

☐ APN

☒ Address

☐ Street

☐ Intersection

314 Jessie Street, Santa Cruz

Select Overlay

Select Base Map

Property Report

Zoning Report



Parcel Information	APN (Click for Assessor Info)	01055113	Sect Town Range	SEC18; T11S-R1W
	APN Map (Click for Map)	01055	Tax Code Areas	1-032
	Click for Permit Data:	Permit Data	Map Book	010
	Click for Other Planning Data:	Planning Data	Home Owner Exemption (HOE=Yes)	
Recorded Maps & Docs	Assessor's Acreage	0.3910	Assessor's Use Code Description	043-21 - 40 UNITS
	Assessor's Square Feet	17031.9600	Assessor's Use Code	043
	Click Situs Address for Google Maps	314 JESSIE ST	Situs City State Zip	SANTA CRUZ, CA 95060
Select and Query Results	Click for Tax info	Tax Information	Map Page	010-55

T:\Monterey Project\3260 - Alta Eng. Jesse Street\3260-ALTA_S&E.dwg Dec 30, 2018 - 10:40am

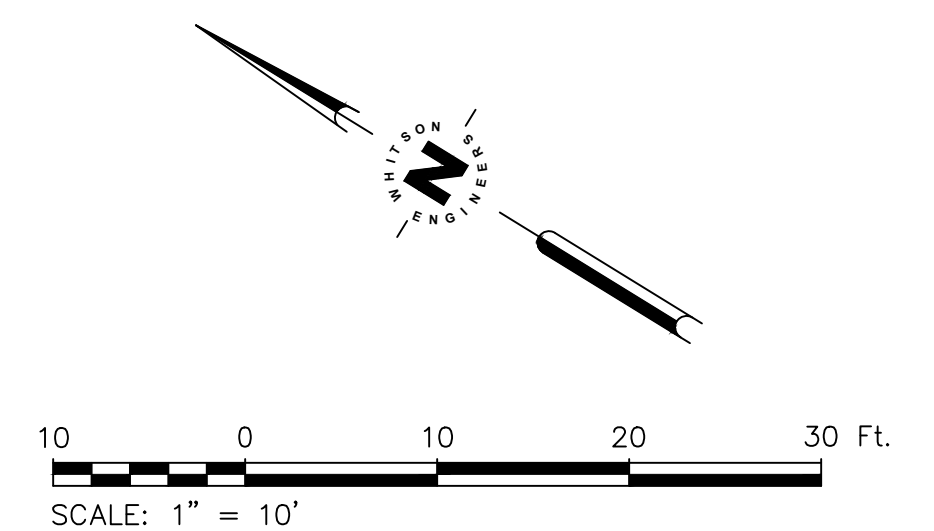


LEGEND

	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERNAL LOT LINE
	CONTROL POINT
	FOUND IRON PIPE, SIZE AND TAGGED AS NOTED ON SHEET 2
	SPOT GRADE
	TREE
	TREE DRIP LINE
	FLOW LINE
	OVERHEAD UTILITY LINE(S)
	UTILITY POLE SHOWING ARMS AND GUY WIRE
	SANITARY SEWER LINE (GRAVITY)
	SANITARY SEWER MANHOLE
	CLEANOUT
	WATER LINE
	HOSE BIB
	WOOD FENCE
	STORM DRAIN INLET
	ASPHALT PAVEMENT
	BUILDING FOOTPRINT
	CONCRETE PAVEMENT
	CONCRETE WALL

ABBREVIATIONS

CATV	CABLE TV UTILITY
COMM	COMMUNICATION
CONC	CONCRETE
ENCL	ENCLOSURE
FD	FOUND
GM	GAS METER
INV	INVERT
PL	PROPERTY LINE
SDCB	STORM DRAIN CATCH BASIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
VLT	VAULT
WTR	WATER
WM	WATER METER
WV	WATER VAULT



ALTA / NSPS LAND TITLE SURVEY

BEING A PORTION OF MAP OF H. TIEDMANN'S SUBDIVISION OF LOT 13 AND A PART OF LOT 12, OF THE COOPER TRACT
CITY OF SANTA CRUZ, CALIFORNIA

SHEET 3 OF 3
DECEMBER, 2018

JOB No.: 3260.00

Jessie Street

300 ft. view

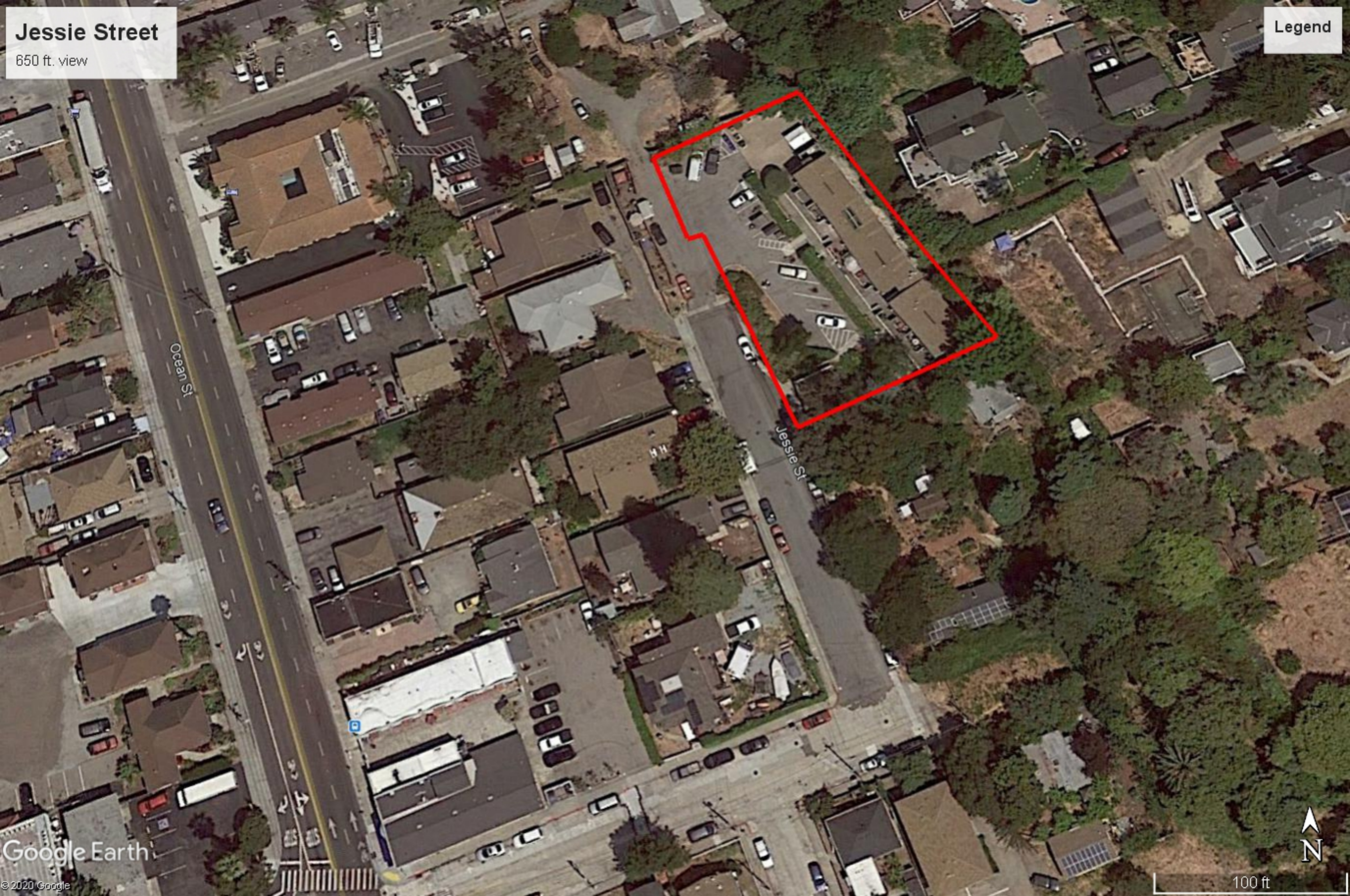
Legend



Jessie Street

650 ft. view

Legend



Google Earth

© 2020 Google

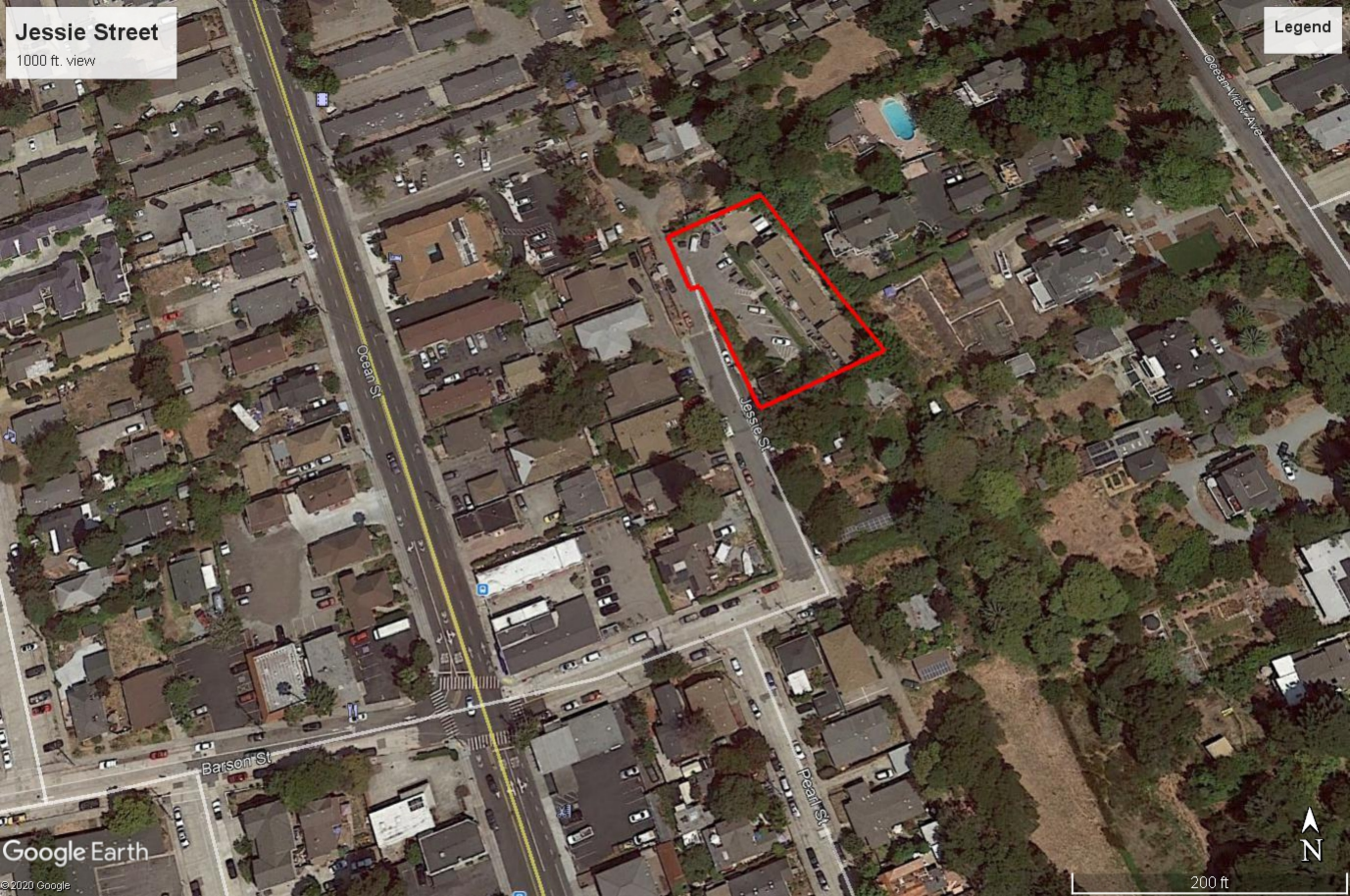


100 ft

Jessie Street

1000 ft. view

Legend



APN.: 010-551-13

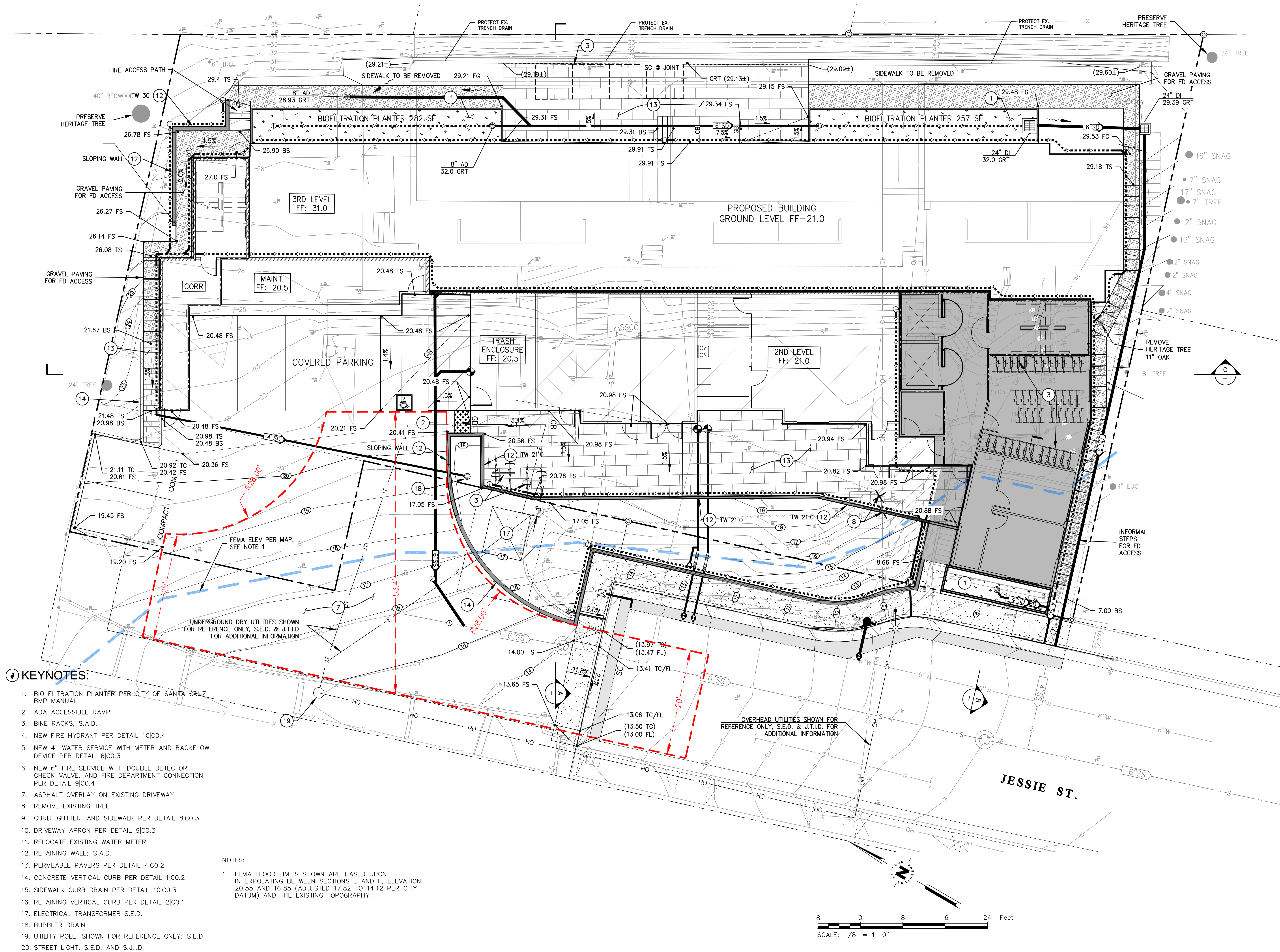


*The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
MAIL: info@pauldavispartnership.com*

Revisions:

Sheet Title:

Sheet Number:



ZONING/PERMIT PROCESSING
831/420-5100 • FAX 831/420-5101
INSPECTION SERVICES
831/420-5120 • FAX 831/420-5101



COMPREHENSIVE PLANNING,
HOUSING AND
COMMUNITY DEVELOPMENT
831/420-6250 • FAX 831/420-6458

809 Center Street • Room 101 • Santa Cruz, CA 95060 • www.cityofsantacruz.com
LEE BUTLER, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

January 21, 2021

Mid-Peninsula Housing Corporation
275 Main Street
Watsonville, CA

SUBJECT: 314 Jessie Street: Pre-application Review (Application No. CP20-0137): Pre-application for the demolition of a 14 unit multi-family development and the construction of a 50 unit multi-family development including housing and supportive services on a parcel located in the R-L (Multiple Residence- Low Density) zone district.

Dear Mid-Peninsula Team:

Thank you for your interest to invest in the City of Santa Cruz. This is an exciting project and we look forward to working with you and your team. A preliminary pre-application review of the conceptual plans for the development was deemed complete for the purposes of SB330 on January 12, 2021.

The plans propose demolition of 14 existing multi-family units and construction of a 50 unit 100% affordable multi-family development. The development consists of forty studio and ten one-bedroom low-level affordable rental apartments ranging from 316 to 459 square feet in size. The plans show a five story design, with a community room, offices for resident services, parking, and property management on the bottom two stories and residential units on the top three stories. The existing tenants and the proposed future tenants are individuals with special needs, individuals who are homeless or at risk of homelessness, and individuals who often utilize emergency services.

The letter is divided into four parts. The first part provides a summary of the project's eligibility to utilize Assembly Bill 1763 and Assembly Bill 2162 (AB1763 & AB2162). The second part provides a summary of the entitlements needed and items required for a formal application submittal. The third part discusses the pre-application evaluation of this project with regard to consistency with General Plan 2030, the Zoning Ordinance, and the above listed permits. The fourth part lists review comments provided by other departments.

AB1763 AND AB2162 ELIGIBILITY

AB1763

AB1763 allows affordable housing projects to be built denser and taller through modifications to existing Density Bonus Law. AB1763 allows for up to an 80% density bonus for 100% affordable housing projects if the proposed units are restricted for lower income households. Furthermore, AB1763 projects that are located within a half mile of a major public transit stop are not subject to maximum density controls and are allowed a height increase of up to three stories or thirty-three feet. Under this bill, a developer receives four incentives/concessions pursuant to the Density Bonus Law and parking requirements are eliminated.

The proposal appears to qualify as an AB1763 project. The project site is located within a half mile of a major transit stop and the project proposes 50 100% affordable units restricted at the low or very low income level. The proposed density is greater than what's allowed on the project site under the R-L zone district development standards, however, under AB1763 the 100% affordable project is not subject to maximum density controls and parking requirements are eliminated. The project is allowed a height increase of up to three stories or thirty-three feet, beyond the maximum 30' height allowance in the R-L zone district, and the project is taking advantage of this provision by proposing a structure that is approximately 61' tall at the highest point of the coping of the flat roof. The project is requesting four incentives/concessions, specifically a reduced front yard setback, a reduced side yard setback, a reduction in open space requirements, and a reduction in slope setback requirements.

Action items:

- *The Density Bonus provisions allow variations to development standards with approval of incentives/concessions or waivers in exchange for additional and designated affordable housing, pursuant to Section 24.16.255 of the Zoning Ordinance. An incentive/concession request allows for a reduction of development standards or a modification of Zoning Ordinance requirements if the variation results in identifiable and actual cost reductions to provide for affordable ownership costs. Certain incentive/concession requests can be approved without needing to demonstrate that the requested incentive/concession results in identifiable and actual cost reductions to the project (see Section 24.16.255.2), while others require a financial pro forma (See Section 24.16.255.3). A review of the proposed project has determined the incentives/concessions requested exceed what is allowed by right under Section 24.16.255.2, therefore, please provide a financial pro forma and/or other reasonable documentation with the formal application submittal demonstrating how each of the four requested incentives/concessions listed above results in identifiable and actual cost reductions to the project to provide for affordable ownership rents, pursuant to section 24.16.255.3 of the Zoning Ordinance. Please note that the increase in height, reduction in on-site parking, and increased density are not considered to be density bonus incentives/concessions and do not require you to submit additional justification.*

AB2162

AB2162 streamlines affordable housing projects that include supportive housing units and onsite supportive services in that it allows for supportive housing projects of 50 units or fewer to be allowed by right in residential and mixed-use zone districts, it prohibits local jurisdictions from imposing minimum parking requirements for units occupied by supportive housing residents if the development is located within a half mile of a major public transit stop, and it removes the need for environmental documentation through the California Environmental Quality Act (CEQA) for all qualifying projects, even if a local jurisdiction elects to require a Design Permit for such development.

The proposal appears to qualify as an AB2162 project as it meets all of the following criteria:

- Affordability: A qualifying supportive housing project is defined as 100% of the units being affordable to lower income levels only and includes at least 25 percent of the units in the development or 12 units, whichever is greater, for residents in supportive housing who meet criteria of the Target Population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing. Lower income levels refer only to the State-defined Extremely Low, Very Low, and Low levels and do not include the Moderate income level.
 - The project proposes 50 rental units restricted to very low-income level; therefore, the project meets this requirement.
- Zoning: The project must be in a zone district that allows for multifamily or mixed-use zoning.
 - The proposed project site is located within the R-L (Multiple Residence-Low Density) zone district, which allows for multifamily development; therefore, the project meets this requirement.
- Amenities: Each unit, excluding the manager's unit, must have at least a bathroom, refrigerator, stovetop and sink.
 - The proposed floor plans provide the required amenities in each unit; therefore, the project meets this requirement.
- Consistency with Objective Standards: The project must comply with objective development standards and policies that apply to other multifamily developments within the same zone district. Projects that take advantage of streamlining under AB2162 are not required to follow subjective or discretionary processes.
 - The proposed project does not appear to comply with all objective development standards; however, the project is eligible to utilize the Density Bonus provisions of AB1763, which allow for a variation from objective development standards by use of up to four incentives/concessions; therefore, the project has an direct pathway to meet this requirement.

- **Replacement of Existing Units:** If the project demolishes any existing residential unit, then the project must include replacement unit(s) in the new supportive housing development in the manner described in CA Govt. Code Section 65915(c)(3).
 - The project site currently offers supportive housing and the proposed project will redevelop the site with a new 50 unit 100% affordable supporting housing development to serve additional residents; therefore, the project meets this requirement.

Furthermore, the project site is located within a half mile of a major public transit stop, therefore, residential parking requirements are eliminated and the project is exempt from environmental review under the California Environmental Quality Act.

Action items:

- *The formal application submittal should include the following:*
 - *A detailed narrative of the funding sources.*
 - *A management plan for the proposed on-site services.*
 - *The number of employees required on-site to provide specified services.*
 - *A description of the incentives/concessions or waivers requested under AB1763, which allow for a deviation from objective development standards, and applicable supporting documentation.*

FORMAL SUBMITTAL SUMMARY

Permits Required

The project proposal, taking advantage of the provisions of AB1763 & AB2162, would require the following permit entitlements and approval by the Zoning Administrator at a public hearing:

1. Design Permit
 - Required pursuant to City Council Resolution No. NS-29,710 (Attached).
2. Coastal Permit
 - The project site is located in Coastal Exclusion Zone A, however, the project is not eligible for exclusion because the proposed density exceeds what's allowed in the Local Coastal Plan.

CEQA

This project is eligible to utilize and proposes to take advantage of AB2162, which removes the need for environmental documentation through CEQA; however, the Coastal Permit entitlement opens the door for CEQA review. The project may qualify for a categorical exemption under CEQA for infill development or the project may be eligible for streamlined review under PRC21083; however, this determination will be confirmed after a review of all the required application materials and reports is complete.

Community Outreach

This project is considered a "Large Development Project" under the Planning Department's Community Outreach Policy. The attached community outreach checklist outlines the steps you need to take to implement this policy. The Planning Department requires a community meeting

for a Large Development Project. A community meeting is required to be held during the pre-application stage and a subsequent community meeting may also be required to be held when a formal application is submitted depending on the extent of changes made between the preapplication and application stages, to allow time to incorporate community input into the project design.

Submittal Requirements

The attached land use application details the required permit, submittal materials, and fees for the project, based on the conceptual plans reviewed. A copy of the completed application form and required documents, along with clear and accurate plans depicting the proposed project, is required with the formal application submittal. Please note fees are subject to change, and I can send you an updated fee estimated at the time of submittal.

PROJECT REVIEW

General Plan Designation

The project site is located on the east side of Jessie Street and includes the two properties at Assessor's Parcel Numbers 010-551-13 and 010-551-11, which total a gross lot area of 18,295 square feet. The property has a general plan land use designation of LM (Low-Medium Density Residential), which accommodates development with a density of 10.1 to 20 dwelling units per acre. The project proposes 50 units, which exceeds the density allowed under the general plan land use designation; however, the project is taking advantage of the provisions of AB1763, which stipulates there are no maximum density controls on 100% affordable projects.

R-L Zone District Site Development Standards

The R-L zone district promotes the development of multi-family properties, and townhouse groups, condominium projects, and apartments are principally permitted with approval of a Design Permit. The district encourages the development of residential environments that are suitable for both families and single persons, and the proposed project meets this intent. The table below outlines the R-L site development standards and identifies whether the proposed project meets the requirements or requests an incentive/concession or waiver from objective development standards under Density Bonus Law.

Development Standard	Required (2 or more units)	Proposed	Meets standard?	Incentive/Concession or Waiver Requested
Minimum Lot Area	5,500 sf	18,295 sf (existing combined gross lot area)	Yes	No
Minimum Lot Area per Dwelling Unit	1,600 sf for 1-bedroom/studios	~366 sf	No	No (AB1763 and density bonus law exempts the project from General Plan density maximums, and General Plan exempts 1 bedrooms/studios from density requirements)

Minimum Lot Width	50'	>50'	Yes	No
Maximum Height	30'	~61'	No	No (additional 33' or 3 stories granted under AB1763 allows for a maximum of 63')
Stories	NA	5	Yes	NA
Front yard setback	15'	5'	No	Yes*
Side yard setback	5' or 1' per 3' of height, whichever is greater	5' (South) 0' (North)	No (1' per 3' of height results in a greater setback)	Yes*
Rear yard setback	10'	Unclear	Appears to meet	No
Usable Open Space per dwelling unit	400 sf/unit= 20,000 sf for 50 units	Unclear	No	Yes*

*If you're requesting an incentive/concession you are required to provide a financial pro forma with the formal application submittal demonstrating that the requested incentive/concession results in identifiable cost reductions to the project to provide for affordable ownership costs and rents, pursuant to section 24.16.255.3 of the Zoning Ordinance. If you're seeking a waiver or modification of development standards that will have the effect of physically precluding the housing development eligible for the density bonus at the density or with the incentives or concessions permitted, you're required to demonstrate that the development standards that are requested to be waived will have the effect of physically precluding the construction, pursuant to section 24.16.255.4 of the Zoning Ordinance.

Action item:

- *Formal application submittal shall either meet all R-L zone district site development standards or shall include a detailed description of those standards for which a variation is requested as part of a Density Bonus concession/incentive or waiver (AB1763 projects are allowed up to four incentives/concessions requests).*
- *Update the Project Information block on the cover sheet of the plans to be consistent with the provided plans.*
- *Provide open space calculations with the formal application submittal.*
- *Provide setback labels for all required yard areas on the site plan with the formal application submittal.*

Ocean Street Area Plan

The project site is located within the boundaries of the Ocean Street Area Plan; however, there is no frontage on Ocean Street and many of the policies related to the Ocean Street streetscape, public improvements, and street widening do not apply. The plan includes design and development standards for all sizes and types of residential development to encourage new development to contribute to the community-oriented character of adjacent residential

neighborhoods and to suggest that new development be compatible with the architecture and design of homes in the surrounding neighborhood. These standards recommend creating individuality among units, breaking up long building facades with color, design, and materials, providing the same detailing, stepbacks, and articulation on all building elevations, utilizing architectural elements that are present in the existing neighborhood, and creating an intimate, human-scale ground floor. Please review the plans to consider whether the project is consistent with the following standards and guidelines:

- C.1.1 Massing Standards
 - C.1.1.1 The massing of larger residential buildings shall be broken down to convey a sense of “home” and give individuality to each unit that lies within it.
 - C.1.1.2 Façades of long buildings shall be architecturally subdivided into segments no longer than 25 to 50 feet.
 - C.1.1.3 Each vertical module of units shall incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.
- C.1.3 Façade Standards
 - C.1.3.1 Façades shall be designed so as to include entries, porches and other architectural elements that relate to the human scale.
 - C.1.3.3 All façades shall include three-dimensional detailing, such as cornices, window moldings and window reveals, to cast shadows and create visual interest on the façade.
- C.1.4.11 Window frames should not be flush with walls. Glass should be inset from the exterior wall and/or frame surface to add relief to the wall surface.
- C.1.6 Building Materials Standards
 - C.1.6.1 A variety of materials shall be used within an architectural theme that emphasizes a differentiation between the various components of the building.
 - C.1.6.3 The material palette should reflect the best use of materials in surrounding development in order to contribute to a cohesive visual character of the area.
 - C.1.6.4 The materials and detailing used on the building’s street-facing façade should be applied to all sides of the building.
 - C.1.6.6 Natural materials are encouraged.
 - C.1.6.7 Accent materials are recommended to add interest and variety at a more intimate scale
- C.2 LANDSCAPE DESIGN INTENT: To ensure that development plans include landscape elements that contribute to the open space character of residential projects, as well as the character of residential neighborhoods.
- C.2.1 Function Guidelines
 - C.2.1.1 Landscaping should be used to activate building façades, soften building contours, highlight important architectural features, screen unattractive elements, add visual interest and provide shade.
 - C.2.1.2 Landscaping should be an integral part of the overall site design rather than camouflage for unused or unusable spaces.
 - C.2.1.3 Trees and other plants should be sited to provide shade for buildings, paved areas and pedestrian areas.
- C.2.2 Existing Landscape Elements Guidelines

- C.2.2.1 Where feasible, existing landscape elements that are especially significant, such as mature trees, should be preserved and incorporated into development and landscape plans. Landscaped areas integrated with front porches.
- C.2.3 Plant Species Guidelines
 - C.2.3.2 Native plant materials and other plant species that are well adapted to Santa Cruz's climate are strongly encouraged.
 - C.2.3.3 Flowering shrubs and trees should be used near walkways, recreational areas, building entrances and other places where they can be most appreciated.
 - C.2.3.4 Landscape plans should use plants and hardscape to define the site's spatial organization and function.
 - C.2.3.5 Mature plant materials should be used as much as possible.
- C.2.4 Irrigation Standards
 - C.2.4.1 All landscaped public or common areas and front-yard landscaping within a development shall include automatic irrigation systems. For landscaped areas that do not require permanent irrigation, a temporary irrigation system shall be installed until plants have become established.
 - C.2.4.2 Irrigation systems shall be designed to minimize water runoff onto sidewalks or streets.
 - C.2.4.3 Automatic, self-adjusting irrigation controllers shall be installed to adjust irrigation based on changes in weather.
 - C.2.4.4 Turf areas should include no more than 25 percent of the total irrigated area on the site.
- C.3.2 Trash Enclosure, Mechanical Equipment and Utilities Standards
 - C.3.2.1 Trash enclosures shall comply with all applicable City requirements for their design and location.
 - C.3.2.2 Mechanical equipment and utilities shall be provided with architectural enclosures or fencing, sited in unobtrusive locations and screened by landscaping.
 - C.3.2.3 Landscaping should be located around trash enclosures to soften views wherever feasible.

Parking

The project is eligible to utilize and proposes to take advantage of AB1763, which eliminates vehicle parking requirements. The project site is required to provide 50 Class 1 bicycle parking spaces and 13 Class 2 bicycle parking spaces, pursuant to Section 24.12.250 of the Zoning Ordinance.

Action items:

- *Identify and number bicycle parking spaces on the plans.*
- *Consider how existing vehicle ownership will be managed.*
- *If vehicle parking is provided, each space requires a minimum backup distance of 24 feet.*

Soils

The parcels are located in close proximity to a mapped high liquefaction area and the project is proposed to be located adjacent to steep slopes. A soils report was submitted and the results of the geotechnical investigation indicate the proposed construction is feasible from a geotechnical

standpoint. The geotechnical report must be submitted with a formal application for development on the property.

30% Slopes

The parcels consist of areas with mapped slopes greater than 30%. Furthermore, a portion of the development appears to be located on a slope greater than 30%, which is impermissible. Section 24.14.030 of the Zoning Ordinance outlines the standards in effect that minimize the risks associated with project development in areas characterized by combustible vegetation and steep and/or unstable slopes.

Action items:

- *Plans submitted with the formal application submittal shall either meet all slope standards outlined in section 24.14.030 of the Zoning Ordinance or shall include a detailed description of those standards for which a variation is requested as part of a Density Bonus concession/incentive or waiver (AB1763 projects are allowed up to four incentives/concessions requests).*

FEMA Flood Hazard Area

The parcels are located within the A99 Flood Hazard Area which is a flood risk area that is protected by a flood protection system, the San Lorenzo River levee improvements. There are no required standards for construction in this area; however, we encourage the project to meet the flood proofing standards for construction provided under Sections 24.14.460(1) – (3) of the Zoning Ordinance. If the project is approved, a signed notice of acknowledgement of potential flood hazards would be required as a condition of approval prior to construction (Section 24.14.500).

Heritage Trees

The project site has existing heritage trees (classified as trees with a trunk diameter of 14 inches at 54 inches above grade) that are impacted by the proposed development. An arborist report was submitted that includes an inventory of all the trees on site, provides recommendations for mitigation and removal, and considers construction impacts. The City Arborist reviewed this report and provided the attached comments. The site plan should be designed to preserve Heritage trees to the greatest extent possible and plans should include the planting of street trees along the frontage of Jessie Street (see attached Street Tree Planting List for possible species).

Archaeology

The project site is located in an area mapped under General Plan 2030 as potentially sensitive for cultural resources, including archaeological resources. An archaeological report was submitted and results indicate no cultural resources were identified through survey efforts. A precautionary condition of approval attached to the formal application will require construction to temporarily stop if excavation results in discovery of an archaeological resource. The archaeological report must be submitted with a formal application for development on the property.

Historical Resource Considerations

The existing residences proposed to be demolished are not listed on the Santa Cruz Historic Building Survey and are not listed as a historic landmark or in any historic overlay. The

residences appear to have been constructed in 1947 and do not appear to have any significant historic features. AB2162, which the project is eligible to utilize, does not include any specific protections for historic resources that are listed on a local, state or national register.

Demolition Of Existing Apartments

The project will result in the demolition of 14 apartments that are currently rented to low and very low income households. These units will be replaced by the proposed development and the information submitted indicates that a relocation consultant is working with existing tenants to identify temporary housing options. The applicant proposes to pay rent (commensurate with current rental amount) and moving expenses for each resident while the development is under construction. The project is eligible to utilize and proposes to take advantage of AB2162, and under this bill, supportive housing is a use by right in zones where multifamily and mixed uses are permitted. Therefore, discretionary permits including a Demolition Authorization Permit and Historic Demolition Permit are not required.

Action items:

- *Please submit a relocation assistance plan specifying where the existing tenants will live during construction with the formal application submittal.*

Project Design

An administrative Design Permit is required pursuant to City Council Resolution No. NS-29,710 and Resolution and required findings for the Design Permit are attached to this letter. At this preliminary stage, it appears the project is consistent with several General Plan policies that encourage affordable housing and promote optimum utilization of infill projects while remaining sensitive to surrounding development. The project site is located in the R-L zone district, an area intended for low-density multi-family development. As a whole, the project appears to be supportable; however, there are a few initial concerns with the proposed design. Below are a few design considerations you can consider incorporating into the evolving project design. Additional feedback will be provided by the community at the required community meeting.

- Visually break up the building mass by use of multiple colors and exterior materials.
- Use the surrounding neighborhood as a design guide. Exterior design shall be compatible and harmonious with the design and appearance of other existing buildings in the surrounding area.
- The project will likely be visible from Ocean Street. Provide renderings of the development as seen from northbound and southbound Ocean Street.
- Provide variation in window size and roof elements.

DEPARTMENT REVIEW COMMENTS

The following comments have been provided by other department reviewers. Please note that some of these comments are only required at the building permit stage of the project and/or will be included as conditions of approval. You should review this list to determine if there are items that could affect the site plan and design that should be incorporated into the formal application submittal.

Bicycle Coordinator (Joanna Edmonds, 420-5187)

- See attached.

Building (John Gervasoni, 420-5152)

- See attached.

City Arborist (Leslie Keedy, 420-5246)

- See attached.

Fire (Tim Shields, 420-5286)

- See attached.

Green Building (Kurt Hurley, 420-5124)

- See attached.
- “The architectural plans require a cover sheet declaration: “Natural Gas-Free Design as required by SCMC 6.100.”

Housing (Jessica Mellor, 420-5152)

- See attached.

Public Works (Curtis Busenhardt, 420-5175)

- See attached.

Stormwater (Suzanne Healy, 420-5131)

- See attached.
- Note: Incomplete for Design Permit.

TIF Development (Chris Schneider, 420-5422)

- “Pay TIF \$85,932.00.”
- Note: This amount is subject to change depending on project scope.

Traffic Engineering (Jim Burr, 420-5426)

- “I don’t have any requirements but would strongly urge the applicant to include off-street parking.”

Water Conservation (Neal Christian, 420-5235)

- See attached.

Water Engineering (BJ Dericco, 420-5318)

- See attached.

Upon your request, I can set up a time to meet with you and your team to discuss this letter and any other aspects of the project. Please feel free to contact me at (831) 420-5129 or bsherman@cityofsantacruz.com if you have any questions.

Sincerely,

Bryanna Sherman
Associate Planner

Attachments:

- 1) Community Outreach Checklist
- 2) Land Use Application
- 3) Design Permit Findings
- 4) City Council Resolution No. NS-29,710
- 5) Coastal Permit Findings
- 6) Coastal Permit Form #11
- 7) City Approved Street Tree List
- 8) Bicycle Coordinator Comments
- 9) Building Comments
- 10) City Arborist Comments
- 11) Fire Comments
- 12) Green Building Comments
- 13) Housing Comments
- 14) Police Department Comments
- 15) Public Works Comments
- 16) Stormwater Comments
- 17) Stormwater Checklist
- 18) Stormwater Required Materials List
- 19) Water Conservation Comments
- 20) Water Engineering Comments
- 21) Form 2 Project Design Data
- 22) Form 16 Fee Waiver Supplemental Application



2160 41st Avenue | Capitola, California 95010 | Tel: 831.454.9455 | Fax: 831.469.3712 | www.hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

January 4, 2021

Diana Alfaro
Mid-Peninsula The Farm Inc.
275 Main Street, Suite 204
Watsonville, CA 95076

RE: Project Base Voucher Proposal for 314 Jessie Street, Santa Cruz

Dear Diana Alfaro:

This letter is a revision of the October 22, 2020 letter notifying you that for the above-referenced project, the Housing Authority of the County of Santa Cruz (HACSC) conditionally approves an award of an additional forty-four (44) project-based vouchers (PBV) to Mid-Peninsula The Farm, Inc., an affiliate corporation of MidPen Housing Corporation for the 314 Jessie Street, Santa Cruz, CA development. Four units (4) are already under PBV contract; a total of 48 will be under PBV contract. The 44 PBVs are based on MidPen Housing's proposal of 9/10/2020, and maintains commitment of the units for an initial contract term of fifteen (15) years.

Of the forty-four units, eight units will be regular PBV units and thirty-six units will be excepted from the income-mixing requirement for an individual project (i.e., the project cap) [the greater of 25 units or 25 percent of the units in a project], or the percentage limitation [the 20 percent program limit, exceptions for additional units that fall into one of the eligible exception categories.] The unit categories are:

- 8 PBVs for existing residents,
- 14 PBVs for individuals eligible for supportive services and exempt from the PBV project cap,
- 22 PBVs for veterans eligible for HUD-VASH and excluded from the percentage limitation.

Eight (8) units will be for existing tenants and upon turnover will utilize the Housing Authority Housing Choice Voucher (HCV) waiting list. Fourteen (14) units will be designated for households eligible for supportive services that are made available to the assisted residents of the project and will be referred through the County's Coordinated Entry System, known as Smart Path to Housing and Health. Twenty-two (22) units will be designated for homeless veterans through the HUD-VASH program and will be referred through the Veterans Administration (VA).

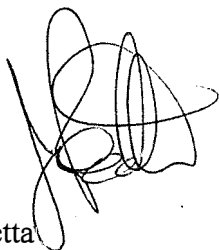
The full award of these vouchers is conditioned upon:

1. Execution of an Agreement to Enter into Housing Assistance Payment Contract for New Construction (AHAP) with the Housing Authority.
2. Completion of the development of the subject property, and Housing Authority approval that all the units pass the HUD housing quality standards inspection.
3. Eight units will utilize the existing Housing Authority Housing Choice Voucher (HCV) waiting list when the existing tenants turn over..
4. Fourteen units will be for qualifying families eligible for supportive services that are made available to the assisted residents of the project.
5. Twenty-two units will be veterans eligible for the HUD-VASH program
6. Housing Authority review and approval of the population, services and referral process for the excepted units will be required. Additionally, the Housing Authority may charge an administrative fee to cover costs associated with monitoring compliance of excepted units.
7. Compliance with the Housing Authority of the County of Santa Cruz's Administrative Plan.
8. Approval from HUD in compliance with all HUD program regulations and requirements, including documentation to meet the standards set forth in 24 CFR 983, Section 504 of the Rehabilitation Act of 1973, 24 CFR part 8, the Fair Housing Amendments Act of 1988, and 24 CFR 100.205.
9. Compliance with all applicable Fair Housing Requirements including providing all outreach and application materials in Spanish and English.

The Housing Authority retains the right to re-evaluate the selection of the proposal if progress isn't achieved in a reasonable time.

We enthusiastically support the proposal and look forward to working with you to develop new quality affordable housing. If you have any questions regarding the award of these vouchers, please contact Ellen Murtha, Senior Administrative Analyst, at 831-454-5941 or at ellenm@hacosantacruz.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Panetta', with a stylized, overlapping loop structure.

Jennifer Panetta
Executive Director



2160 41st Avenue | Capitola, California 95010 | Tel: 831.454.9455 | Fax: 831.469.3712 | www.hacosantacruz.org
Also serving Hollister and San Juan Bautista | Tel: 831.637.0487

July 9, 2021

Diana Alfaro
MidPen Housing Corporation
275 Main Street, Suite 204
Watsonville, CA. 95076

RE: Project Base Voucher Proposal for 314 Jessie Street, Santa Cruz

Dear Diana Alfaro:

This letter is a revision of the October 22, 2020 letter notifying you that for the above-referenced project, the Housing Authority of the County of Santa Cruz (HACSC) approves an award of an additional forty-four (44) project-based vouchers (PBV) to MidPen Housing Corporation on behalf of Mid-Peninsula Coalition Belle Haven, Inc., for the 314 Jessie Street, Santa Cruz, CA. development. Four (4) units are already under PBV contract; a total of forty-eight (48) units will be under PBV contract. The 44 PBVs are based on MidPen Housing Corporation's proposal of 9/10/2020, and amended 7/8/2021, and maintains commitment of the units for an initial contract term of fifteen (15) years.

Of the forty-four units, eight units will be regular PBV units and thirty-six will be excepted from the income-mixing requirements for a individual project (i.e., the project cap) [the greater of 25 units or 25 percent of the units in a project], or the percentage limitation [the 20 percent program limits, exception for additional units that fall into one of the eligible exception categories.] The unit categories are:

- 8 PBVs for existing residents.
- 14 PBVs for individuals eligible for supportive services and exempt from the PBV project cap.
- 19 PBVs for veterans eligible for HUD-VASH and excluded from the percentage limitation.
- 3 PBVs for veterans ineligible for HUD-VASH.

Eight (8) units will be for existing tenants and upon turnover will utilize the Housing Authority Housing Choice Voucher (HCV) waiting list. Fourteen (14) units will be designated for households eligible for supportive services that are made available to the assisted residents of the project and will be referred though the County's Coordinated Entry System, know as Smart Path to Housing and Health. Nineteen (19) units will be designated for homeless veterans through the HUD-VASH program. Three (3) units will be designated for veterans ineligible for HUD-VASH and will be referred through a to-be-determined waitlist following discussions with the Housing Authority and the Veterans Administration.

The full award of these vouchers is conditioned upon:

1. Execution of an Agreement to Enter in to Housing Assistance Payment Contract for New Construction (AHAP) with the Housing Authority.
2. Completion of the development of the subject property, and Housing Authority approval that all the units pass the HUD housing quality standards inspection.
3. Eight units will utilize the existing Housing Authority Housing Choice Voucher (HCV) waiting list when the existing tenants turn over.
4. Fourteen units will be for qualifying families eligible for supportive services that are made available to the assisted residents of the project.
5. Nineteen units will be for veterans eligible for the HUD-VASH program.
6. Three units will be for veterans ineligible for HUD-VASH.
7. Housing Authority review and approval of the population, service and referral process for the excepted units will be required. Additionally, the Housing Authority may charge an administrative fee to cover costs associated with monitoring compliance of excepted units.

The Housing Authority retains the right to re-evaluate the selection of the proposal if progress isn't achieved in a reasonable time.

We enthusiastically support the proposal and look forward to working with you to develop new quality affordable housing. If you have any questions regarding the award of these vouchers, please contact Ellen Murtha, senior Administrative Analyst, at 831-454-5941 or at EllenM@hacosantacruz.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JPanetta', with a large circular flourish at the end.

Jennifer Panetta



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

44 — 02/04/2022 — 032

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Santa Cruz

LEAD AGENCY EMAIL

DATE

02/04/2022

COUNTY/STATE AGENCY OF FILING

Santa Cruz

DOCUMENT NUMBER

032-22

PROJECT TITLE

314 Jessie Street

PROJECT APPLICANT NAME

City of Santa Cruz

PROJECT APPLICANT EMAIL

PHONE NUMBER

(831) 420-5196

PROJECT APPLICANT ADDRESS

809 Center Street, Room 100

CITY

Santa Cruz

STATE

CA

ZIP CODE

95060

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,539.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☒ Cash

☐ Credit

☐ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X *Emiko White*

AGENCY OF FILING PRINTED NAME AND TITLE

Emiko White, Administrative Aide



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

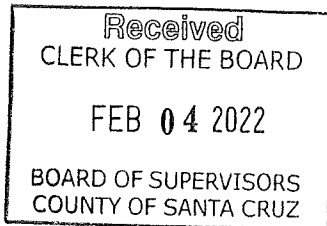
RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090



CITY OF SANTA CRUZ
Notice of Exemption

To: ☒ Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Santa Cruz, Planning Dept., 809 Center Street, Room 108, Santa Cruz, CA 95060

Project Title: 314 Jessie Street

Project Address: 314 Jessie Street

Assessor's Parcel No.: 010-551-11, -13

Project Location: City of Santa Cruz

County of: Santa Cruz

Project Description: The project consists of a request for Coastal Permit, Design Permit, and Lot-Line Adjustment to demolish the existing buildings including 14 apartments and accessory structures, and construct a fifty (50)-unit 100% affordable and supportive multifamily rental housing development. The proposed development comprises a four (4)-story apartment building with forty (40) studio and ten (10) one-bedroom units ranging from 316 to 459 square feet in size, and an adjoining two (2)-story building featuring reception, office, and administrative support functions. The project encompasses vehicular parking below a raised podium, secured bicycle parking, and amenities and features comprising laundry facilities, a community recreation room, new landscaping and hardscape, and approximately 2,581 square feet of open space including a second-story uncovered terrace. The approximately 0.43-acre site (Figure 1) is situated in a developed urban area on land designated LM (Low-Medium-Density Residential) in the City's General Plan and Local Coastal Plan and is zoned R-L/CZ-O/FP-O (Multiple Residence – Low-Density, Coastal Zone Overlay, Floodplain Overlay). The site additionally is located on land within the Ocean Street Area Plan. The project includes a density bonus request pursuant to California Government Code Sections 65915 – 65918, and the applicant has requested the granting of several incentives/concessions and/or waivers pursuant to State Density Bonus Law (Government Code Section 65915 et. seq.).

Name of Person or Agency Carrying Out Project: Diana Alfaro, Mid-Peninsula Coalition Belle Haven, Inc. ("MidPen")

Name of Public Agency Approving Project: City of Santa Cruz

Exempt Status: (check one)

☐ Ministerial Project (Section 21080(b)(1); 15268).

☒ Categorically Exempt (Section 15332).

☐ Declared Emergency (Section 21080(b)(3); 15269(a)).

☐ Emergency Project (Section 21080(b)(4); 15269(b)(c)).

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR /

PERIOD COMMENCING 2/04/2022

AND ENDING 3/06/2022

_____ Statutory Exemption (Code/Section _____).

_____ The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt: CEQA provides "categorical exemptions" which are applicable to categories of projects and activities that the Natural Resource Agency has determined generally do not pose a risk of significant impacts on the environment. The Class 32 categorical exemption is for "infill development" projects that meet the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets all of the foregoing criteria to claim the application of the infill exemption as stated below:

The project demonstrates consistency with General Plan and zoning land use designations and density, with State legislation (including Assembly Bill 1763 and Assembly Bill 2162) applied. Applications for projects submitted pursuant to AB 2162 projects are subject to ministerial review and exempt from review under CEQA; however, the application for Coastal Permit is subject to discretionary review limited in scope. The project additionally is consistent with all applicable General Plan policies and zoning regulations. Furthermore, the court decision in *Wollmer v. City of Berkeley* expressly held that the waivers a city was required to grant for a Density Bonus-eligible project did not result in planning and zoning inconsistencies that disqualified the project from the categorical exemption for infill development, because the mandatory nature of the waivers meant that those standards were inapplicable to the project (a).

The approximately 0.43-acre site is situated within city limits, totals less than five acres in size, and is surrounded by urban residential and commercial development (b). The project site has remained fully developed, with buildings fully occupied, within the past two (2) years.

The project site is not located within mapped areas of potentially sensitive habitat as depicted on City plans. A biological resources review conducted for the project concluded that the project site does not support sensitive biological resources. Additionally, there are no known endangered or threatened species due to the site's location within a developed urban area. Thus, the project has no value as habitat for endangered, rare, or threatened species (c). Furthermore, the project site is located proximate to Jessie Street Marsh and incorporates stormwater drainage features and landscaping varieties which minimize any potentially adverse effects to marsh ecology.

The proposed project is not expected to result in significant impacts relating to traffic or air emissions in that the population to be housed in the project demonstrates low rates of vehicle ownership, the project site remains within a half-mile of transit stops, and the new residential units will fall within convenient walking and cycling distance to employment, commercial goods and services, and recreational opportunities. Affordable housing projects situated on infill development sites are further presumed to have less-than-significant environmental impacts related to Vehicle

Miles Traveled (VMT) under the provisions of Senate Bill (SB) 743, as detailed in the Governor's Office of Planning and Research's (OPR's) Technical Advisory on Evaluating Transportation Impacts in CEQA and reflected in the City of Santa Cruz CEQA Guidelines as revised on June 9, 2020. Under AB1763, no vehicular parking is required for the proposed development; however, the project provides seven (7) vehicular parking stalls to accommodate vehicles of employees, support staff, and visitors. The project size is below the screening threshold of potentially significant air emissions identified in the Monterey Bay Air Resource District's CEQA Guidelines, and thus, would not be expected to result in significant emissions of criteria air pollutants. The project will be required to comply with City stormwater requirements, and a noise study will be required prior to building permit issuance to ensure compliance with the City's noise ordinance. Thus, the project will not result in significant impacts related to traffic, noise, air quality or water quality (d). The subject site can be adequately served by all required utilities and public services, as existing utility infrastructure currently serves the project area and is sized sufficiently to accommodate the proposed use (e).

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found in CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- (a) for certain classes of projects (not the Class 32 infill exemption) due to location;
- (b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- (c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- (e) where the project is located on a state designated hazardous waste site; and
- (f) where the project may cause a substantial adverse change in the significance of a historical resource.

As noted above, section 15300.2(a) does not apply to this project because the Class 32 category of projects is not excluded on the basis of location. However, technical studies related to biotic resources and cultural resources prepared for the project did not identify environmental resources of hazardous or critical concern on the project site. There is no evidence of a potentially significant cumulative impact (b), because successive projects of the same type in the same place have not been approved and are not proposed. The project will not result in damage to scenic resources or a scenic highway (d) as the site is not adjacent to, and is not visible from, a designated scenic highway. The site is not a hazardous waste site (e). The cultural resources investigation conducted for the project did not identify cultural resources, and the existing building is not considered a historical resource, due in part to extensive alterations and remodels that have occurred over time. Therefore, the project would not affect an historic resource (f).

The project would not result in any significant effect to the environment due to unusual circumstances. The project area is situated within the coastal zone, but occurs within an urban area, surrounded by development. The immediate area has similar General Plan, LCP and zoning designations as the project property. There are no "unusual circumstances" that differentiate the project or project site from the general class of similarly situated projects and designated sites. That is, other properties in the surrounding area have developed, or can be allowed to develop affordable residential housing units with application of a density bonus pursuant to state law and accompanying requests for waivers permitted.

The site is located on land mapped as potentially sensitive for archaeological resources, but an archaeological evaluation did not identify cultural resources on the project site, and a project condition of approval is included that requires compliance with Section 24.12.430(5) of the Zoning Ordinance in the event that there is discovery of unknown resources during construction. No heritage trees are proposed to be removed. The project area includes steep slopes, but is currently developed in a manner similar to that proposed, and redevelopment of the project area would not induce impacts additional impacts as a result of related to topography. Based on the results of the archaeological evaluation and staff review of the project plans and technical studies, the subject site does not contain sensitive resources. Thus, the project would not result in any significant effects on the environment due to unusual circumstances (c).

In consideration of all of the aforementioned, the City documents that the project qualifies for the Categorical Exemption found in CEQA Guidelines section 15332, the infill exemption, and that none of the potential exceptions to the use of a categorical exemption apply to this project or the project site.

Lead Agency

Contact Person: Timothy Maier

Phone: (831) 420-5196

Department: Planning & Community Development

Address: 809 Center Street, Room 100
Santa Cruz, CA 95060

Signature: Timothy Maier

Date: 1/14/22

Title: Senior Planner

- ☒ Signed by Lead Agency
☐ Signed by Applicant

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☒ No

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: _____



Figure 1: Project Site and Surroundings



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
809 Center Street ~ Room 101 ~ Santa Cruz, CA 95060 ~ (831) 420-5100

ZONING PERMIT

PROJECT #: CP21-0100

OWNER: MID-PENINSULA COALITION BELLE
303 VINTAGE PARK DR 250
FOSTER CITY CA 94404

APPLICANT: MP BOARDWALK ASSOCIATES, LP; DIANA ALFARO
303 VINTAGE PARK DR., SUITE 250
SAN MATEO CA 94404

APN(s)/Address(es):

010-551-13/314 JESSIE ST

The following permit(s) was/were approved on 01/12/2022 by the Zoning Administrator and will be effective on 01/25/2022 unless appealed. If the final day for filing an appeal (ten calendar days following the approval date) occurs on a weekend day or holiday, the final filing date shall be extended to the following workday. If no appeal is filed, the effective date shall be the day after the final appeal filing date.

☒ Coastal Permit*

☒ Design Permit

By: _____

Samantha Haschert, Zoning Administrator

This permit is issued to the owner of the property. In executing this permit, applicant/owner agrees to comply with all terms of permit(s), including conditions of approval, if any. Permit must be exercised within 36 months of date of issuance (above) unless otherwise indicated in conditions of approval. See reverse for information regarding appeals and property reassessment.

* Coastal Permit - This Coastal Permit **is not appealable** to the California Coastal Commission. Section 24.04186.

For Permits not appealable to the Planning Commission or City Council, the effective date of this permit will be ten (10) working days after receipt by Coastal Commission of Final Action Notice from the City Planning Department.

CC: County Assessor's Office
File
Coastal Commission

In accordance with Chapter 24.04 of the Santa Cruz Municipal Code, any interested person may appeal a final action of a hearing body or staff. Appeal of a decision of the City Planning Director or the Zoning Administrator must be made to the Planning Commission through the Planning Department. Appeals of a decision of the City Planning Commission or Historic Preservation Commission must be made to the City Council through the City Clerk. All appeals must be made in writing and state the nature of the application and the basis upon which the decision is considered to be in error. Appeals must be accompanied by the required appeal fee. **Appeals must be received no later than ten (10) calendar days following the action from which the appeal is being taken. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

Whenever any permit is denied or withdrawn, no new application for the same or substantially the same project may be filed for a period of one year from the date of said denial or withdrawal. Where an application has been denied without prejudice, application for the same or substantially the same project may be filed within said period of one year.

In accordance with Section 65863.5 of the Government Code, a copy of this permit has been sent to the County Assessor. It is the Assessor's duty, under Section 402.2 of the Revenue and Taxation Code, to reassess the property to the extent permitted by law. If, after receiving your notice of assessment, your opinion of value differs from the Assessor's valuation, you have the right of protest and appeal. Contact the Assessor's Office immediately to discuss the valuation. If there is still a difference of opinion, you may request a hearing before the Assessment Appeals Board. Application for such hearing must be filed in writing with the Clerk of the County Board of Supervisors, County Courthouse, 701 Ocean St, Santa Cruz CA 95060, between July 2 and August 26 of each tax year.

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT

314 Jessie St. – CP21-0100

Coastal Permit, Design Permit, and Lot-Line Adjustment to demolish the existing buildings and accessory structures and construct a four (4)-story building with fifty (50) affordable and supportive residential apartments and an adjoining two (2)-story building containing reception, office, and administrative support functions, and merge two existing parcels on a site located in the RL/CZ-O/FP-O (Multiple Residence – Low-Density, Coastal Zone Overlay, Floodplain Overlay) zone district and included in the Ocean Street Area Plan

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.
3. This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void.
4. The use shall meet the standards and shall be developed within limits established by Chapter 24.14 of the Santa Cruz Municipal Code as to the emission of noise, odor, smoke, dust, vibration, wastes, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
5. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.
6. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans.
7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

CONDITIONS OF APPROVAL
For **314 Jessie St. – CP21-0100**

8. The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

9. All requirements of the Building, Fire, Public Works, Environmental Health, and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.
10. All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.
11. Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.
12. Plans submitted for building permit issuance shall include the following note: Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:
- Immediately cease all further excavation, disturbance, and work on the project site;
 - Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;
 - Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;
 - Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.

CONDITIONS OF APPROVAL
For **314 Jessie St. – CP21-0100**

13. Prior to issuance of any demolition or building permit, asbestos and lead based paint testing shall be performed by either Environmental Protection Agency (EPA) or California (CA) state health certified individuals to determine the extent of the onsite hazardous materials prior to any demolition of existing structures. Approval shall then be obtained from Monterey Bay Air Resources District (MBARD) for the hazardous or other regulated material removal. Applicant shall provide the city with a copy of the ASB application or a copy of an email from MBARD stating no application is required. A separate building permit application and plans are required for the proposed demolition from the City of Santa Cruz Building Division if prior to issuance of the building permit application.
14. Prior to building permit issuance, the applicant shall submit a site specific geotechnical investigation by a qualified professional to assess potential liquefaction hazards. All recommendations of the report shall be met.
15. Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. Security lighting shall be motion sensor only.
16. Bike Parking. Plans submitted for building permit issuance shall demonstrate that all bike parking has been provided per Section 24.12.250 of the Zoning Ordinance. The plans shall include specifications for the Class 2 bike parking racks including manufacturer, dimensions, and design, and a description of the access privileges to any proposed secure bike parking areas.
17. Landscaping. Landscape and irrigation plans shall be submitted at the time of the building permit application and are subject to review and approval by the Planning Department, the Public Works Department, and the Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code prior to issuance of the building permit. All landscaping shall be installed prior to occupancy.
18. Air Quality: Prior to issuance of a building permit for the project, the applicant shall provide the Zoning Administrator with written verification that all permit requirements of the Monterey Bay Unified Air Pollution Control District relative to asbestos investigation and disposal, if necessary, have been fulfilled in accordance with Federal, State and local laws.
19. Affordable Housing: A Participation Agreement superseding the existing Participation Agreement recorded November 8, 2002 and establishing compliance with inclusionary housing requirements and affordability requirements shall be entered into and shall be recorded. The project must comply with all provisions of Government Code Section 65650 et seq, including, but not limited to, the requirement that one hundred percent (100%) of the project units (excluding the manager's unit(s)) must be restricted to lower income households at 80% AMI or less for a minimum term of 55 years from Certificate of Occupancy and will receive public funding to ensure affordability to lower income households.

CONDITIONS OF APPROVAL
For **314 Jessie St. – CP21-0100**

20. Affordable Housing: The developer/owner shall annually meet the California Tax Credit Allocation Committee (TCAC)'s most currently published Operating Cost per Unit Minimums for the Special Needs category type and be subject to the City's annual review in coordination with the County. The Developer/owner shall pay all monitoring fees adopted by the City.
21. Affordable Housing: The developer/owner shall enter into a Memorandum of Understanding with a resident services provider approved by the City to meet the needs of the supportive housing units, including but not limited to lease-up, placement and supportive services in coordination with the County and the County's Coordinated Entry System.
22. Affordable Housing: The developer/owner shall retain a professional property management agent and resident services provider (Management Agent) approved by the City in its reasonable discretion. The project will, at all times, be managed by an experienced Management Agent with demonstrated ability to operate residential facilities like the project in a manner that will provide decent, safe, and sanitary housing. Developer/owner shall submit, for the City's information and approval, the identity of any proposed Management Agent and such additional information regarding the background, experience and financial condition of any proposed Management Agent as is reasonably necessary to review Developer/owner's selection of such agent. The City may require the replacement of the Management Agent if the terms of the affordable housing agreement are violated.
23. Trash Enclosure: Plans submitted for building permit shall include a new trash enclosure. The owner/applicant will be responsible to move out the refuse and recyclable containers to an identified location on the lower lot. The project will produce 6 cubic yards of refuse and 3 cubic yards of recyclables on a weekly basis. Future food waste requirements could require up to three 96 gallon carts in the future for program compliance. A floor drain shall be installed in the slab and connected to the sanitary sewer system; and a hose bib shall be installed for the purpose of cleaning the interior of the structure. The final trash enclosure design shall be shown in the plans submitted for building permit, and shall be subject to review and approval by the Public Works Department.
24. New Sanitary Sewer Connection: Plans submitted for building permit shall show a new sanitary sewer connection, which will be required to connect to the existing City Sanitary Sewer Manhole. A City Standard clean-out will be required.
25. Existing Sanitary Sewer Lateral(s): Plans submitted for building permit shall show the existing sanitary sewer lateral(s) abandoned at the City sewer main by method of mechanical plug or factory cap.
26. Street Light (Standard): Plans submitted for building permit shall show power to the new street light as undergrounded. Plans submitted for building permit shall show the location and the point of connection to the nearest Pacific Gas & Electric (PG&E) facility.

CONDITIONS OF APPROVAL
For **314 Jessie St. – CP21-0100**

27. TIF: Prior to building permit issuance, the applicant shall pay Traffic Impact Fees (TIF) as required by the Public Works Department.
28. Compliance with Recommendations of Project Reports/Technical Studies. At all times, the project applicant/property owner shall ensure compliance with all recommendations included in reports/technical studies related to natural resources, including, but not limited to, the arborist report prepared by Nigel Belton, ISA Certified Arborist WE-0410A, dated April 18, 2019; archaeological report prepared by Dudek dated August 28, 2020; and biotic assessment report prepared by Ecosystems West dated June 19, 2019.
29. Native Plants Only. The landscape plan submitted for building permit shall include only plant species native to Santa Cruz; no non-native foliage varieties shall be included.
30. Soils Engineer Verification. The plans submitted for building permit shall include a letter from the project soils engineer, verifying that the scope of work and design of the project is consistent with, and in all respects complies with, the geotechnical report prepared for the project and the recommendations included in the geotechnical report, including, but not limited to, grading, drainage, and erosion control.
31. Rooftop Garden. The applicant shall evaluate the possibility of including a rooftop garden, including edible plants as practicable, in order to provide usable outdoor amenity space for the project tenants.
32. Prior to building permit issuance, the applicant shall complete a Flood Zone Hazard Notice Form.
33. Prior to the issuance of a building permit, the applicant shall pay the Park and Recreation Facility Tax pursuant to Chapter 5.72 of the City of Santa Cruz Municipal Code based on the final building permit plans.
34. Prior to commercial/business use of a building or site, owners or tenants shall obtain a Zoning Clearance/Occupancy Permit from the City Planning Department and a Business License from the City Finance Department.
35. Amplified music in exterior outdoor areas shall comply with the Performance Standards in Part 2 of Chapter 24.14 of the Zoning Ordinance.
36. The property owner shall be responsible for the continued maintenance of the building and site in good condition.
37. No signs shall be installed on the site without prior approval of a Master Sign Program.
38. The property owner shall be responsible for the on-going maintenance of the building and site in good condition including maintenance of exterior materials, landscaping, sidewalks, street furniture, lighting, open space areas, upper floor balconies free of clutter, appropriate window treatments, and the parking garages.

CONDITIONS OF APPROVAL
For **314 Jessie St. – CP21-0100**

39. Prior to occupancy, all requirements of the Police Department shall be completed and inspected for compliance.
40. Subsequent to occupancy of the premises, all landscaping shall be permanently maintained.
41. Lot-Line Adjustment. After completion of the Lot Line Adjustment, new property descriptions shall be recorded with the County Recorder's Office and a copy of each recorded description provided to the City of Santa Cruz Planning Department and the Water Department.
42. All improvements proposed by the applicant for the parcel designated by APN 010-551-12, which are not included in the legal settlement recorded in the Official Records of Santa Cruz County on July 10, 2013 between Plaintiff Mid-Peninsula Coalition Belle Haven, Inc. and against Defendant Barbara L. Showalter, shall be located entirely within the bounds of the property owned by the applicant, or an agreement shall be obtained with the owner of the parcel designated by APN 010-551-12, authorizing improvements in the manner proposed.
43. The plans submitted for building permit shall include a tree protection plan indicating the manner by which all trees designated for retention as indicated in the arborist report for the project will be preserved during project construction. Specify number of replacement trees required.
44. The property owner and/or project applicant agree(s) as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the City of Santa Cruz or its agents, officials, officers and employees from any claim, action or proceeding against the City or its agents, officials, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner and/or project applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the property owner and/or project applicant of these obligations under this condition. An agreement to this effect shall be recorded upon demand of the City Attorney or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The City shall promptly notify the property owner and/or project applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the property owner and/or project applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner and/or project applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.



314 Jessie St

Jessie St

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Google Earth

1985

36°58'18.87" N 122°00'58.69" W elev 28 ft eye alt 353 ft



314 Jessie St

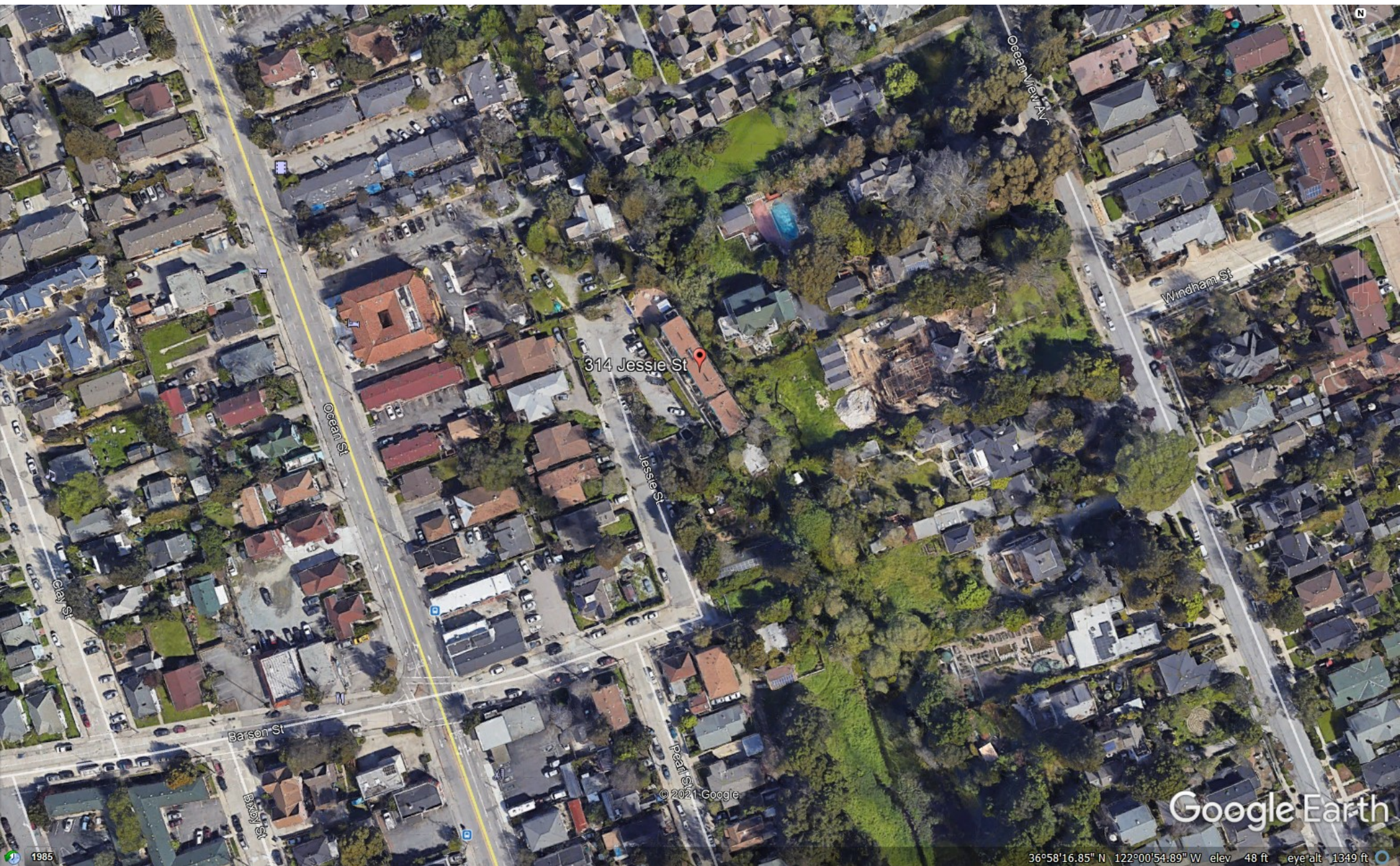
Jessie St

© 2021 Google

Google Earth

1985

36°58'18.15" N 122°00'58.71" W elev 59 ft eye alt 458 ft



314 Jessie St

Windham St

Ocean St

Jessie St

Barson St

Paul St

Google Earth



© 2021 Google

Google Earth

36°58'04.03" N 122°00'30.60" W elev 49 ft eye alt 4740 ft

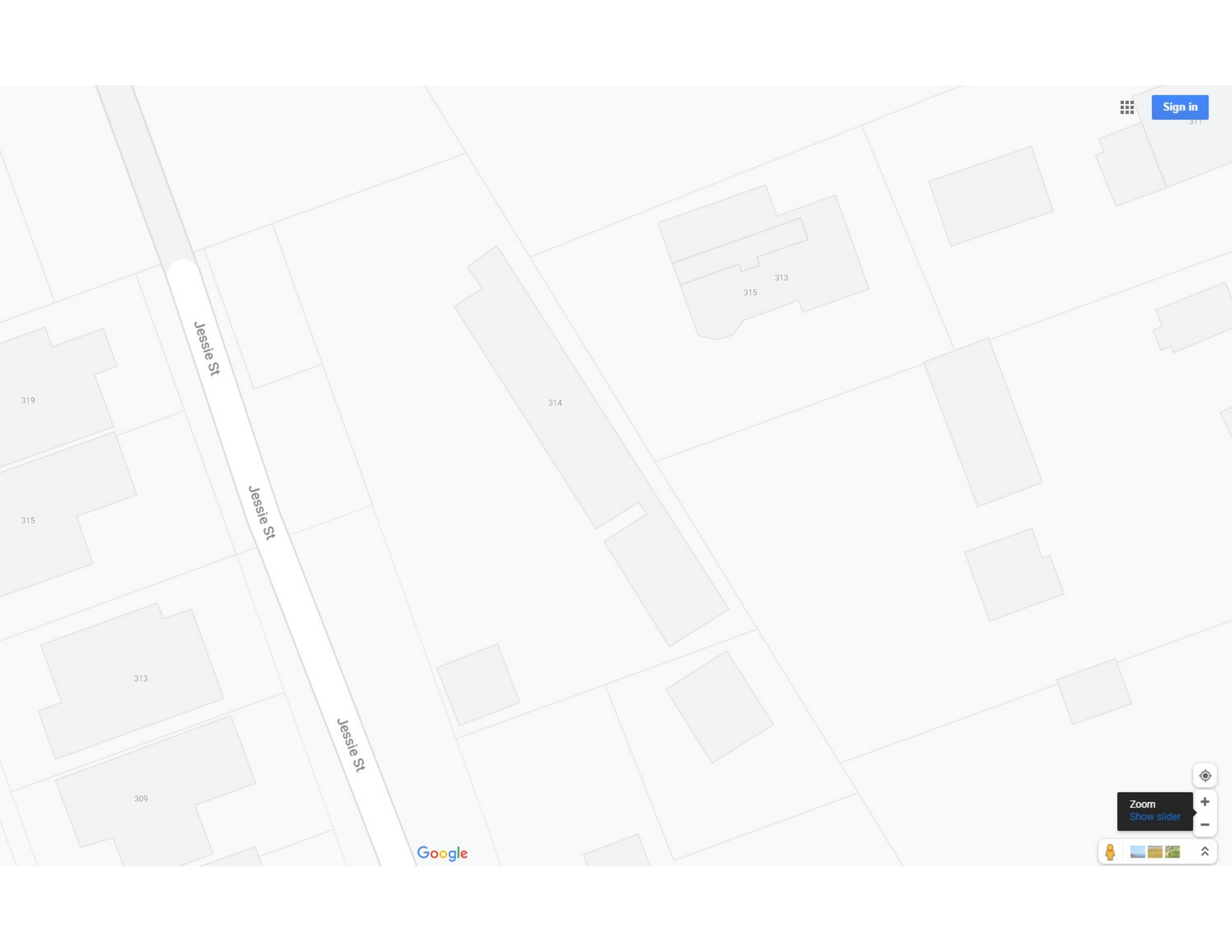


Data CSUMB SFML, CA OPC
© 2021 Google

Google Earth

1985

36°58'14.02" N 121°58'02.89" W elev 66 ft eye alt 29642 ft



Sign in

311

319

315

313

309

314

315

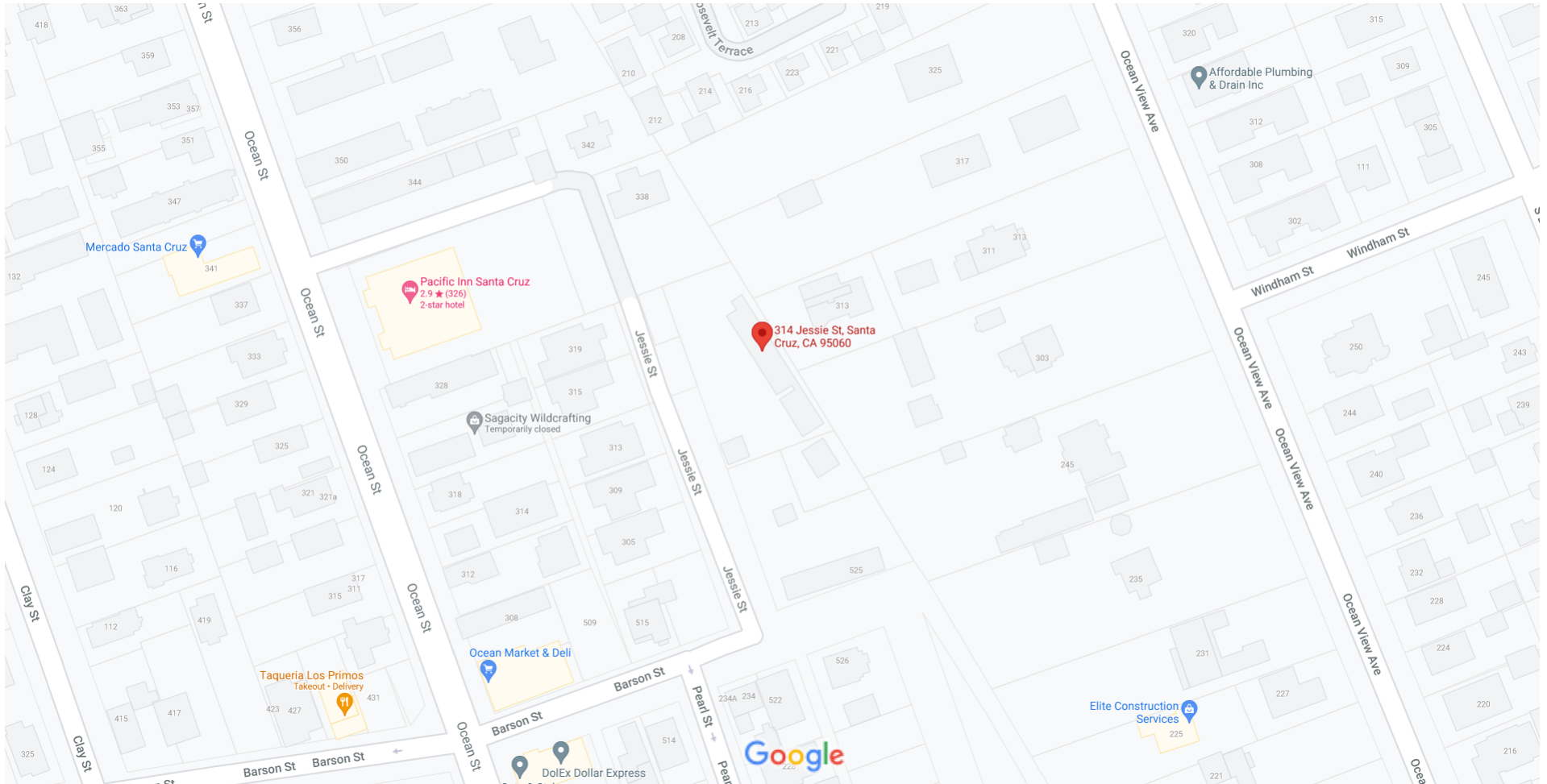
313

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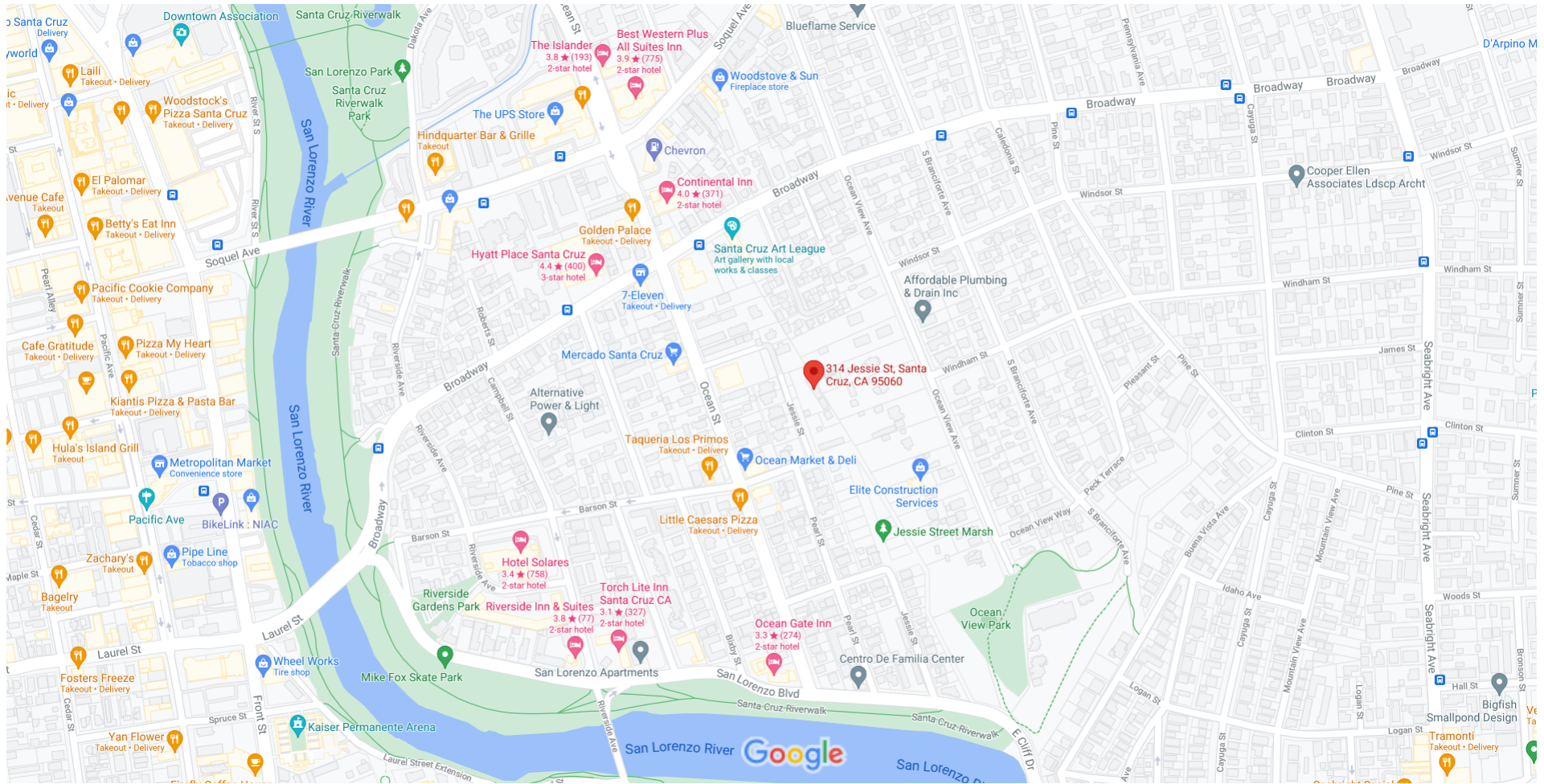
Zoom
Show slider

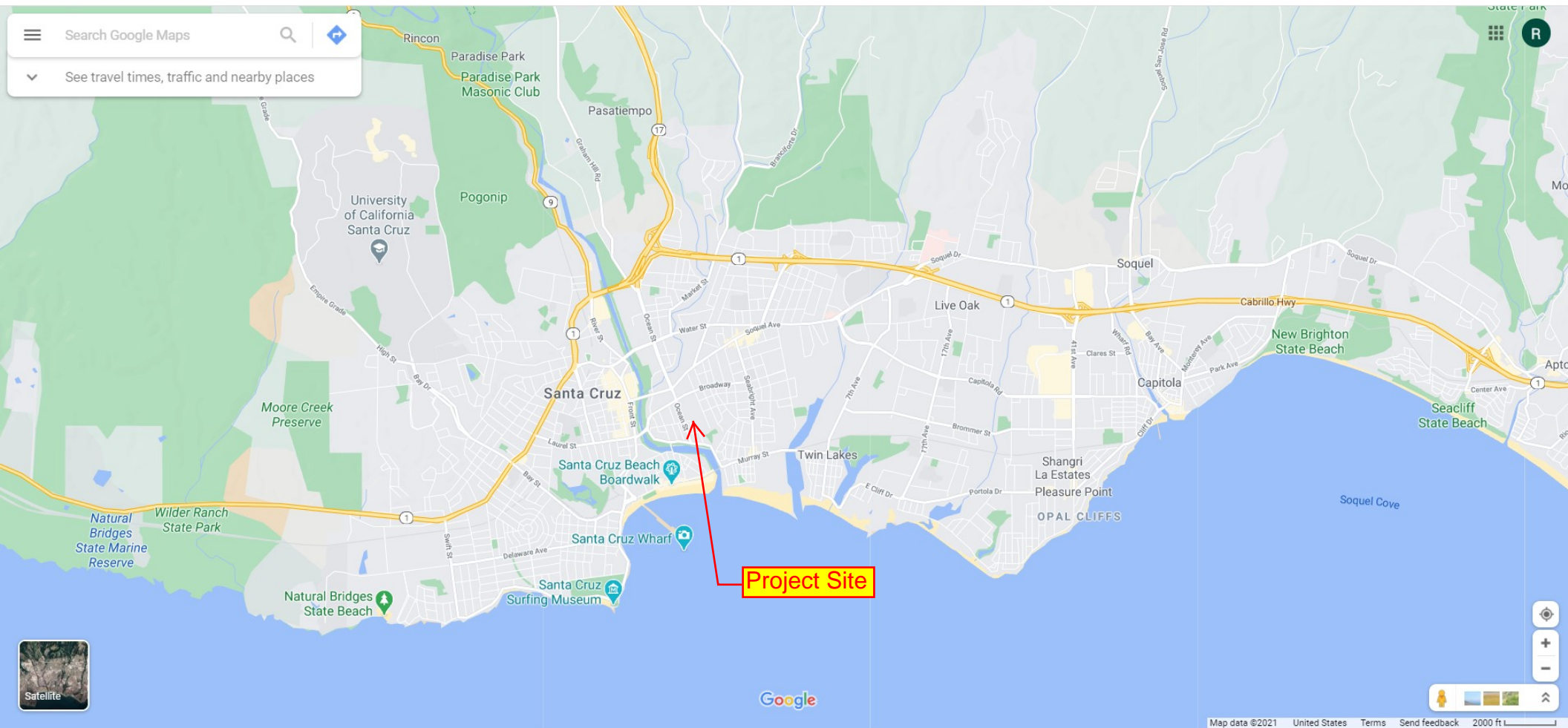


Google Maps 314 Jessie St



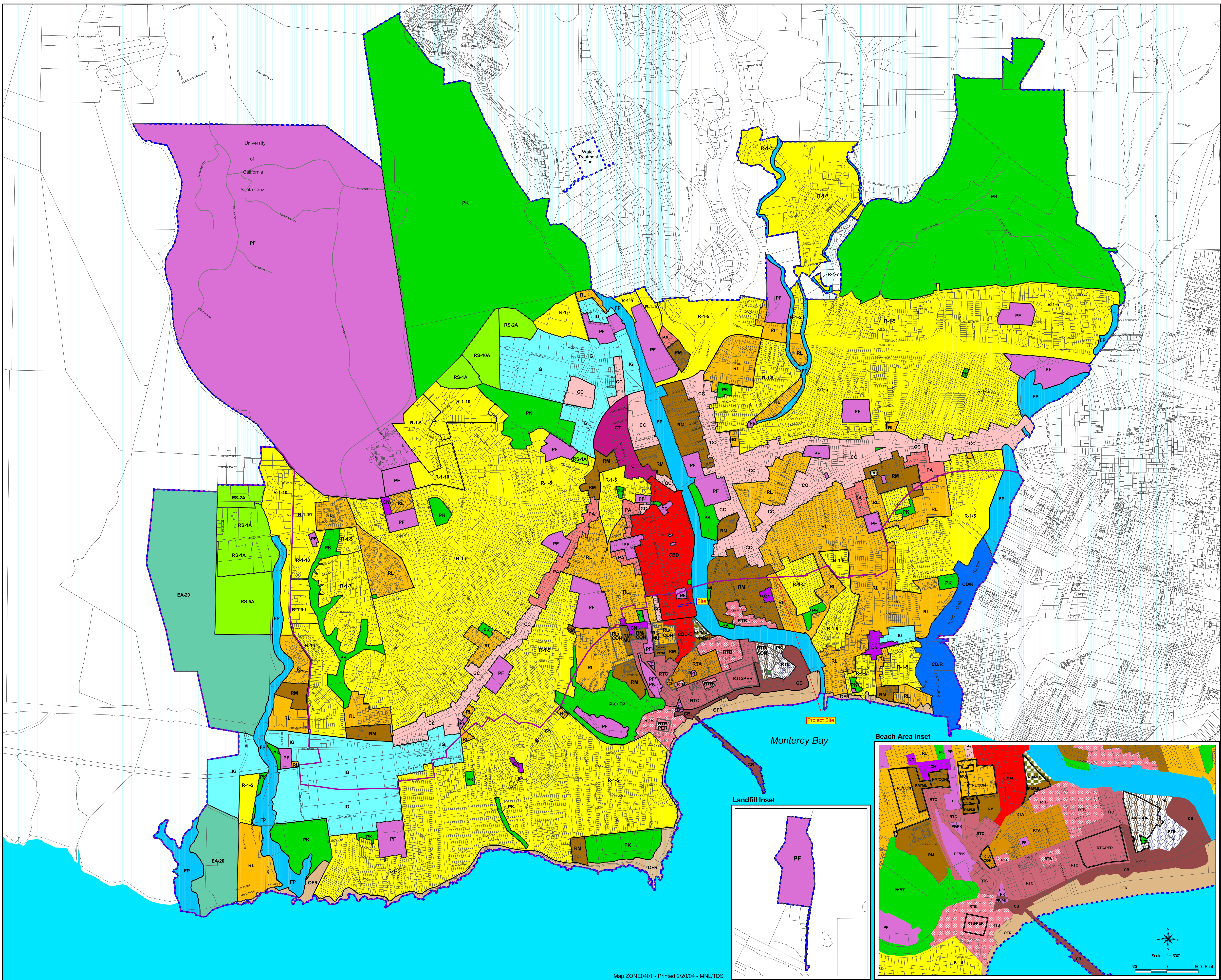
Google Maps 314 Jessie St





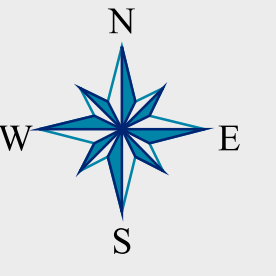
City of Santa Cruz Zoning Districts Map

City of Santa Cruz
Planning Department
809 Center St., Room 206
Santa Cruz, CA 95060
Ph. 420-5100



Legend

- Santa Cruz City Limit
- Parcels
- Zoning Districts:
- CB - Beach Commercial
 - CBD - Central Business District
 - CBD-E - Subdistrict Lower Pacific Ave.
 - CC - Community Commercial
 - CD/R - Coastal Dependent Related
 - CN - Neighborhood Commercial
 - CT - Thoroughfare Commercial
 - EA-20 - Exclusive Agriculture
 - FP - Flood Plain
 - IG - General Industrial
 - OFR - Ocean Front Recreational
 - PA - Professional and Administration
 - PF - Public Facilities
 - PK - Parks
 - R-1 - Single Family Residence
 - RL - Multiple Residence Low Rise
 - RM - Multiple Residence Medium Rise
 - RH - High Density Residential
 - RS - Residential Suburban
 - RTA - Beach / Medium Density Residential
 - RTB - Motel Residential
 - RTC - Beach Commercial
 - RTD - Beach Residential
 - RTE - Beach High Density Residential
- Overlay Zones:
- CON - Conservation Overlay
 - MU - Mixed Use Overlay
 - PER - Performance Overlay
 - Coastal Zone Overlay Boundary



Scale: 1" = 800'

800 0 800 1600 2400 3200 Feet

Location Map



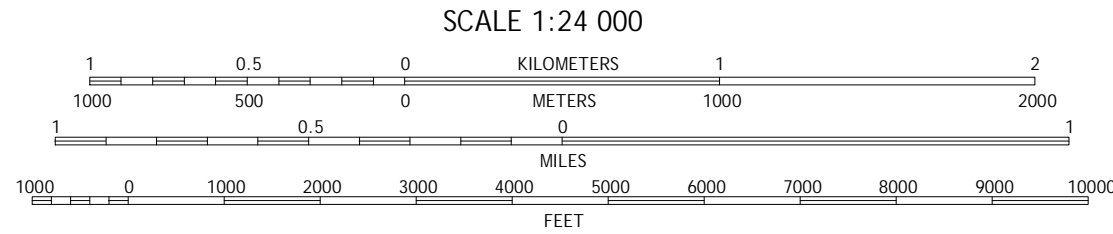
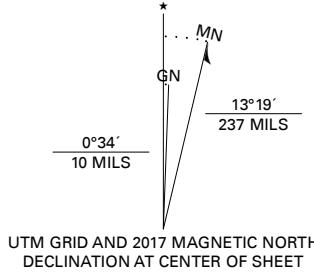
Prepared for the City of Santa Cruz by TriAxial Data Systems
36 Brennan Street • Watsonville, CA 95076 • Phone (831) 763-3697 • Fax (831) 763-3699

This is a graphic representation only of data provided by the City of Santa Cruz and the County of Santa Cruz. The author assumes no responsibility nor liability for errors or omissions.



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, June 2016 - October 2016
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1981 - 2018
Hydrography.....National Hydrography Dataset, 2005 - 2018
Contours.....National Elevation Dataset, 1999
Boundaries.....Multiple sources: see metadata file, 2016 - 2017
Public Land Survey System.....BLM, 2018
Wetlands.....FWS National Wetlands Inventory 1981 - 1993



1	2	3
4	5	

1 Davenport
2 Felton
3 Laurel
4 Santa Cruz DE W
5 Sequoi

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route





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

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

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

Project Information

Project Name: The Jessie Street Apartments

Responsible Entity: City of Santa Cruz

Grant Recipient (if different than Responsible Entity): **Santa Cruz County Housing Authority**

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC

Certifying Officer Name and Title: Jessica de Wit, Manager (see information below)

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Jessica de Wit
Housing & Community Development Division Manager
City of Santa Cruz Economic Development Office
(831) 420-5108 | jdewit@cityofsantacruz.com

Project Location:

314 Jessie Street, Santa Cruz, CA 95060
USGS Santa Cruz Quad - T11S, R1W, Section 18
APNs: 010-551-13 and 010-551-11

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

The proposed affordable housing project will include the demolition of 14 existing multi-family units and the construction of 50 affordable units in a single 5 story building to be built on one approximately 0.39-acre parcel located at 314 Jessie Street in the City of Santa Cruz, Santa Cruz County, California (APNs: 010-551-13 and 010-551-11). The proposed project will consist of forty studio and ten one-bedroom low-level affordable rental apartments ranging from 316 to 459 square feet in size. The project will additionally house a community room, offices for resident services, parking, and property management on the bottom two stories with the residential units on the top three stories. The existing tenants and the proposed future tenants are individuals with special needs, individuals who are homeless or at risk of homelessness, and individuals who often utilize emergency services. The project will include all necessary infrastructure replacement including, but not limited to curbing, gutters, sidewalks, street lighting and storm drains and a replacement trash enclosure. Surrounding site uses include residential housing on all sides with the Jessie Street Marsh less than a block to the south.

Description of the Area

The City of Santa Cruz (Spanish for 'Holy Cross') is the largest city and county seat of Santa Cruz County. The County is situated at the northern tip of Monterey Bay, with the City stretching along the coastline and inland to the coastal range, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. As of 2019, the U.S. Census Bureau estimated Santa Cruz's population at 64,608 while Santa Cruz County has approximately 276,603 residents.

Santa Cruz is known for its moderate Mediterranean climate with low humidity and sunshine 300 days a year, its natural environment, coastline, redwood forests, alternative community lifestyles, and socially liberal leanings. It is also home to the University of California, Santa Cruz, a premier research institution and educational hub, as well as the Santa Cruz Beach Boardwalk, an oceanfront amusement park operating continuously since 1907.

The present-day site of Santa Cruz was the location of Spanish settlement beginning in 1791, including Mission Santa Cruz and the pueblo of Branciforte. The City of Santa Cruz was incorporated in 1866 and chartered in April 1876.[4] Important early industries included lumber, gunpowder, lime and agriculture. Late in the 19th century, Santa Cruz established itself as a beach resort community.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The area's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz. Santa Cruz also hosts the

Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The City is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Santa Cruz Municipal Airport. Rail access is provided by Union Pacific Railroad, with a railhead at Santa Cruz Junction.

As of July 1, 2019, the City has an estimated population of 64,608, a per capita personal income of \$39,653, a median income of \$77,921 (in 2019 dollars), and a median value for owner-occupied housing of approximately \$854,200 with an estimated 20.9% in poverty per the U.S. Census Bureau Quick Facts for the City of Santa Cruz, and a median gross rent of \$1,889.

Description of the Surrounding Neighborhood

The project site is located in central Santa Cruz in the Seabright neighborhood east of the San Lorenzo River. Surrounding site uses include single family and multifamily residences on all sides and the Jessie Street Marsh less than a block to the south. The site is less than a mile east of downtown Santa Cruz and the City's Pacific Station transit hub and less than a mile north of the Santa Cruz Beach Boardwalk.

Construction and Design Description

The Jessie Street project will consist of one 61' high five-story building with the first two floors utilizing Type 1A construction and the top five floors utilizing Type 3A construction. The project will be designed consistent with all applicable energy and accessibility code requirements. The building is designed to be all-electric to help facilitate the state's move toward a more sustainable future.

The design of the project is intended to provide a scaled development consistent with the surrounding neighborhood. The use of materials including cementitious siding and stucco, flat roofs, and colors provide a variety and layering to the buildings to break up the overall mass of the structures. The overall design is intended to provide residents with a comfortable feeling of home that will bring quality affordable housing to Santa Cruz.

The project will be a total of 31,433SF including various amenities for the residents such as, a laundry room, a community room and demonstration kitchen, offices for on-site managerial and services staff, bike storage, and an outdoor terrace. These are all amenities that the current building lacks.

Residential units will begin on the 3rd floor of the building and will include 40 studios and 10 1-bedroom units. Studios range from 316-355 SF and 1-bedrooms will be 450- 459SF.

Units will have Title 24 compliant appliances including refrigerators, ovens, and ranges. The project will also feature photovoltaic panels on the roofs of each building to decrease the project's energy footprint and residents' costs.

Permanent Sources of Project Funding:

1) Permanent Loan	\$ 4,089,860.00
2) CHRP-R Existing Debt	\$ 958,566.00
3) No Place Like Home – HCD	\$ 4,010,916.00
4) Veterans Housing and Homeless Prevention - HCD	\$ 5,321,586.00
5) 3CE Electrification Grant	\$ 123,500.00
6) Deferred Developer Fee	\$ 67,717.00

7) General Partner Equity	\$ 2,669,275.00
8) LIHTC Equity - LP	<u>\$19,119,974.00</u>
Total Estimated Costs -	\$37,299,211.00

No Development Partners

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

The primary purpose of the proposed project, is to develop 50 units of affordable housing, including two managers' units, in an area with high housing costs and limited affordable housing.

The immense need for affordable housing in the County is epitomized by the 12,963 applicants currently on the Housing Authority of the County of Santa Cruz waiting list per a letter from the Housing Authority dated April 28, 2021. Additionally, a *Comprehensive Housing Market Analysis Santa Cruz-Watsonville, California* prepared by the Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, dated July 1, 2019, found the rental market to be "Extremely Tight" with a vacancy rate of only 1.9% and a demand for 570 new rental units over the following 3 years and only 130 under development.

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

The project site is zoned RL-Multiple Res-Low/FP-O (Low Density Residential, Floodplain Overlay) and with a General Plan designation of LM (Low Med Residential). The City of Santa Cruz has determined that the project is consistent with bills AB1763 and AB2162 which allow for streamlined approval and an increase in density when a project is located within a ½ mile of a major transit stop. The property is located in the Lower Ocean neighborhood of the city surrounded by residential uses. The City anticipates this area to continue developing with additional mixed uses, including additional housing.

The City's goal is to continue redeveloping this area of the City to further its goals of placing housing near services and transit and reduce car usage and limit further urban sprawl and the need for additional infrastructure investments. It is possible that in the absence of this project, an alternative project may be proposed near the site at some time in the future, but this may be difficult to achieve without some form of City assistance and may not include the much-needed affordable housing that this project proposes to develop.

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	HUD Project-Based Vouchers	\$6,079,860
N/A	VASH Vouchers	\$3,055,140

Estimated Total HUD Funded Amount: \$9,135,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$37,299,211

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ).</i> - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - The nearest civilian airport to the project site is the Watsonville Municipal Airport, located over 12 miles east of the site, which has not been designated a primary or commercial civil airport by the FAA and is, therefore, not covered by 24 CFR Part 51 Subpart D. - There are no military airfields in the vicinity of the project site. - See Attachment A: Airport Hazards
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>Not applicable in California</i>

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project involves property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, a majority of the site is located in Zone X, "Area of Minimal Flood Hazard," a small portion of the western edge of the site is located in Zone X, 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile," and a small portion of the west and southwest corner of the project site is located in Zone A99 a "Special Flood Hazard Area Without Base Flood Elevation (BFE)" determined.</p> <p>- Flood insurance is available and is required if there is construction within the flood zone.</p> <p>- See Attachment B: Floodplain Management</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project site is located in an area which has no Federal criteria pollutants classified as Nonattainment per the EPA Greenbook downloaded 7.11.21 from https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA.</i></p> <p>- See Attachment C: Clean Air</p>
Coastal Zone Management Coastal Zone Management Act, sections 117(c) & (d)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p><i>This project is located in the coastal zone and involves the placement, erection or removal of materials and may increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located within the Coastal Zone per attached City of Santa Cruz GIS Viewer Map. The project site is located within the CBD/CZ-O/FP-O zone district.</p> <p>- The Project received a Coastal Permit and Design Permit from the Planning and Community Development Department of the City of Santa Cruz on 1.12.22. The City requires that the project complies with <i>Exhibit "A" Conditions of Approval for the Project on Property at 314 Jessie St. – CP21-0100.</i></p> <p>- See Attachment D: Coastal Zone Management</p>

<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project involves new development for habitation; but is not located within one mile of an NPL ("Superfund") site, within 2,000 feet of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site.</i></p> <p>- AEI Consultants (AEI) prepared a Phase I ESA on the project site dated 12.15.20. AEI found no Recognized Environmental Conditions (RECs), CRECs or HRECs in respect to the site.</p> <p>- AEI assessed the potential for vapor migration and reached the following conclusion: "Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property."</p> <p>- AEI did find two (2) Other Environmental Considerations, the potential for Asbestos Containing Material and Lead-Based Paint in the structures on the site that are proposed for demolition. AEI noted the requirements for asbestos and LBP surveys prior to demolition and the requirement to properly mitigate each if present.</p> <p>- The City is requiring lead and asbestos testing prior to issuance of demolition or building permits and approval from the Monterey Bay Air Resources District (MBARD), and verification that all permit requirements of the Monterey Bay Unified Air Pollution District (MBUAPCD) relative to the asbestos investigation and disposal of ACM, if necessary, have been fulfilled in accordance with Federal, State and local laws.</p> <p>- See Attachment E: Contamination & Toxics Substances</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>- The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- The project is an urban infill project which is currently fully built out with 3 structures and hardscape. There is no potential for critical habitat or endangered species.</p> <p>- A Biotic Assessment, dated June 2019, was prepared by EcoSystems West (ESW). Bill Davila of ESW concluded that "[B]ased on this preliminary assessment, it is my professional that the parcel does not support sensitive biological resources that would affect the proposed redevelopment of the parcel."</p> <p>- The Assessment made several recommendations to reduce or avoid impacts on nesting birds, bats and on the San Francisco Dusky-footed woodrat, which may have</p>

		<p>houses on the site, including pre-construction and pre-demolition surveys.</p> <p>- The USFW Critical Habitat Mapper identified no critical habitat on or near the site.</p> <p>- See Attachment F: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- There are several locations with AST's within 1 mile of the project site, all of which are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/ and, therefore, do not present explosive hazards for the project site.</p> <p>- The closest to the project site is the S.L.R Pump Station #2 located at San Lorenzo Blvd. and Bixby with a 559 gallon diesel tank. The site is 1,105' from the project site with an ASD of 223.4'.</p> <p>- See Attachment G: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site contains "Prime Farmland if Irrigated" but does not contain Unique Farmland or other Farmland of Statewide or Local Importance as identified by the USDA, NRCS. 100% of site soils are defined as "Prime Farmland if Irrigated;" however, the project is an infill project on a fully developed site in a developed area of the City and is, therefore, exempt.</i></p> <p>- 100% of site soils are in Map Unit Symbol 104 and 170, "Prime Farmland if Irrigated," The project, however, is an urban infill project in a developed area of the City and is, therefore, exempt.</p> <p>- Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html downloaded 7.23.21.</p> <p>- The California Department of Conservation "California Important Farmland Finder" designates the project site as "Urban and Built-up Land."</p> <p>- See Attachment H: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, a majority of the site is located in Zone X, "Area of Minimal Flood Hazard," a small portion of the western edge of the site is located in Zone X, 0.2% Annual Chance Flood Hazard, Areas of 1% annual</p>

		<p>chance flood with average depth less than one foot or with drainage areas of less than one square mile,” and a small portion of the west and southwest corner of the project site is located in Zone A99 a “Special Flood Hazard Area Without Base Flood Elevation (BFE)” determined.</p> <p>- Due to the location of the project site in a floodplain, a HUD 8-Step Floodplain Analysis documenting the 8-step decision making process contained in 24 CFR 55.20, and required by Executive Order 11988, was prepared. An Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” was published in <i>The Santa Cruz Sentinel</i> on October 19, 2021. No comments were received by November 2, 2021. The analysis determined that the project should be built as proposed. A “Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain” was published in <i>The Santa Cruz Sentinel</i> on November 9, 2021. No responses were received during the 7-day comment period. The Determination documenting the 8-step process is in Attachment B.</p> <p>- See Attachment B: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The City of Santa Cruz has determined, and SHPO has not objected, that no historic properties will be affected by the project.</i></p> <p>Attachment I contains the following supporting documentation:</p> <p>City SHPO consultation letter dated 10.1.21 wherein the City stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); a CHRIS report dated 6.28.21; Native American Heritage Commission (NAHC) response letter dated 6.14.21; Tribal Directory Assessment Information (TDAT) listing; consultation letters sent to tribal list contacts dated 6.16.21 with no responses received, and; National Register of Historic Places (NRHP) internet search results for the City of Santa Cruz, with the nearest site approximately 555’ feet north of the project site at 363 Ocean Street, with several structures in between.</p> <p>- See Attachment I: Historic Preservation</p>
<p>;Noise Abatement and Control</p> <p>Noise Control Act of 1953, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and is located within 1,000’ of, but not within line-of-sight of, an arterial or greater roadway but is not located within line-of-sight of an active railroad line.</i></p> <p>- The project is located within 1,000’ of Ocean Street and Broadway, both of which are classified by the City as arterial roadways per Figure 4.4-2, Functional Classifications of Streets, of the Santa Cruz General Plan 2030 Draft EIR. There are numerous structures located between the project site and the roadways and, therefore, it is not within line-of-sight.</p>

		<p>- Figure 4.13-1, Existing Noise Contours, and Figure 4.13-2, Future Noise Contours, of the Santa Cruz General Plan 2030 Draft EIR, both show the project site within the 60 dBA noise contour, below the HUD 65 dBA standard for exterior noise levels.</p> <p>- There are no active railroad lines within line-of-sight of the project site.</p> <p>- The project site is approximately 12 miles west of the nearest municipal airport in Watsonville and is outside of all airport noise contours per the attached Santa Cruz Airport Noise Contours Map.</p> <p>- See Attachment J: Noise Abatement and Control</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p><i>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b on 7.11.21</i></p> <p>- See Attachment K: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project involves new construction within or adjacent to a wetland(s) habitat.</i></p> <p><i>- Verified by: Wetlands Map downloaded from https://fws.gov/wetlands on 7.11.21</i></p> <p>- See Attachment L: Wetlands Protection</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of any listed section of any Wild and Scenic River.</p> <p><i>Verified by the Wild and Scenic Rivers map downloaded from https://www.rivers.gov/river-app/index.html?state=CA on 7.11.21</i></p> <p>- See Attachment M: Wild and Scenic Rivers</p>

ENVIRONMENTAL JUSTICE

Environmental Justice

Executive Order 12898

Yes No

☐☒

The project site is suitable for its proposed use; and with mitigations the project won't be adversely affected by a pre-existing environmental condition.

- The proposed 50-unit project has no aggregate Environmental Justice issues identified by the EPA EJSCREEN Report (Version 2019) or in this NEPA. EJ data was collected at the 0.125, 0.25, 0.5, .075, and 1-mile radii. Eight of the eleven (8/11) Environmental Indicators (EI) were lower in the project area than at the comparison levels of California, EPA Region and U.S.

- Using the 0.125-mile radius centered on the project site to represent the project site, Lead paint exceeds levels in California, the EPA Region, and the U.S. at all radii, averaging 0.33 with state averages at 0.29, EPA Region at 0.24, and U.S. at 0.28, but is lower than at all other radii. Traffic Proximity at 1400 exceeds levels in the U.S. but is lower than California, the EPA Region, and all other radii. Hazardous Waste at 3.7 exceeds levels in California (3.4) and the EPA Region (2.9) but is lower than the U.S. (4.0).

- In respect to the Demographic Indicators (DI), the composite score Demographic Index at 66% is higher than surrounding areas as well as California, EPA Region, and U.S. percentages. The People of Color Population percentage at 54% is higher than the U.S. percentage, but lower than the California and EPA Region percentages. The Low-Income Population percentage at 79% is higher than surrounding areas as well higher than California, EPA Region, and U.S. percentages. Although the Low-Income Population percentage is high, the project site is located in diverse, downtown commercial district.

- Based on this information and the results of this NEPA, we can conclude that neither the project site nor the neighborhood suffers from disproportionately adverse environmental effects on minority or low-income populations relative to the community at large.

- Additionally, the project will benefit the minority and low-income populations by bringing 50 units of much needed affordable housing units to the neighborhood and community.

- See Attachment N: Environmental Justice

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><i>The project is in conformance with the City of Santa Cruz General Plan and is a compatible land use consistent with zoning ordinances and is compatible in scale and urban design with surrounding uses and proposed uses.</i></p> <p>- Zoning: RL – Multiple Res - Low (Floodplain Overlay) Project Consistency: Consistent with approval of permits and pursuant to AB2162</p> <p>- General Plan: LM – Low Med Res Project Consistency: Consistent with General Plan designation with approval of permits and pursuant to AB2162.</p> <p>- The project proposes to demolish 14 existing multi-family units and construct a five-story, 100% affordable building with 50 residential apartments, a community room, offices for resident services, parking, and property management on a property located within the RL-Multiple Res-Low zone district.</p> <p>- The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards.</p> <p>- The project will produce no adverse urban impact as it is an urban redevelopment project within downtown Santa Cruz.</p> <p>- See Attachment O: Land Development</p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability</p> <p>- A Geotechnical Investigation for Jessie Street Apartments prepared by Haro, Kasunich, and Associates, Inc. dated April 2019, determined that the site is suitable for development if the recommendations contained in the report are implemented. Haro, Kasunich, and Associates found that “based on the very dense condition and cohesive nature of the underlying soil and bedrock at the site, there is low potential for liquefaction effects at the project site.” Haro, Kasunich, and Associates recommended conventional spread footings embedded a minimum 24 inches into firm native soil or, as an alternative, pier and grade beam foundation embedded a minimum 10 feet below existing grade. Haro, Kasunich, and Associates additionally noted that the site has a high potential for strong seismic shaking and recommended the structure be designed and constructed in conformance with the most current California Building Code (2016 CBC) seismic design standards. They further noted, however, that the risk of substantial structural damage from earthquakes is relatively low for well-built structures which incorporate lateral shear bracing and California Building Code (CBC) seismic design requirements into their design and construction.</p> <p><i>Verified by: Geotechnical Investigation for Jessie Street Apartments prepared by Haro, Kasunich, and Associates, Inc. dated April 2019.</i></p> <p>Slope</p> <p>- The USDA NRCS slope rating for the site is “1,” representing a relatively level site with negligible slope and, therefore, slope is not an issue for development of the site.</p> <p>- <i>Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html downloaded 8.19.21</i></p> <p>Erosion</p> <p>- A Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City’s Grading, Erosion, and Sediment Control Regulations.</p> <p>- The City will require that standard BMP’s be followed during construction to minimize construction related erosion from the site during construction activities.</p> <p>-Development of the proposed project will cover the entire site in hardscape and structures and will have no erosion potential.</p> <p>Storm Water Runoff and Drainage</p> <p>- Per the Geotechnical Investigation for Jessie Street Apartments prepared by Haro, Kasunich, and Associates, Inc. dated April 2019:</p>
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	<p>“Rain gutters with downspouts should be installed on roof eaves to collect storm water. Runoff should be conveyed from downspouts via buried solid plastic pipe to suitable discharge points away from all foundations and improvements. We recommend water be discharged around the site in such a way that natural drainage patterns are maintained. Drainage plans should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations. Surface runoff should be directed away from the building foundations at a minimum gradient of 5 percent for a minimum horizontal distance of 10 feet. Concentrated runoff should be diverted by lined swales or buried pipe to the collection facility or suitable discharge locations. Planter areas should not be sited adjacent to walls; otherwise, measures should be implemented to contain irrigation water and prevent it from seeping into walls and under foundations.”</p> <ul style="list-style-type: none"> - Additionally, Haro, Kasunich, and Associates, Inc. recommended they be provided an opportunity to review project plans prior to construction to evaluate if their recommendations have been properly interpreted and implemented. They recommended they be allowed to provide foundation excavation observations and earthwork observations and testing during construction. - The proposed project will replace existing hardscape and structures with the same and will not alter drainage patterns or increase stormwater runoff. - The project must comply with the City’s “Storm Water and Urban Runoff Pollution Control” (Chapter 16.19 of the city’s Municipal Code) which identifies prohibited discharges and required Best Management Practices (BMPs) for construction and new development. - The City’s regulatory requirements and BMPs, as detailed in the “Stormwater Best Management Practices Manual” published by the City’s Public Works Department, must be implemented. - The project is consistent with the City of Santa Cruz General Plan and will comply with all applicable City regulations and planning division conditions and those of the Regional and State Water Quality Control Boards. - Per state requirements, post-construction runoff flows must be less than the pre-construction flows. Therefore, it is anticipated that the proposed project would not result in erosion, flooding or exceed water quality standards. - Storm Water runoff will not be commingled with sewage. - <i>Verified by: Geotechnical Investigation for Jessie Street Apartments prepared by Haro, Kasunich, and Associates, Inc. dated April 2019</i> - See Attachment O: Land Development
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Earthquake Faults and Earthquake Potential

- The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. No known surface expression of fault traces is thought to cross the site; therefore, fault rupture hazard is not a significant geologic hazard at the site.

- *Verified by: City of Santa Cruz Draft EIR to General Plan 2030 dated September 2011.*

- The City shall require that all seismic standards presented in the City's Draft EIR to the General Plan 2030 be incorporated into the project plans and specifications and implemented during construction and, furthermore, all applicable State and local building codes and City of Santa Cruz requirements are required to be complied with.

- Complying with the requirements stated above, the project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, or seismic-related ground failure such as liquefaction.

Landslide Potential

- The site is relatively flat and, therefore, there is no landslide potential.

Liquefaction Potential

- The site is not currently mapped by the State of California and is outside the zone mapped as having a high to very high liquefaction potential by the City of Santa Cruz. According to maps developed as part of the City's recently adopted General Plan 2030 and included in the General Plan and General Plan EIR, the project area is not located in an area identified as being subject to liquefaction hazards (SOURCE V.1a and V.1b-DEIR Figure 4.10-4).

- The project will be required to comply with all City and State building codes to reduce the potential for liquefaction.

Tsunami and Seiches Potential

- The project will not expose people or property to significant risk of loss or damage due to tsunami. The project site is located outside of a Tsunami Inundation area.

- *Verified by California Department of Conservation tsunami map
<https://maps.conservation.ca.gov/cgs/informationwarehouse/tsunami/>.*

Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water near the project site and the site is not located in an earthquake zone.

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities. Noise generated during construction would vary throughout the construction period and on any given day, depending on the construction phase and the type and amount of equipment used at the construction site. The highest noise levels would be generated during grading of the site, with lower noise levels occurring during building construction and finishing. Overall, construction noise levels would be temporary, short-term and fluctuate throughout the construction period.
- Development projects are reviewed on a case-by-case basis, and typical conditions of approval include limiting the day and times of day during which construction and/or heavy construction can be conducted, provision of notification to neighbors regarding construction schedules, and implementation of a process to receive and respond to noise complaints. These are some of the types of measures that would be implemented by the City to manage and minimize construction noise impact.
- The City has determined that the temporary increase in noise levels generated by construction activity is less than significant.
- The project will generate ongoing noise typical of a multifamily residential project. As a small multifamily residential project, the project will not generate noise levels in excess of City thresholds of 65 CNEL for multifamily projects.

Wildland Fires Potential

- The project site is in an urbanized part of Santa Cruz with no wildland conditions. The project site is not located within a State-identified fire hazard zone as indicated on the latest Fire Hazard and Severity Zone maps prepared by the California Department of Forestry and Fire Protection (CalFire).

Verified by Cal Fire "Very High Fire Hazard Severity Zones" map.

Emergency Response & Access

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will have no effect on surrounding roadways as it is the redevelopment of a currently developed parcel.

Hazardous Materials

- A Phase I ESA prepared on the project site did not identify evidence of RECs or CRECs in connection with the subject property and did not recommend further investigation for the subject property.
- The Phase I did note that, as a result of planned demolition of existing building on the project site, there is a potential that Lead Based Paints are present. The Phase I recommended that the property owner consult with a certified Lead Risk Assessor to determine options for control of possible LBP hazards. Testing for LBP/Asbestos is destructive and should be completed once units are vacant, at the commencement of construction, just prior to building demolition.

		<ul style="list-style-type: none"> - See the <i>Contamination and Toxic Substances</i> factor above and <i>Mitigation Measures and Conditions</i> section at the end of this document. - <i>Verified by Phase I ESA prepared by AEI Consultants, dated December 15, 2020</i> <p>Construction Site Safety</p> <ul style="list-style-type: none"> - Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury. - See Project Description; Attachment E: Contamination and Toxic Substances; and Attachment O: Land Development.
Energy Consumption	1	<ul style="list-style-type: none"> - The project will comply with Title 24 requirements for energy efficiency. - Units will have Energystar appliances including refrigerators, ovens and ranges. - Verified by Diana Alfaro, MidPen Housing
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant. - The project will not result in the displacement of existing jobs.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - The project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents. - Development of the project will produce some displacement as the site contains an existing multifamily apartment building that will be demolished. A relocation firm, Autotemp has prepared a relocation plan for the project and will oversee the relocation process. - As the development process will take a minimum of 17 months, beyond the 12-month maximum for temporary relocation, the project developer has budgeted for permanent relocation of all 13 households but is also offering temporary relocation to households that would like to return to the project. Households have the option of choosing permanent relocation benefits when relocation will exceed 12 months.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Educational Facilities</p> <ul style="list-style-type: none"> - The proposed project will consist of the demolition of 14 existing multi-family units and the construction of a 50-unit multi-family building for a net gain of 36 units of multi-family housing for low-income residents of the City of Santa Cruz, which could have an impact of educational facilities, though the project is designed to meet the needs of existing residents and is anticipated, therefore, to have minimal effect on surrounding educational facilities. - Schools and educational services are provided to City residents by the Santa Cruz City Schools (SCCS), as well as a number of private schools, for grades K through 12. SCCS is composed of two separate districts: the Elementary District (K-6) and the High School District (7-12), governed by a common board and administration. The Elementary District draws students from the City of Santa Cruz and in County locations including Davenport and Soquel. It includes six schools serving approximately 2,000 students. The second district includes two middle schools, three high schools, an independent studies program and a home school program serving a population of 4,660 students (Santa Cruz City Schools, 2017). - The proposed project would be served by SCCS schools including Gault Elementary, Branciforte Middle School, and Santa Cruz High School. The capacity of each school serving the project is provided in the City's General Plan EIR (City of Santa Cruz 2012). The SCCS study found that enrollment was under capacity and that enrollment is forecasted to decline over the next ten years (Decision Insite, 2016). The study incorporated current enrollment capacity, feeder district data, county birth rates and plans for new housing in the forecasting methodology. Current enrollment data as reported by the State Department of Education was compared to capacity as reported in the City's General Plan. The elementary school, middle school and high school all have enrollments that are under capacity based on data reported by the state (California Department of Education, 2017). - Local school districts are empowered under state law to impose school impact fees, which are collected by local governments at the time of building permit issuance. The Santa Cruz City Elementary and High School Districts currently charge school impact fees. - <i>Verified by: City of Santa Cruz General Plan 2030 dated September 2011</i> <p>Cultural Facilities</p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Santa Cruz and the surrounding areas of the County but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the City and

		<p>surrounding areas to accommodate any potential increased usage generated by the project.</p> <ul style="list-style-type: none"> - The City of Santa Cruz, along with the County of Santa Cruz and other nearby communities showcase an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art & Wine, the Capitola Art & Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to this vibrant, eclectic area. The City and County offer countless cultural events and venues offering live music, outdoor theater and more - The City of Santa Cruz is known as a tourist attraction and is located on Monterey Bay with another major tourist attraction with numerous cultural facilities, Monterey/Carmel, to the south. These and other nearby cities offer a wealth of cultural activities. There are also miles of nature trails around the Santa Cruz coastal wetlands. - The Santa Cruz County Fairgrounds, located in the south of the County in the City of Watsonville, shares its location with the Agricultural History Museum and the Sierra Azul Sculpture Garden and Nursery. - Cabrillo Community College is located in the town of Aptos, just outside of Santa Cruz while the University of California, at Santa Cruz is located in the City. - There are 22 properties located in the City and 45 properties located in the County of Santa Cruz that are listed in the National Register of Historic Places. - “The City has approximately 35 City-listed historic landmarks and approximately 600 listed historic structures, some of which may also be considered scenic resources depending on the visual prominence and the character of the building (City of Santa Cruz, April 2012, DEIR volume). In downtown, the Civic Center, Town Clock are identified as visual landmarks in the City’s General Plan. The Boardwalk and Santa Cruz Wharf are identified as landmarks in the beach area, . . .” - <i>Extracted from City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i> - Additionally, there is adequate public transportation serving these cultural facilities. - See Attachment P: Community Facilities & Services
Commercial Facilities	1	<ul style="list-style-type: none"> - The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - There are adequate commercial facilities and accessible bus routes near to the project site. - Additionally, the project is not expected to negatively impact other businesses

		<p>farther out from the project by significantly reducing current demand for their services. Commercial facilities in the vicinity of the project site are reasonably accessible to residents by private or public transportation.</p> <p>- See Attachment P: Community Facilities and Services</p>
Health Care and Social Services	2	<p>Health Care</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly impact demand for health care services in the area. Sufficient health care services are available in the City of Santa Cruz and areas around the City to handle any potential increased demand. Due to the small size of the project (50 units), the net impact will be low and less than significant. - Additionally, the City anticipates that the majority of future project residents currently reside in the area and, therefore, there is anticipated to be little to no net increase in demand for health care services. - The Palo Alto Medical Foundation, a division of Sutter Health, is located at 2025 Soquel Avenue, approximately 1.27 miles from the project site, and provides Urgent Care services. A second facility is located at 1301 Mission Street approximately 1.28 miles from the project site. - Dominican Hospital of Dignity Health is a full-service hospital located at 1555 Soquel Drive, approximately 2.35 miles from the project site. Dominican provides financial assistance as needed, providing \$29 million in fiscal year 2020 for patient financial assistance and community benefit programs. - See included maps depicting the many medical facilities and offices in the area. <p>Social Services</p> <ul style="list-style-type: none"> - Due to the small size of the proposed project (50 units), the project is not expected to significantly increase demand for social services. - Additionally, as noted previously, the project is expected to provide affordable housing for households already residing within the project area and, therefore, there would be little increase in demand for services generated by the project. For any potential increase in City residents generated by the project, such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in both the City of Santa Cruz and County of Santa Cruz. - Social Service agencies and programs in the area include Santa Cruz Child Support Services, Court Community Service Program, Encompass Community Services, Santa Cruz County CalFresh, Santa Cruz Child Protective Services, Salvation Army, Housing Matters, Santa Cruz Supported Living, Mental Health Client Action Network, Hope Services, Head Start and more. <p>- See Attachment P: Community Facilities & Services</p>

Solid Waste
Disposal /
Recycling

2

- Solid waste collection and disposal, including recycling services, provided by the City of Santa Cruz to residents, businesses and institutions within the City's boundaries, is provided at the Resource Recovery Facility (RRF), which includes a sanitary landfill, recycling center, green waste drop-off area, and Household Hazardous Waste Drop-Off Facility. The City owns and operates this facility, including a Class III sanitary landfill, which is located approximately three miles west of the City off Highway 1 on Dimeo Lane. The site covers 100 acres with approximately 67 acres available for disposal use, and the City's RRF. The RRF only accepts municipal solid waste and serves as a sorting facility to remove any recyclable or composting materials. The Recycling Center accepts a variety of recyclable materials.

- In the mid-1990s the permitted disposal area of the landfill increased from 40 to 70 acres. The additional acreage was designed with a liner system that meets EPA requirements for new municipal solid waste landfills. The new area replaced the former leachate evaporation ponds, which were cleaned and closed in 1997. The expansion increased the life of the landfill by approximately 30 years at that time, but the lifespan has been increased through implementation of additional waste reduction measures (City of Santa Cruz, April 2012, DEIR volume).

- The City of Santa Cruz met the state-mandated waste diversion goals of 25% of their 1990 waste-streams from landfill disposal by 1995 and 50% by 2000 through community education and the implementation of expanded curbside recycling programs. In the year 2000, the City established a Zero-Waste goal with the ultimate intention of eliminating the City's need for a landfill. As of 2015, the City had achieved a diversion rate of 65-68%, which exceeds the state requirements (City of Santa Cruz, April 2012, DEIR volume).

- Assuming growth trends similar to the past 10-15 years in the City of Santa Cruz, the RRF has more than adequate capacity to accommodate all municipal solid waste generated by City residents, visitors and businesses. Based on continued waste reduction, annual aerial surveys, and calculations, the landfill is estimated to have capacity through the year 2056 (City of Santa Cruz, April 2012, DEIR volume). State law requires that facilities begin planning for future waste disposal/reuse facilities at least 15 years in advance of existing landfill closure dates, which would be around the year 2043.

- *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

- Per the above the proposed project will generate additional solid waste but, is not expected to exceed the City's ability to collect or recycle solid waste.

- The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would create unusual solid waste conditions.

Waste Water / Sanitary Sewers	2	<ul style="list-style-type: none"> - The City of Santa Cruz will provide wastewater treatment for project generated wastewater. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board. - The City of Santa Cruz owns and operates a regional wastewater treatment facility (WWTF), located on California Street adjacent to Neary Lagoon, that provides secondary level of treatment. The City treats sewage from domestic and industrial sources and discharges the treated effluent into the Pacific Ocean under the provisions of a waste discharge permit (NPDES No. CA0048194) issued by the California RWQCB, Central Coast Region (Order No. R3 - 2005 - 0003). - The WWTF has a permitted wastewater treatment capacity of 17.0 million gallons per day (mgd). In 2016, the WWTP treated 3.3 billion gallons of wastewater effluent at an average daily rate of 9.04 mgd (Ibid.). The Santa Cruz County Sanitation District has treatment capacity rights of 8 mgd at the City of Santa Cruz WWTF. The City contributes approximately 5.0 mgd with a remaining capacity of 4.0 mgd. The Sanitation District contributes 5.5 mgd with a remaining capacity of 2.5 mgd. Approximately 50% of the wastewater treated at the plant is generated within the City of Santa Cruz. The total remaining treatment plant capacity, therefore, is 7.5 mgd. - The project will not require or result in the relocation or construction of new public or private utilities and service facilities. - The City is requiring the abandonment of the current sewer lateral at the sewer main by method of mechanical plug or factory cap and installation of a new sewer lateral, with clean-out, to connect to the existing City Sanitary Sewer Manhole as Conditions of Approval for the project. <p><i>- Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p>
Water Supply	2	<ul style="list-style-type: none"> - The City of Santa Cruz will supply water to the project and has adequate water supplies available to serve the proposed project. <p><i>- Verified by: City of Santa Cruz Zoning Administrator Report for December 2, 2020 meeting.</i></p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Public Safety - Police</p> <ul style="list-style-type: none"> - The City of Santa Cruz Police Department provides crime protection and prevention activities throughout the City, including patrols, response to calls, education and community outreach. Its range of services include patrol, investigations, traffic, parks unit, neighborhood enforcement team, gang unit, dive team, hostage negotiation team, tactical team and School Resource officer. The City has mutual aid agreements with county law enforcement (Sheriff's Office, Capitola, Scotts Valley, Watsonville, California Highway Patrol, State Parks and UCSC Police Departments). - The Police Department operates out of one police station/headquarters, located in downtown. The city is divided into five patrol beats that are designed to maximize

coverage and provide efficient response to calls for service: West, East, Beach, Central, and Downtown (City of Santa Cruz Police Department, 2015). The Department handled 103,592 calls in 2015. The average response time is four minutes, 22 seconds, which is under the department's target of four minutes, 30 seconds. Dispatching services are provided through the Santa Cruz Consolidated Emergency Communications Center.

- Although the project has been proposed to provide affordable housing for existing City residents, the project could potentially result in increased population that could result in increased police protection service demands. However, this project and other future development and growth is not anticipated to result in the need to construct new or expanded police facilities.

- *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

- Prior to occupancy the project must meet all requirements of the Police Department and inspected for compliance.

Public Safety - Fire

-The project will be served by the City of Santa Cruz Fire Department. Per the Downtown Plan DEIR: "The City of Santa Cruz Fire Department is an all hazard emergency response and fire protection agency that serves the City, the University of California at Santa Cruz (UCSC), and participates in mutual aid responses within the County and State. The Fire Department also provides various contract services within the County. Agreements include a long-term contract for full fire protection services with UCSC, specialized arrangements for seasonal lifeguards with the City of Capitola and the Santa Cruz Port District, and an automatic aid agreement with County Fire/CalFire into Paradise Park. The City of Santa Cruz Fire Department maintains mutual aid agreements with all surrounding fire agencies to provide, and receive, aid on an as needed basis. The department is also a participant in the California Fire Assistance Agreement (CFAA) which allows for statewide mutual aid.

The Fire Department provides a variety of services which include fire protection, marine rescue, technical rope/cliff rescue, advanced life support/paramedic, and hazardous materials emergency response. In addition, the department serves the community through a wide array of nonemergency interactions by providing fire prevention, community risk reduction, public education, disaster preparedness training, and ongoing emergency management preparation."

- The closest fire station to the project - Fire Station #2 - is located at 1103 Soquel Avenue, approximately 0.5 miles from the project site.

- "The number of service calls received by the fire department in 2016 was approximately 8,200 calls. The majority of the calls are for non-fire emergencies, with about 65% of the calls being for medical assistance. Average response times from each of the four fire stations is approximately 5 minutes. The Department's goal is to respond to emergency medical calls in less than five minutes 90% of the time and to fire emergency calls within eight minutes 90% of the time."

		<p>- Per the DEIR for the General Plan 2030, “the existing number of fire stations and equipment/facilities are considered adequate to provide service throughout the City, except that the Department does not have a Training Facility.” The DEIR did note, however, that the plan recommended improvements to two fire stations and the construction of a new fire station at the present Station Two location as well as relocation of the downtown station and administrative facilities into a combined facility with a Training Facility. The Downtown Plan DEIR further noted, “existing and future development and growth within the City would result in the need to construct new or expanded fire stations, however, the impacts of fire station construction or expansion are not expected to be significant.”</p> <p>- <i>Extracted from the City of Santa Cruz DEIR for the General Plan 2030 dated September 2011 and the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>Public Safety – Emergency Medical Services</p> <p>- As discussed above under <i>Public Safety – Fire</i>, emergency medical services are provided by the City of Santa Cruz Fire Department and the marginal increase in demand this project may produce will have the same limitations and impacts as discussed above.</p>
Parks, Open Space and Recreation	2	<p>- The City of Santa Cruz offers residents a wide range of parks, open space, beaches, trails, and recreational opportunities. The City operates and maintains a range of neighborhood parks, community/regional parks, community facilities, and recreational programs. Most of these parks, facilities and programs are operated and maintained by the City Parks and Recreation Department. Some facilities and programs are operated and organized in partnership with community organizations.</p> <p>- The City has responsibility for and manages, maintains and operates more than 30 parks which comprise over 1,700 acres of parks and open space lands, including various community/recreational facilities.</p> <p>- The City imposes a “Parks and Recreation Facilities Tax” (pursuant to Chapter 5.72 of the Municipal Code) on new residential development (including mobile homes) within the City, payable at the time of issuance of a building permit. The collected taxes are placed into a special fund, and “shall be used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities in the city” (section 5.72.100).</p> <p>- <i>Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>- City residents also have the opportunity to access many state and county park facilities. - The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 49 parks, which total over 1,200 acres of parkland in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. The closest County park to the planning area is Twin Lakes County Park, which is located approximately one mile</p>

		<p>east of the planning area, on the north end of Schwan Lagoon. The park is approximately 1.4 acres in size.</p> <p>See Attachment P: Community Facilities and Services</p>
Transportation and Accessibility	2	<p>Accessibility</p> <ul style="list-style-type: none"> - The project is required to and will meet all Federal, State and Local regulations governing accessibility. - The Santa Cruz Metropolitan Transit Districts (SCMTD) Pacific Station, its main depot, is located at 920 Pacific Avenue, approximately 0.5 miles west of the project site, and provides fixed-route and commuter bus service for the City of Santa Cruz and Santa Cruz County throughout the year. The project site is less than 1,000 feet from two bus stops with routes to Pacific Station. The entire system can be accessed from Pacific Station with at least 18 bus routes originating from that location providing access to the entire County. The Greyhound bus depot is also located at Pacific Station. <p>See Attachment P: Community Facilities and Services</p> <p>Transportation</p> <p><i>Temporary Impacts</i></p> <ul style="list-style-type: none"> - There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact. <p><i>Permanent Impacts</i></p> <ul style="list-style-type: none"> - The project will have limited parking (7 spaces to accommodate vehicles of employees, support staff and visitors), in order to promote alternative modes of transportation including the use of mass transportation versus personal cars; therefore, the project will have minimal permanent impacts on city street usage but will increase transit usage per design. - The project meets the criteria for incentives provided in AB2162, one of which is that a development is not required to provide residential on-site parking if it is located within one-half mile of a major transit stop. The project site is located 0.5 miles from Pacific Station; therefore, no on-site parking is required to serve the residential uses and units. - <i>Verified by: City of Santa Cruz Zoning Administrator Report for December 2, 2020 meeting.</i> - The project is required to pay Traffic Impact Fees and to provide a Fair Share Contribution for intersection improvements prior to building permit issuance. <p>See Attachment 1 Project Information</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>Unique Natural Features</p> <ul style="list-style-type: none"> - The project site is flat with no unique natural features and currently contains an apartment building, a parking lot, and several trees along the southern border of the parcel. - <i>See Project Information, Aerial photos and USGS Map</i> <p>Water Resources</p> <ul style="list-style-type: none"> - The project will be connected and served by the City's water system and any minimal landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. - <i>See Water Supply factor above</i> - See "Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff" factor above for information on the issue of storm water runoff. - See the "Waste Water / Sanitary Sewers" factor above for information on the issue of Waste Water collection and treatment. The project will not utilize an on-site septic system. - See Attachment G: Farmland and USGS map
Vegetation, Wildlife	2	<p>Vegetation</p> <ul style="list-style-type: none"> - The project site is located in an urbanized area of Santa Cruz and is fully developed with structures and hardscape. There are several trees along the southern border of the project site but removal of the trees would have minimal environmental impact. An Assessment of the Trees at the Jessie Street Apartments prepared by Consulting Arborist Nigel Belton, dated April 18, 2019, noted that only three trees that are recommended for preservation in the report can be preserved during construction of the project and all three trees are located on adjacent properties. The report requires that tree Protection Zone fences and root buffers be placed around the three trees in question prior to start of demolition and remain in place for the duration of construction. The Arborist further recommended that the three Heritage trees identified for preservation are pruned in to improve their structural conditions and to reduce the risk of limb failures. Pruning work will also be required where tree canopies will contact the sides of the new structure. The River Gum on the adjacent property should have a support cable installed in between the two codominant trunks and it requires pruning to reduce weight in the ends of its heavy and overextended limb structure. This work should be completed before the construction phase begins.

		<ul style="list-style-type: none"> - A Tree Protection Plan is required to be submitted with the building permit application detailing how the identified trees are to be preserved during construction and specifying the number of replacement trees to be planted. - See the <i>Mitigation Measures and Conditions</i> section at the end of this document. - <i>Verified by Assessment of the Trees at the Jessie Street Apartments prepared by Consulting Arborist Nigel Belton, dated April 18, 2019</i> <p>Wildlife</p> <ul style="list-style-type: none"> - Due to the site being located within the City and fully developed with structures and hardscape, with little vegetation on the site, there is no wildlife to be affected by development of the project. - See Attachment 2 Maps and Photos
Other Factors	2	N/A

Additional Studies Performed:

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

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including:

- AEI Consultants, Phase I ESA – December 15, 2020
- Haro, Kasunich, and Associates, Inc., Geotechnical Investigation Report – October 7, 2020
- Nigel Belton, Consulting Arborist, Assessment of the Trees at the Jessie Street Apartments, April 18, 2019

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

The following were used for each item as applicable:

- USGS, Santa Cruz West Quadrangle 7.5-Minute series topographic map
- Google Earth and Google Maps

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

Airport Hazards

- 24 CFR Part 51 Subpart D
- Santa Cruz GIS Airport Compatibility map
- NEPA Assist Airport Map
- Google Maps
- Google Earth

Coastal Barrier Resources

- Not applicable in California

Flood Insurance

- FIRM map 06087C0332E dated May 16, 2012

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

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> downloaded 7.11.21

Coastal Zone Management Act

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/> downloaded 7.11.21

Contamination and Toxic Substances

- AEI Consultants, Phase I ESA Report dated December 15, 2020

Endangered Species Act

- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 7.11.21
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
Including *Figure 4.8-3 Sensitive Habitat Areas*

Explosive and Flammable Hazards

- AEI Consultants, Phase I ESA Report dated December 15, 2020
- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- HUD Exchange, ASD Tool at <https://www.hudexchange.info/environmental-review/asd-calculator/>
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> downloaded 7.11.21

Floodplain Management

- FIRM map 06087C0332E, dated May 16, 2012

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Native American Heritage Commission
- Tribal Directory Assessment Information – Contact Information for Tribes of Santa Cruz County, CA
- Consultation letters to all on the NAHC Contacts List on 6.16.21
- National Register of Historic Places (NRHP) Records Search
- The USGS, Santa Cruz Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control

- Watsonville Airport Noise Contours Map
- NEPA Assist Railroad Map
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
Including *Figure 4.13-1 Current Noise Contours, Figure 4.13-1 Future Noise Contours and Figure 4.4-4*
- City of Santa Cruz General Plan, Noise Element Update, dated 30 September 2007
- City of Santa Cruz Noise Ordinance
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> downloaded on 7.11.21

Wetlands Protection

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>
downloaded on 7.11.21

Wild and Scenic Rivers Act

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>
on 7.11.21

ENVIRONMENTAL JUSTICE

Environmental Justice

- US EPA – EJScreen Report (Version 2020)

Environmental Assessment Factors

- NEPA Assist
- City of Santa Cruz, Planning and Community Development Department – Zoning Permit
- Exhibit "A" – Conditions of Approval for the Project on Property at **314 Jessie St. – CP21-0100**
- City of Santa Cruz General Plan 2030 Draft EIR, dated September 2011
- City of Santa Cruz Draft EIR, Downtown Plan Amendments, dated July 2017
- City of Santa Cruz Noise Ordinance
- City of Santa Cruz Website
- County of Santa Cruz GIS Maps
- City of Santa Cruz Public Works Website
- City of Santa Cruz Sewer System Management Plan
- City of Santa Cruz Zoning Lookup for Street Addresses within the City
- City of Santa Cruz General Plan Housing Element
- City of Santa Cruz Parks Master Plan
- County of Santa Cruz website – Parks
- City of Santa Cruz 2015 Urban Water Management Plan
- City of Santa Cruz Water Conservation Master Plan, dated January 2017
- AEI Consultants, Phase I ESA – December 15, 2020
- Haro, Kasunich, and Associates, Inc., Geotechnical Investigation Report – October 7, 2020
- Nigel Belton, Consulting Arborist, Assessment of the Trees at the Jessie Street Apartments, April 18, 2019
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning

- Cal Fire – Fire Hazard Severity Zones in SRA & LRA
- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 1.27.21
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
Including *Figure 4.8-3 Sensitive Habitat Areas*
- MTS Master Transportation Study, VI-9 Regional Planning
- Santa Cruz Metropolitan Transit District (METRO) website
- Google Earth
- Google Maps

List of Permits Obtained:

No permits obtained at this time. Standard construction-related permits will be obtained prior to the commencement of construction.

Public Outreach [24 CFR 50.23 & 58.43]:

- Consultation letters mailed to tribal contacts and the State Historic Preservation Officer
- Santa Cruz City Council on 8.25.20
- Zoning Administrator/Coastal Commission on 12.2.20
- Zoning Administrator on 1.12.22
- Community Meeting on 11.16.20

Cumulative Impact Analysis [24 CFR 58.32]:

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

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

The project developer, MidPen Housing, proposed this project for this location to the City. As the proposed project is consistent with the City of Santa Cruz's General Plan and meets a significant City-identified need in respect to the provision of affordable housing for low- and very low-income residents of the City and placing residents near the city core of services and transportation, no other alternatives to the proposed action were considered.

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

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community and may not provide affordable housing as this project will do.

Summary of Findings and Conclusions:

The City of Santa Cruz finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas including the provision of affordable housing for city residents in the city core near services and transportation.

The project will benefit the City of Santa Cruz and low-income residents needing affordable rental housing by providing quality low-income housing without exposing residents to hazardous environmental conditions and will improve their quality of life.

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

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

The project is required to comply with all of “Exhibit “A” Conditions of Approval for the Project on Property at 314 Jessie St. – CP21-100” and those outlined below.

Law, Authority, or Factor	Mitigation Measure
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<i>Plans submitted for building permit issuance shall include the following note: Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:</i> <i>a. Immediately cease all further excavation, disturbance, and work on the project site;</i> <i>b. Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;</i> <i>c. Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;</i> <i>d. Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.</i>
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<i>During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the City’s dust control program and Monterey Bay</i>

	<p><i>Unified Air Pollution Control District regulations.</i></p> <p><i>Feasible Mitigation Measures</i></p> <ul style="list-style-type: none"> • <i>Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</i> • <i>Prohibit all grading activities during periods of high wind (over 15 mph).</i> • <i>Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</i> • <i>Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.</i> • <i>Haul trucks shall maintain at least 2'0" of freeboard.</i> • <i>Cover all trucks hauling dirt, sand, or loose materials.</i> • <i>Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</i> • <i>Plant vegetative ground cover in disturbed areas as soon as possible.</i> • <i>Cover inactive storage piles.</i> • <i>Sweep streets if visible soil material is carried out from the construction site.</i> • <i>Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 Nuisance).</i> • <i>Limit the area under construction at any one time.</i>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Testing: <i>Prior to issuance of any demolition or building permit, asbestos and lead based paint testing shall be performed by either Environmental Protection Agency (EPA) or California (CA) state health certified individuals to determine the extent of the onsite hazardous materials prior to any demolition of existing structures. Approval shall then be obtained from Monterey Bay Air Resources District (MBARD) for the hazardous or other regulated material removal. Applicant shall provide the city with a copy of the ASB application or a copy of an email from MBARD stating no application is required. A separate building permit application and plans are required for the proposed demolition from the City of Santa Cruz Building Division if prior to issuance of the building permit application.</i></p> <p>Air Quality: <i>Prior to issuance of a building permit for the project, the applicant shall provide the Zoning Administrator with written verification that all permit requirements of the Monterey Bay Unified Air Pollution Control District relative</i></p>

	<p>to asbestos investigation and disposal, if necessary, have been fulfilled in accordance with Federal, State and local laws.</p>
<p>Hazards and Nuisances Including Site Safety and Noise</p>	<p><i>Geotechnical</i></p> <p><i>Prior to building permit issuance, the applicant shall submit a site specific geotechnical investigation by a qualified professional to assess potential liquefaction hazards. All recommendations of the report shall be met.</i></p> <p><i>Soils Engineer Verification</i></p> <p><i>The plans submitted for building permit shall include a letter from the project soils engineer, verifying that the scope of work and design of the project is consistent with, and in all respects complies with, the geotechnical report prepared for the project and the recommendations included in the geotechnical report, including, but not limited to, grading, drainage, and erosion control.</i></p> <p><i>Construction Noise</i></p> <p><i>- The City shall require the Applicant to incorporate the following construction noise best management practices into all applicable project bid, design, and engineering documents:</i></p> <ol style="list-style-type: none"> <i>1) Construction work hours shall be limited to the hours of 7 AM to 10 PM.</i> <i>2) A sign shall be posted on site providing a contact name and phone number for the job site and the project's representative for addressing noise concerns.</i> <i>3) Heavy equipment engines shall be covered and exhaust pipes shall include a muffler in good working condition.</i> <i>4) Stationary equipment such as compressors, generators, and welder machines shall be located as far away from surrounding residential land uses as possible. The project shall connect to existing electrical service at the site to avoid the use of stationary, diesel- or other alternatively-fueled power generators, if feasible.</i> <i>5) Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When use of pneumatic tools is unavoidable, it shall be ensured the tool will not exceed a decibel limit of 85 dBA at a distance of 50 feet. Pneumatic tools shall also include a noise suppression device on the compressed air exhaust.</i>

	<p>6) <i>No radios or other amplified sound devices shall be audible beyond the property line of the construction site.</i></p> <p>7) <i>Prior to the start of any construction activity, the Applicant or its contractor shall prepare a Construction Noise Complaint Plan that identifies the name and/or title and contact information (including phone number and email) of the Contractor and District-representatives responsible for addressing construction-noise related issues and details how the District and its construction contractor will receive, respond, and resolve to construction noise complaints. At a minimum, upon receipt of a noise complaint, the Applicant and/or Contractor representative identified in the Plan shall identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.</i></p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	<p><i>An Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City's Grading, Erosion, and Sediment Control Regulations.</i></p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	<p><i>The project is required to comply with all applicable City regulations and planning division conditions including those of the Regional and State water quality control boards.</i></p> <p><i>The project must comply with the City's "Storm Water and Urban Runoff Pollution Control" (Chapter 16.19 of the city's Municipal Code) which identifies prohibited discharges and required Best Management Practices (BMPs) for construction and new development.</i></p> <p><i>- The City's regulatory requirements and BMPs, as detailed in the "Stormwater Best Management Practices Manual" published by the City's Public Works Department, must be implemented.</i></p>
Vegetation	<p><i>Arborist Report</i></p> <p><i>The project arborist must work with the design team in order to provide recommendations concerning the protection of the trees identified for preservation during the design development phase of this project. These</i></p>

recommendations pertain the protection of the Critical Root Zone areas of the trees that will be impacted by construction activities. These activities include demolition work, grading work, construction work and the installation of underground utilities and storm drains.

1- The tree Protection Zone fences and root buffers must be shown on the Final Demolition and Construction Plans. I recommend that the tree numbers are shown on the Completed Civil Plans as well.

2- The following Tree Protection Notes must be added to the Cover Sheet of the final construction plans:

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

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

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

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

RECOMMENDATIONS

-The three Heritage trees identified for preservation be pruned in to improve their structural conditions and to reduce the risk of limb failures. Pruning work will also be required where tree canopies will contact the sides of the new structure. The River Gum on the adjacent property should have a support cable installed in between the two codominant trunks and it requires pruning to reduce weight in the ends of its heavy and overextended limb structure. This work should be completed before the construction phase begins. The Project Arborist must meet with the approved Tree Service Provider to discuss the scope of recommended pruning work before it proceeds. This work must be undertaken by a State

	<p><i>Licensed Tree Service Provider and comply with ANSI A-300 and ISA Best Management Practices for tree pruning and maintenance work. This work must also be performed under the supervision of an ISA Certified Arborist.</i></p> <p><i>Tree Protection Plan</i></p> <p><i>The plans submitted for building permit shall include a tree protection plan indicating the manner by which all trees designated for retention as indicated in the arborist report for the project will be preserved during project construction. Specify number of replacement trees required.</i></p> <p><i>Native Plants Only</i></p> <p><i>The landscape plan submitted for building permit shall include only plant species native to Santa Cruz; no non-native foliage varieties shall be included.</i></p>
Compliance with Technical Reports	<p><i>At all times, the project applicant/property owner shall ensure compliance with all recommendations included in reports/technical studies related to natural resources, including, but not limited to, the arborist report prepared by Nigel Belton, ISA Certified Arborist WE-0410A, dated April 18, 2019; archaeological report prepared by Dudek dated August 28, 2020; and biotic assessment report prepared by Ecosystems West dated June 19, 2019.</i></p>

Determination:

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

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

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

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

Preparer Signature: _____ **Date:** _____

Name/Title/Organization: _____

Certifying Officer Signature: _____ **Date:** _____

Name/Title: _____

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

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Notice: **February 15, 2022**

Responsible Entity [RE]: City of Santa Cruz

Address: 337 Locust Street, Santa Cruz, CA 95060

Telephone Number: (831) 482-5108

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *City of Santa Cruz*

REQUEST FOR RELEASE OF FUNDS

On or about **March 3, 2022**, the City of Santa Cruz will authorize the Santa Cruz County Housing Authority to submit a request to HUD for the release funds for 44 Project-based Vouchers under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended, to undertake a project known as the Jessie Street Apartments located at 314 Jessie Street, Santa Cruz, CA (APNs: 010-551-13 and 010-551-11) (Project) for the purpose of partially funding the demolition of 14 existing multi-family units and the construction of a 50-unit affordable housing project in Santa Cruz, CA. The existing project has four (4) PBV already allocated which will roll over to the new project upon completion. Additionally, four (4) more PBVs (8 in total) will be earmarked for existing tenants and upon turnover will utilize the Housing Authority Housing Choice Voucher waitlist. Fourteen (14) PBVs will be allocated for individuals eligible for supportive services and exempt from the PBV project cap; nineteen (19) PBVs will be allocated for veterans eligible for the HUD-VASH Program; and three (3) PBVs for Veterans ineligible for HUD VASH. The Total Development Cost for the Project is estimated to be Thirty-Seven Million Two Hundred-Ninety-Nine Thousand Two Hundred Eleven Dollars (\$37,299,211) plus 15 years of 44 Project Based Vouchers with an estimated total value of: \$9,135,000. The Jessie Street project will consist of one 61' high five-story building with the first two floors utilizing Type 1A construction and the top five floors utilizing Type 3A construction. The project will be a total of 31,433SF including various amenities for the residents such as, a laundry room, a community room and demonstration kitchen, offices for on-site managerial and services staff, bike storage, and an outdoor terrace. Residential units will begin on the 3rd floor of the building and will include 40 studios and 10 1-bedrooms. Studios range from 316-355 SF and 1-bedrooms will be 450- 459SF. Units will have Title 24 compliant appliances including refrigerators, ovens, and ranges. The project will also feature photovoltaic panels on the roofs of each building to decrease the project's energy footprint and residents' costs. Estimates and sources of funding include: Permanent Loan- \$4,089,860; CHRP-R Existing Debt- \$958,566; No Place Like Home - HCD- \$4,010,916; Veterans Housing and Homeless Prevention - HCD- \$5,321,586; 3CE Electrification Grant- \$123,500; Deferred Developer Fee (DDF)- \$67,717; General Partner Equity- \$2,669,275; Low Income Housing Tax Credit Equity (LIHTC)- \$19,119,974. Estimated Total Development Cost (TDC)- \$37,299,211.

FINDING OF NO SIGNIFICANT IMPACT

The City of Santa Cruz has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National

Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Jessica de Wit, Housing & Community Development Division Manager at 337 Locust Street, Santa Cruz, CA 95060 or by email to jdewit@cityofsantacruz.com. The ERR can be accessed on-line at the following website: <https://www.cityofsantacruz.com/government/city-departments/economic-development/housing-assistance-information/public-notice>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Santa Cruz at the above address. All comments received by **March 2, 2022**, will be considered by the City of Santa Cruz prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Santa Cruz certifies to HUD that Jessica de Wit, Housing & Community Development Division Manager, in her capacity as certifying officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Santa Cruz to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Santa Cruz's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Santa Cruz; (b) the City of Santa Cruz has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be emailed to HUD Region IX, at RROFSFRO@hud.gov and todd.r.greene@hud.gov. Potential objectors should contact HUD via email at RROFSFRO@hud.gov and todd.r.greene@hud.gov to verify the actual last day of the objection period.



Invoice No. 0000032084
Invoice Date 08/18/2021
Account No. 1001088
Payment Terms Net 30

Due Date 09/17/2021

Total Amount Due \$300.00

Bill To RL HASTINGS & ASSOCIATES
PO BOX 552
PLACERVILLE CA 95667-0552

Questions regarding this invoice can be directed to Billing Department at 707/664-3151

Line No.	Description	Identifier	Amount
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Note: Northwest Information Center

1			300.00
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Records search

File # 20-2457

Project Name: 314 Jessie Street Demolition and New Construction Project

----- Please return this portion of invoice with payment -----

Total Amount Due: \$300.00

Please include the following on the payment:

Account No. 1001088

Invoice No. 0000032084

Payable to:

Sonoma State University

Attn: Cashiers

1801 East Cotati Avenue

Rohnert Park, CA 94928-3609



NWIC Billing Worksheet

IC File Number: 20-2457

Client Name: Roy Hastings

Phone: (916) 359-0626

Affiliation: R. L. Hastings & Associates, LLC

Email: roy@rlhastings.com

Proj Name/Number: 314 Jessie Street Demolition and New Construction Project

Date Request Rec'd: 6/1/2021

Date of Response: 6/29/2021

Check In:		Check Out:		Check In:		Check Out:	
In-person Time:		Hour(s):		\$		0.00	
Staff Time:		Hour(s):	2	\$		300.00	
Shape Files:		Number:		\$		0.00	
Custom Map Features:		Number:		\$		0.00	
Digital Database Record:		Number of Row(s):		\$		0.00	
Quads:		Number:		\$		0.00	
Address-mapped Flat Fee:				\$		0.00	
Hard Copy (Xerox/Computer) Pages:		Page(s):		\$		0.00	
Labor Charge:		Hour(s):		\$		0.00	
PDF Pages:		Page(s):		\$		0.00	
PDF Flat Fee:				\$		0.00	
Other:	Non-Confidential Ext. Search			\$		0.00	
				Subtotal	\$	300.00	

Rapid response surcharge of 50% of total cost: \$ 0.00

Total: \$ 300.00

Information Center Staff:

Jill Guldenbrein

Sonoma State University Customer ID:

1001088

Sonoma State University Invoice No.:

00000032084

CHRIS Access and Use Agreement No.:

****This is not an invoice. Sonoma State University will send separate invoice.****

Advertising Order Confirmation

Santa Cruz Sentinel

<u>Ad Order Number</u> 0006617034	<u>Customer</u> R.L. HASTINGS & ASSOCIATES	<u>Payor Customer</u> R.L. HASTINGS & ASSOCIATES	<u>PO Number</u>
<u>Sales Representative</u> Gloria Mutch	<u>Customer Account</u> 3838356	<u>Payor Account</u> 3838356	<u>Ordered By</u> Tracy Hastings
<u>Order Taker</u> Gloria Mutch	<u>Customer Address</u> P.O. BOX 552 PLACERVILLE, CA 95667	<u>Payor Address</u> P.O. BOX 552 PLACERVILLE, CA 95667	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 661-330-3569	<u>Payor Phone</u> 661-330-3569	<u>Customer EMail</u> tracy@rlhastings.com
<u>Current Queue</u> Ready	<u>Invoice Text</u> Public Notice - Activity in a 100 Yr Flood Plain		
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Promo Type</u>
		<u>Materials</u>	<u>Special Pricing</u>

Advertising Order Confirmation

Santa Cruz Sentinel

Ad Number 0006617034-01
Ad Size 2 X 81 Li

Color

Production Color

Ad Attributes

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Production Notes

External Ad Number

Pick Up

Ad Type
Legal Liner

Released for Publication

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Santa Cruz has determined that the following proposed action by Midpen Housing under the Project-Based Voucher (PBV) Program is located in a 100-year floodplain and the City of Santa Cruz will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Midpen has received 48 HUD Project-Based Vouchers for a proposed mixed-use 50-unit affordable multifamily rental project to be contained in one 5-story building built on a parcel located at 314 Jessie Street in the City of Santa Cruz Santa Cruz County, California. Project plans propose demolition of 14 existing multi-family units and construction of the new 50-unit building. A portion of the project site is located in Zone A99 - Special Flood Hazard Area Without Base Flood Elevation (BFE) determined. The project will be floodproofed to a minimum of at least 2 feet above BFE.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Santa Cruz at the following address on or before November 2, 2021: City of Santa Cruz, 357 Locust Street, Santa Cruz, CA 95060 and jlewis@cityofsantacruz.com. Attention: Jessica de Wit, Housing & Community Development Division Manager. A full description of the project may be reviewed online at the City of Santa Cruz https://www.cityofsantacruz.com/government/city-departments/economic-development. Comments may also be submitted via email at jlewis@cityofsantacruz.com. Date: October 13, 2021

Product

Santa Cruz Sentinel

Requested Placement

Legals CLS

Requested Position

General Legal - 1076~

Run Dates

10/19/21

Inserts

1

Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
257.60	0.00	257.60	0.00	\$257.60

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.