map revisions is to provide a Parks, Recreation, and Open Space zoning and land use designation on the Porter Street site. No physical development is proposed at this time. However, this would allow potential recreational facilities instead of community commercial uses currently allowed.

The property is located along the west side of Soquel Creek and contains riparian mapping that requires habitat protection pursuant to the Riparian regulations. Any development of this site is limited by the riparian protection regulations and much of the site would be required to be dedicated to a riparian buffer.

While improvements are not proposed at this time, a rezoning and land use plan amendment to Parks, Recreation and Open Space would be a more suitable zone district for this site because parks typically provide and allow for greater open space than Community Commercial uses and would provide greater protection to the riparian resource and the environment.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: No development is proposed other than an amendment and rezoning. Future development would be required to connect to an existing municipal water supply and sewer connection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning.

5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning.

6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning.

7. Comply with federal, state, and local statutes and regulations related to solid waste?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: No development is proposed other than an amendment and rezoning.

P. LAND USE AND PLANNING

Would the project:

1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

coastal program, or zoning ordinance)
adopted for the purpose of avoiding or
mitigating an environmental effect?

Discussion: The project amends the General Plan and includes a rezoning. The proposed Public/Institutional Facilities and Parks, Recreation and Open Space land use designations and Public Facility and Parks, Recreation and Open Space zoning support the objectives of the Soquel Village Plan, which encourage improved vehicle and pedestrian circulation and parking and provision of trail access for the Soquel Lineal Creek Park. Additionally, Objective 7.6.4 of the General Plan (Soquel Creek Trail Corridor) encourages the acquisition and development of trail segments by providing a linkage to the Heart of Soquel park site and the trail segment behind the Soquel Elementary School. The proposed revisions would support these objectives.

The General Plan amendments and Rezoning do not conflict with any specified designations in the Soquel Village Plan. All resource and constraints designations applicable to the sites will be retained. This includes the Urban Open Space land use designations, Riparian Woodland, and Geologic Hazard overlays.

2. Conflict with any applicable habitat conservation plan or natural community conservation plan? ☐ ☐ ☒ ☐

The General Plan and rezoning retain the Urban Open Space, Geologic Hazards, or Riparian protection overlays currently applicable to the properties and do not conflict with any habitat conservation plan or protection restrictions on the properties.

3. Physically divide an established community? ☐ ☐ ☒ ☐

Discussion: The General Plan and Rezoning would recognize and preserve existing public parking lot uses on the Soquel Village Business District parking within the Soquel Village Plan and further implement the Soquel Village Plan. The map revisions would not include any element that would physically divide Soquel Village or conflict with the objectives of the Village plan.

Q. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐

Discussion: The proposed General Plan Amendment and Rezoning are intended to recognize existing and envisioned planned public uses (existing parking lots and proposed Heart of Soquel Access) by the Village Plan that are currently allowed uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	----------------------------------------------------------------	------------------------------------	-----------

of the existing General Plan and Zoning designations and supported by the Soquel Village Plan. The intent of the change is to assign a public land use and zoning designation in order to preserve the property for these public uses.

The Daubenbiss and Lighthouse Parking lots are fully constructed public parking lots that were developed consistent with the Soquel Village Plan, and that are utilized by the Soquel Village Parking and Business District.

The Soquel Village Plan includes a conceptual short term plan that identifies development of public access easements to Soquel Creek from Porter Street and development of a pedestrian linkage there. The rezoning of the site to Parks and Recreation and a General Plan amendment would support development of this site for this planned future use.

Furthermore, the Soquel Village plan has already undergone environmental review. At the time that improvements are proposed on this site the project will be required to comply with the previously specified mitigation measures to protect riparian habitat as required by the Soquel Village Plan mitigated negative declaration.

A mapping change would not induce substantial population growth in the Soquel Village area because the project does not propose any physical change that is not already anticipated, or would remove existing resource and development restrictions on the property; or encourage population growth including, but not limited to new or extended infrastructure or significant unanticipated public facilities or new commercial or industrial facilities.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed Amendment and Rezoning would not displace any existing housing since the site is currently vacant.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed amendment and rezoning project would not displace anyone since it is a mapping revision only and does not involve residential zoning designations.

R. MANDATORY FINDINGS OF SIGNIFICANCE

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------|------------------------------------|-------------------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

No development is proposed at this time except map revisions, which would not affect habitat or degrade the quality of the environment.

The project involves a General Plan amendment and rezoning of two existing and fully developed public parking lots from "Community Commercial" to "Public/Institutional Facility". The changes will recognize and preserve the public use of these properties.

The project includes a General Plan amendment and rezoning of the Porter Street property, a publicly-owned, vacant parcel, which is proposed to change from "Community Commercial" to "Parks, Recreation, and Open Space" Land Use Plan designations and corresponding rezoning. This land use plan designation and rezoning will recognize a park use that is anticipated and supported by the Soquel Village Plan that has already been evaluated as part of CEQA review for the Soquel Village Plan. Furthermore, a map change will not alter the existing character of the site, anticipated development of the site, alter mapped geologic hazards mapping protection attributed to the property, compromise protection of the environment, or alter the environmental resource protections provided to the site by existing mapped riparian resource constraints. The amendment and rezoning will provide greater resource protection to the site, environment, and potential habitat present on the site by encouraging open space uses, which are more compatible and suitable to the protection of the habitat than commercial development.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------|------------------------------------|-------------------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The land use plan and rezoning changes will not have impacts that are cumulatively considerable since the project involves map changes to recognize existing or anticipated uses have already undergone environmental review as part of the Soquel Village Plan, and will not change as a result of map revisions.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------|------------------------------------|-------------------------------------|
| 3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The land use plan and rezoning changes will not have environmental effects which will cause substantial adverse effects on human beings since the project involves map revisions only, which are intended to recognize existing or anticipated uses of the Soquel Village Plan that have undergone environmental review as part of the Soquel Village Plan.

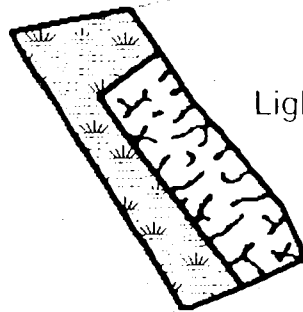
The project includes map revisions to recognize the public use of existing public parking lots. In addition, the project includes map revisions to recognize anticipated parks open space use of the Porter Street site, which will not involve impacts to individuals because the site is currently accessed by a fully improved sidewalk along the property frontage and the use does not involve hazardous materials that might affect humans.

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Archaeological Review	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Biotic Report/Assessment	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Geologic Report	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Geotechnical (Soils) Report	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Riparian Pre-Site	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Septic Lot Check	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____
Other:	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____



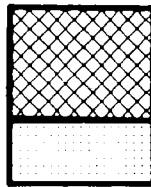
Location Map



Lighthouse Parking Lot site

SOQUEL DR

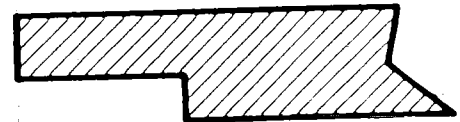
DAUBENBISS AV









Daubenbiss Parking Lot site

PORTER ST

Porter Street site

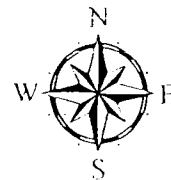


LEGEND

-  APN: 030-153-10
-  APN: 030-142-18
-  APN: 030-142-32
-  APN: 030-142-33
-  APN: 030-071-08
-  APN: 030-081-17

Assessors Parcels

Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011



Existing Zoning & Proposed Zoning

SOQUEL DR

DAUBENBISS AV




PORTER ST

Daubenbiss Parking Lot

From C-2-GH to PF-GH

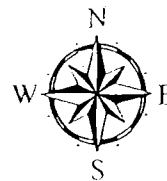


LEGEND

-  APN: 032-142-18
-  APN: 030-142-32
-  APN: 030-142-33

Assessors Parcels

Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011



Existing Zoning & Proposed Zoning

SOQUEL DR

PORTER ST

From C-2-GH to PR-GH
Porter Street

150 75 0 150 300 450 600 Feet

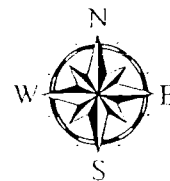
LEGEND



APN: 030-153-10

Assessors Parcels

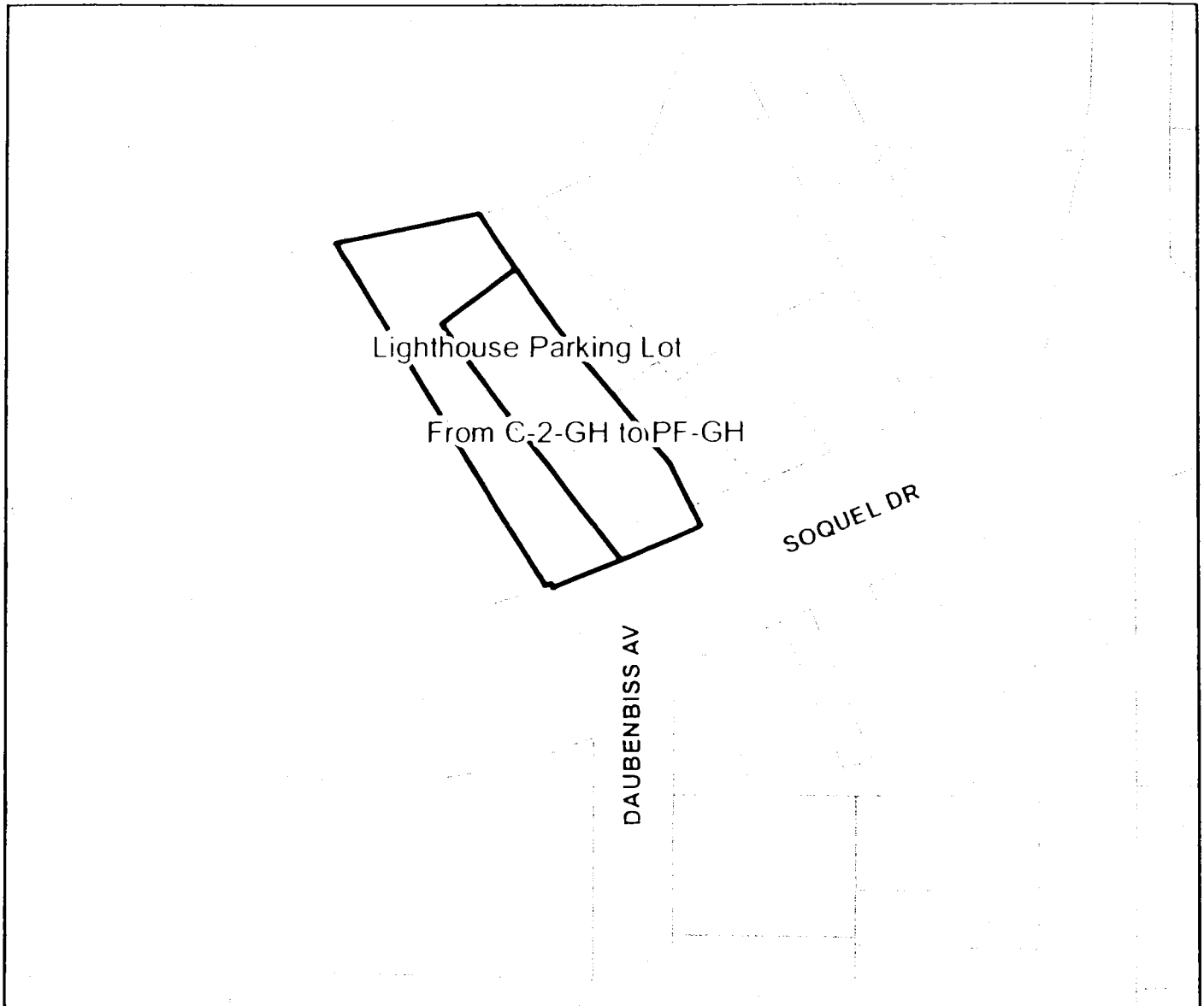
Streets





Map Created by
County of Santa Cruz
Planning Department
July 2011

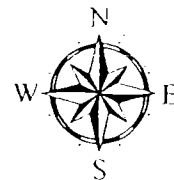


Existing Zoning & Proposed Zoning



LEGEND

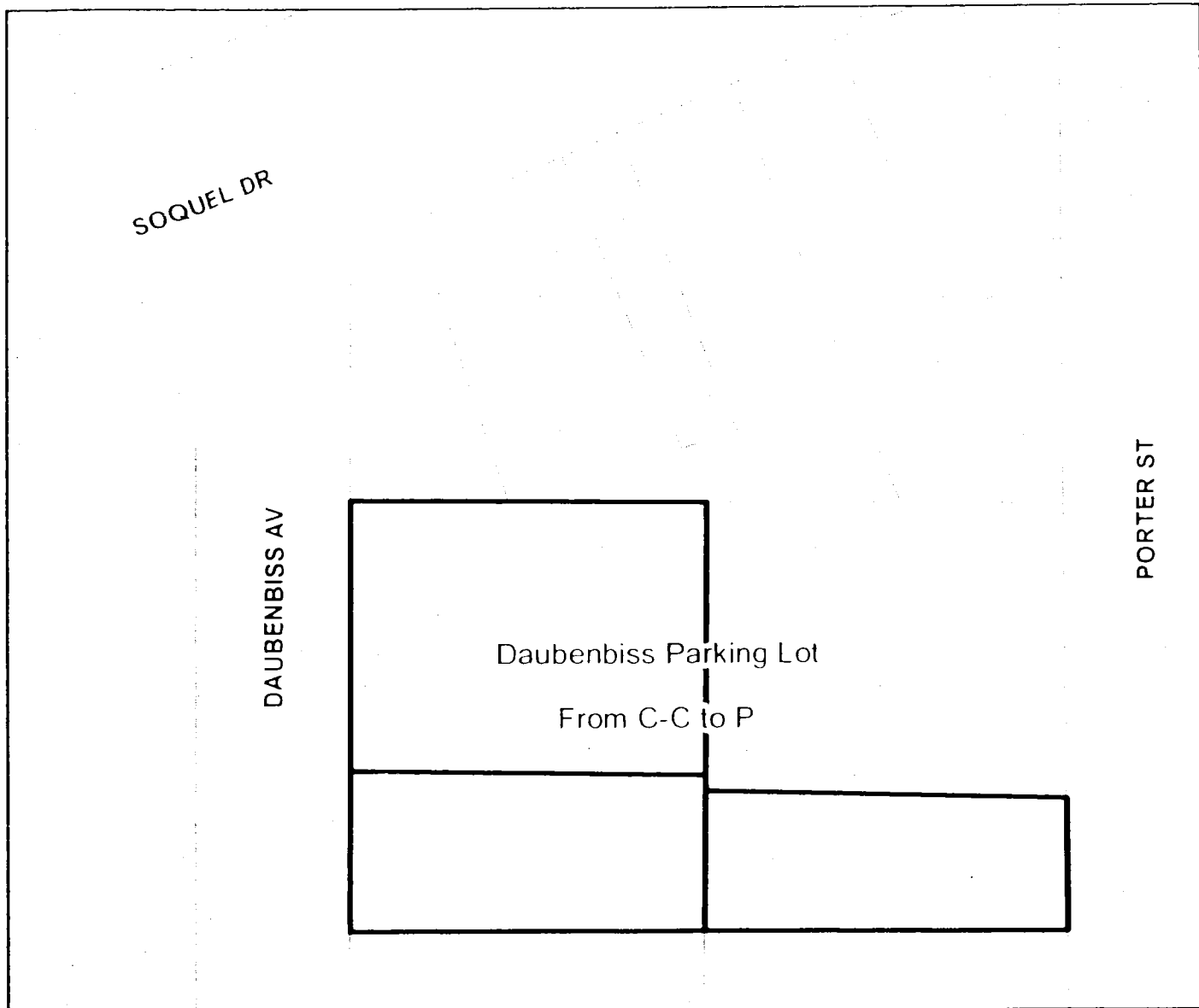
-  APN: 030-071-08
-  APN: 030-081-17
- Assessors Parcels
- Streets






Map Created by
County of Santa Cruz
Planning Department
July 2011



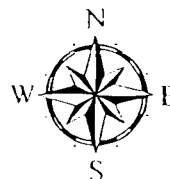
Existing GP & Proposed GP Designation



LEGEND

-  APN: 030-142-18
-  APN: 030-142-32
-  APN: 030-142-33

Assessors Parcels
Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011

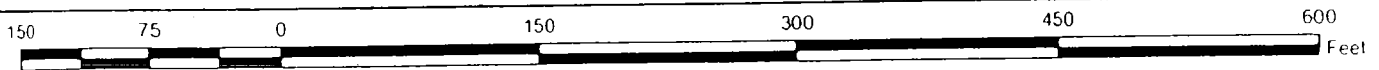


Existing GP & Proposed GP Designation

SOQUEL DR

PORTER ST

From C-C, O-U to O-R, O-U
Porter Street



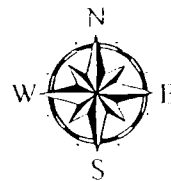
LEGEND



APN: 030-153-10

Assessors Parcels

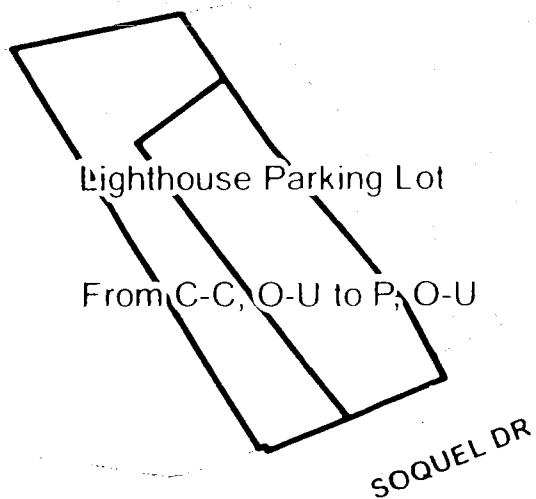
Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011



Existing GP & Proposed GP Designation



LEGEND

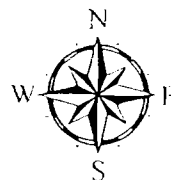


APN: 030-071-08

APN: 030-081-17

Assessors Parcels

Streets



Map Created by
County of Santa Cruz
Planning Department
July 2011

**Daubertville
Parking Lot**

FOR TAX PURPOSES ONLY

PIRE RANCH- ARROYO DEL RIO
SEC. 10, T15S, R1W, M2B & N.

Tcx Area Code
96-01 95-103

4-0-09

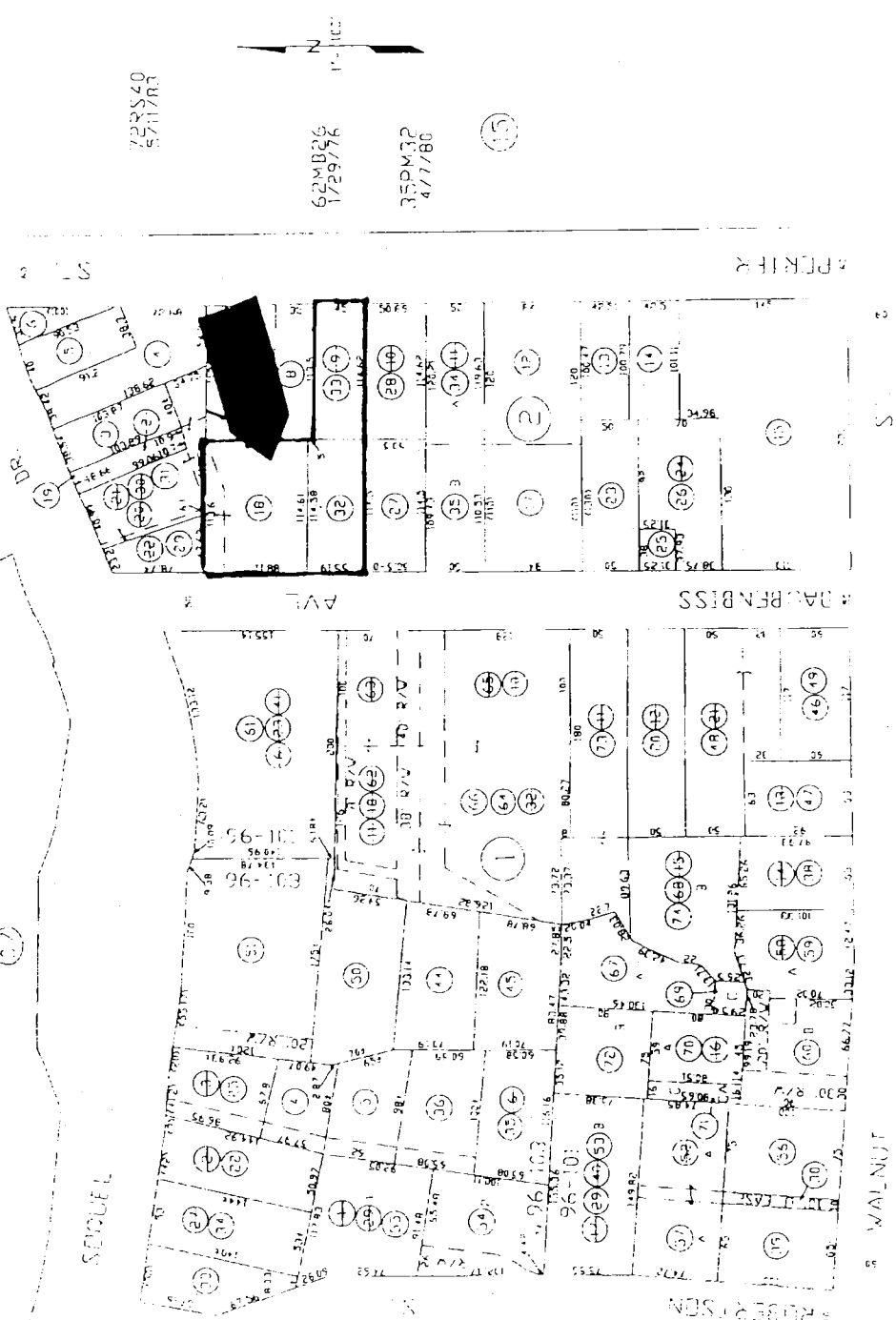
86/27/7
89M387

(C)

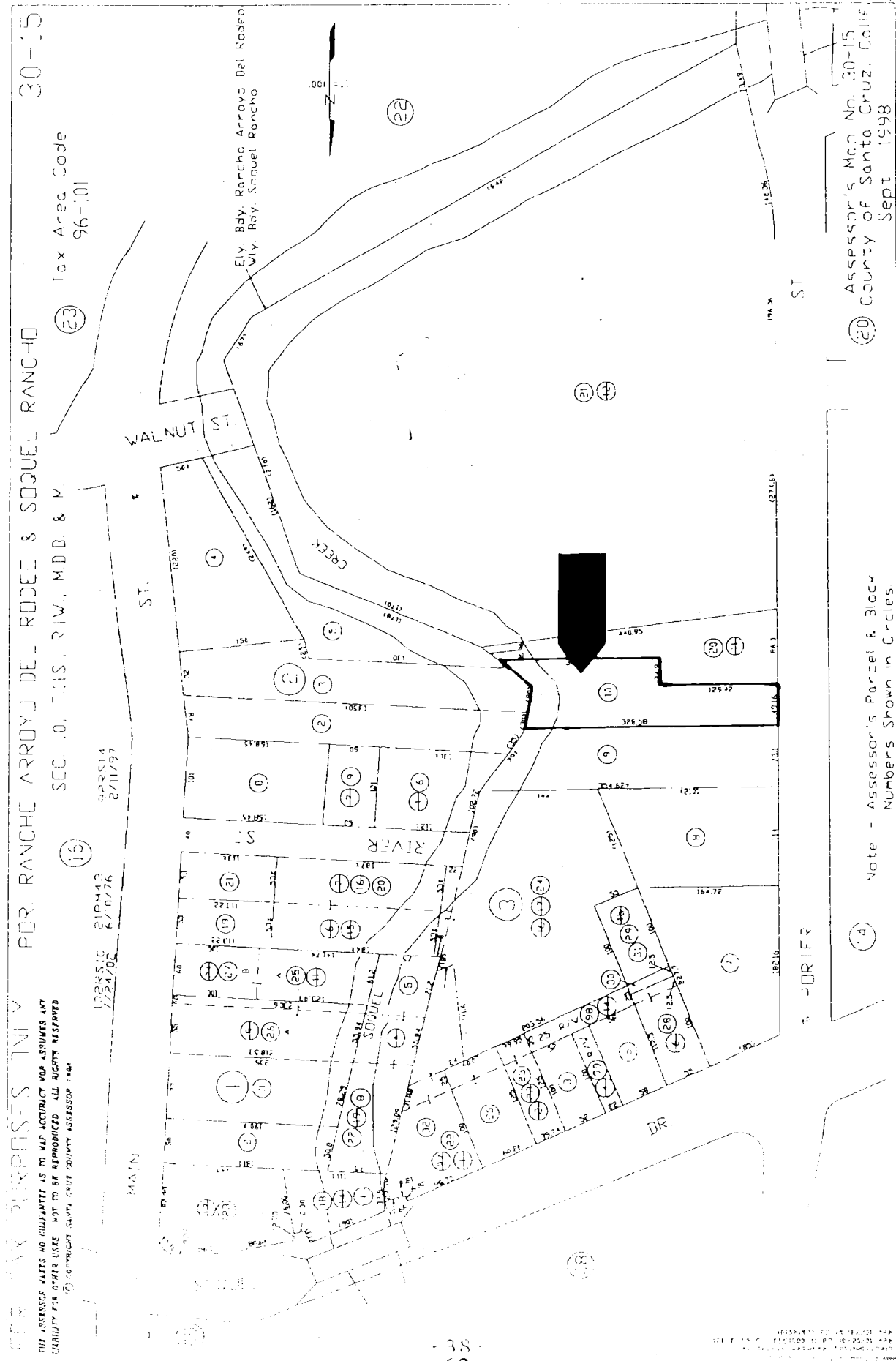
86/82/5
89M387

Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.

Assessor's Map No. 10-12
County of Santa Cruz, California
Sept 1998



Porter Street Site



30-15

Tax Area Code
96-101

(23)

SEC. 10, T.1S, R.1W, M.D.B. & M.

(15)

FOR PURPOSES ONLY PER RANCHO ARROYO DEL RODEO & SOQUEL RANCHO

Assessor's Map No. 30-15
County of Santa Cruz, Calif.
Sept. 1998

(20)

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

(14)

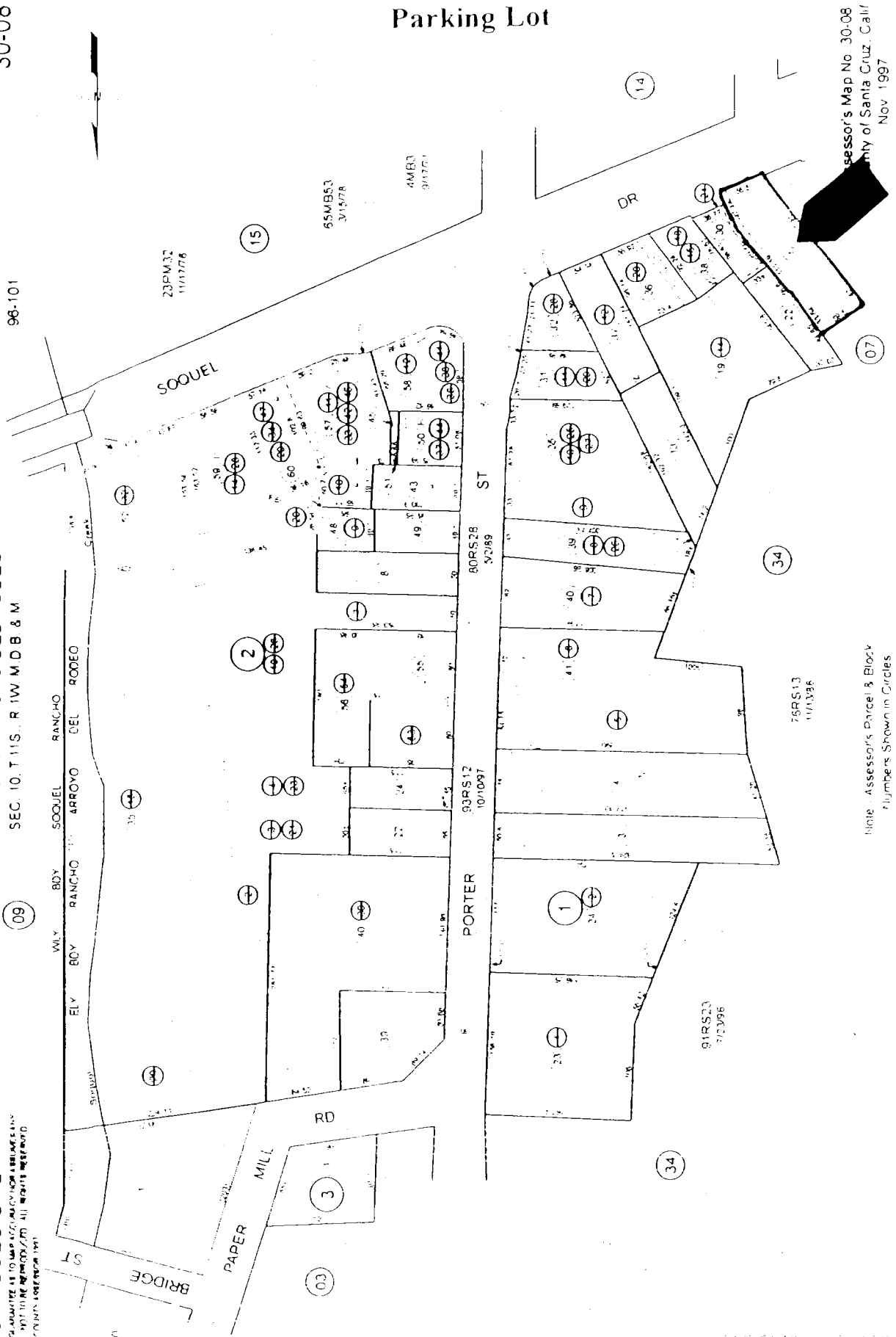
FOR TAX PURPOSES ONLY

THE ASSessor's OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE TAXPAYER IS CORRECT AND ACCURATE.

POR. RANCHO ARROYO DEL RODEO
SEC. 10, T. 11 S., R. 1 W. M. D. B. & M.

Tax Area Code
98-101

30-08



Assessor's Map No. 30-08
City of Santa Cruz, Calif.
Nov. 1997

Note: Assessor's Parcel & Block
Numbers Shown in Circles

EXHIBIT

30-07

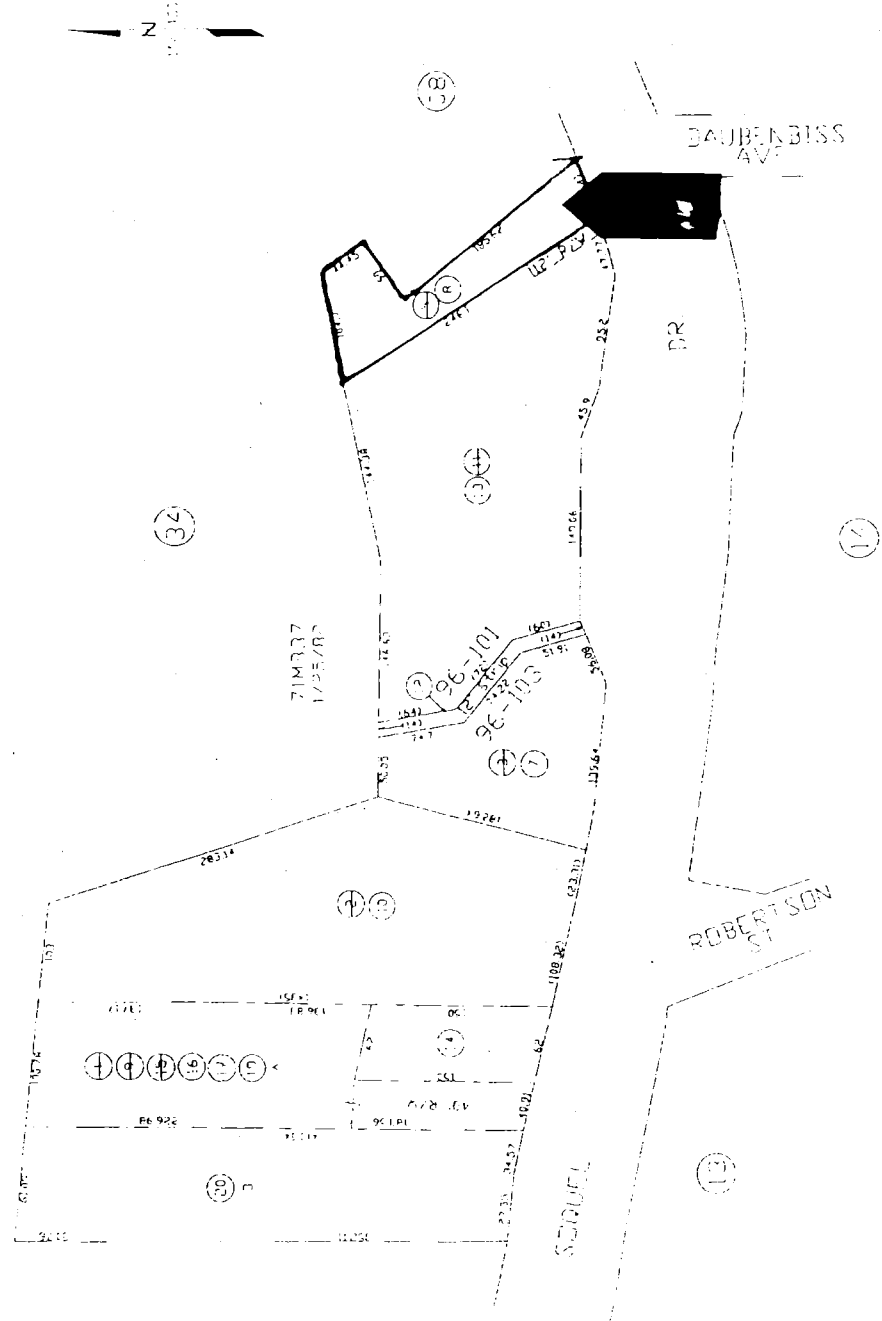
Tax Area Code
96 101 96 103

P.R. RANCH ARRIYE DET RINCHI
SEC. 10, T.1S., R.1W., M.D.B. & M.

FOR TAX PURPOSES ONLY

ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR ANY LOSS OR INJURY TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

000012
2/12/75



Assessor's Map No. 30-07
County of Santa Cruz, Calif
September, 1998

Note - Assessor's Parcel Block &
of Numbers Shown on Map