



**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: 150 Felker 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: Jessie Bristow, Development Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

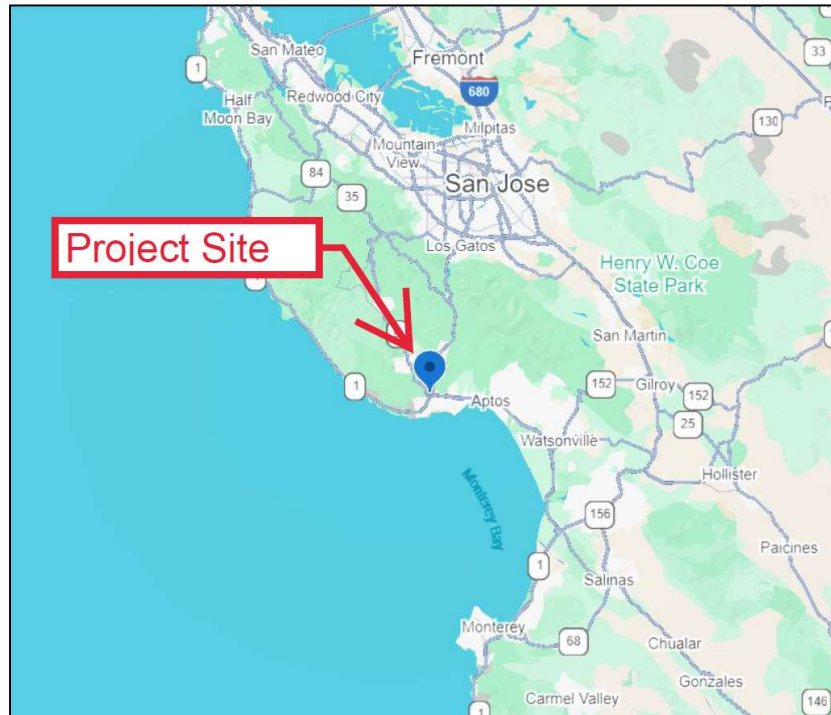
Direct Comments to: Jessie Bristow
Development Manager, Housing Division
City of Santa Cruz Economic Development Office
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Project Location

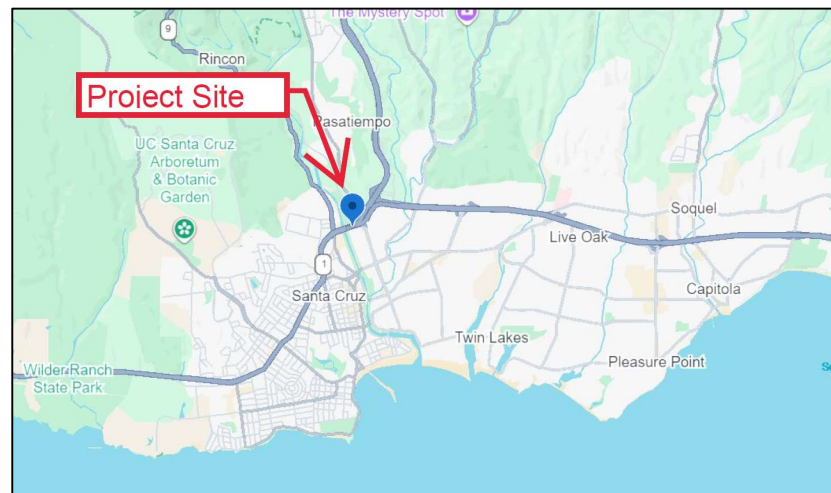
150 Felker Street (APN # 008-181-23)

City of Santa Cruz, CA 95060 – 0.41 acres

Regional Map



City Map



Site Map



Description of the Proposed Project

The demolition and new construction project in Santa Cruz at 150 Felker Street is near the intersection of Ocean Street and Highway 1 and adjacent to the Santa Cruz Riverwalk.

The project will consist of one five-story, elevator-served building containing 44 one- and two-bedroom units. The building will be of wood frame construction on a concrete podium slab containing a one-story parking garage encompassing 21 parking stalls and 54 bicycle parking spaces. The first floor of the building will have space for the lobby, leasing/management office, and a shop area with a janitor's sink. The second floor will contain a community room with kitchen space, a computer room, staff services offices with private meeting rooms, and a shared laundry room.

All of the units will be LIHTC-restricted to households earning at or below the 30, 40, 50 and 60 percent AMI levels, with the exception of one employee unit. Twenty-two (22) one-bedroom units at 30 and 40 percent AMI will be set aside for homeless veterans and have Veterans Affairs Supportive Housing (VASH) Project Based Vouchers (PBV). Additionally, two other one-bedroom units at 30 percent AMI will have PBVs. All vouchers will be from the Housing Authority of the County of Santa Cruz (HACSC) and assist tenants with rent and utility costs.

Supportive services for the project will be managed through collaboration between the VA and HUD. HUD will provide Section 8 Housing Choice Vouchers, and the VA will provide case management services. The HUD-VASH case management team of social workers, psychologists, Substance Use Disorder (SUD) Specialists, Peer Support, Housing Specialists, Recreational Therapists, and Occupational Therapists use a housing-first approach to case management delivery. HUD-VASH case managers are independently licensed social workers, as well as social workers

working under the supervision of licensed clinicians. Case managers assist Veterans with program entrance and orientation, completing a psychosocial assessment and client-centered goals plan, obtaining housing, stabilization of physical and mental health, as well as providing access to VA and community-based income, employment, legal support, and all other resources necessary to stabilize permanent housing.

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 2021, the U.S. Census Bureau estimated Santa Cruz's population at 61,950 while Santa Cruz County has approximately 267,792 residents.

Santa Cruz is known for its moderate Mediterranean climate with low humidity and sunshine 300 days a year, 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, and 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. Important early industries included lumber, gunpowder, lime, and agriculture. 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 many 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 city parks. 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.

Technology, agriculture, and tourism anchor the area's strong local economy. 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 San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Santa Cruz Municipal Airport serve the City. Union Pacific Railroad provides rail access, with a railhead at Santa Cruz Junction.

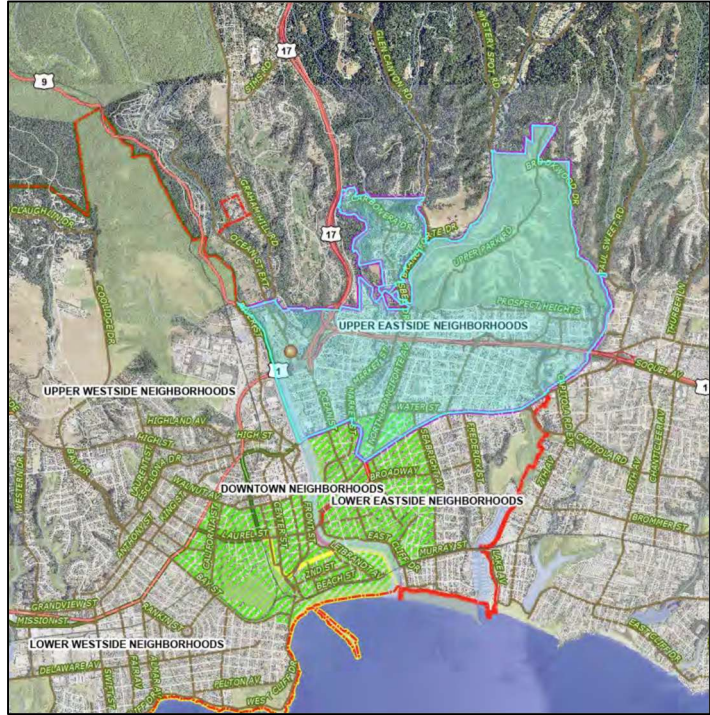
As of July 1, 2021, the City has an estimated population of 61,950, a per capita personal income of \$41,594, a median income of \$86,618 (in 2020 dollars), a median value for owner-occupied housing

of approximately \$895,800, an estimated 20.2% in poverty per the U.S. Census Bureau Quick Facts for the City of Santa Cruz, and a median gross rent of \$2,038.

Description of the Surrounding Neighborhood

The project is in the upper eastside neighborhood in Santa Cruz, an area located north of Downtown Santa Cruz, as shown in the adjacent image. All major shopping, transportation, and recreational amenities are located within a short distance of the Subject. Access to groceries, pharmacy and shopping is convenient, and within reasonable distance.

Land to the north of the project site is zoned R-M (Multiple Residence Medium Density), R-1-5 (Single-Family Residence), and PF (Public Facilities), and includes a cemetery, multi-family residences, and single-family homes; land to the east and west are zoned CC (Community Commercial), while the project site and land to the south is zoned R-M.



Construction and Design Description

The project design features a 5-story building, consisting of 4 stories of wood frame type V-A over a 1-A (S2 parking garage) podium. The residential units are located on floors 2-5, while the ground floor houses parking, bicycle storage, a property management office, and mechanical rooms. The 2nd floor includes a kitchen, lounge/community room, laundry, and supportive services. The building will have an elevator, be all-electric, ADA accessible, and comply with CBC and CTCAC requirements. Units will have Energy Star appliances (or sustainably comparable), including refrigerators, ovens with ranges, microwaves, and dishwashers. Solar PV will be incorporated into project design so the project is solar-ready and adhere to the City of Santa Cruz's objective design standards with other green energy features anticipated.

Currently Projected Permanent Sources of Project Funding:

1) Permanent Loan – Tranche A	\$ 1,740,544.00
2) Permanent Loan – Tranche B	\$ 5,369,508.00
3) MHP	\$13,886,768.00
4) LIHTC Equity - LP	\$22,500,000.00
5) GP Equity	\$ 100.00
Total Estimated Costs -	\$43,496,920.00

Development Partners will include: None at this time

HUD Funding Table

Grant Number	HUD Program	Funding Amount
N/A	24 HUD Project-Based Vouchers	\$16,577,280
		\$
	TOTAL	\$16,577,280

Estimated Total HUD Funded Amount: \$16,577,280

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$43,496,920 plus the value of HUD PBVs.

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

The primary purpose of the proposed project is to develop 44 units of affordable housing in an area with high housing costs and limited affordable housing options compared to the need, with units for low-income households earning at or below the 30, 40, 50, 60 and 80 percent AMI levels. Additionally, there will be designated units for homeless veterans.

The immense need for affordable housing in the County is epitomized by the 10,851 applicants currently on the Housing Authority of the County of Santa Cruz waiting list per a letter from the Housing Authority dated January 30, 2023. 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. Additional units have been under development since the issuance of this report, but the community needs far exceed the supply.

Per the market study prepared by Kinetic Valuation Group, Inc. for the project:

“The PMA is comprised of 42.6 percent renter households. Demand for multifamily rental units in the PMA is expected to come from normal turnover and the limited supply of affordable properties in the area. The number of households is expected to increase in the PMA from 2024 through 2029. As the number of households continues to grow, the demand for housing units will continue to increase. The demographics presented provide support that there is a stable renter population within the PMA and supports current and future demand for the Subject.

In 2024, Santa Cruz County had 1,850 homeless persons on a given night, a one percent increase since 2023. Approximately 3.9 percent of the homeless population (72 persons) reported being a veteran. These factors support current and future demand for the Subject, which will have a portion of its units set aside for this household type.

The demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for creation of affordable housing in the PMA. The Subject will address

two major community needs in the Santa Cruz Area: the need for an increased supply of affordable housing and housing that is specifically designed to combat homelessness. The area's affordable housing developments maintain waiting lists for all unit types with limited vacancies. Therefore, we anticipate that the Subject and the existing affordable properties will not hinder each other's ability to maintain full occupancy.

A good response to the Subject is anticipated due to the high occupancy rates and lengthy waiting lists at affordable properties in the PMA as well as the stable rental market in the PMA. Taking this data into consideration, along with the demand illustrated in this report, if the Subject is properly marketed and pre-leasing begins approximately three months prior to completion of construction; the property could be completely absorbed into the market in approximately one to two months. This equates to an approximate absorption pace of 22 to 44 units per month."

The project is adjacent to the Ocean Street Area Plan and Urban Sustainability Area, focusing on housing mixed with services, commercial facilities, and useful tenant and community amenities in a pedestrian-friendly environment, reducing the need for car usage in the urban core. The City plan is to redevelop areas in and near the city core where services are already built and available and near workplaces and with accessible community amenities to reduce urban sprawl and the cost of bringing services to new undeveloped areas while reducing the needs for cars with sites including and being located near amenities.

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

The City of Santa Cruz has determined that the project is consistent with local planning documents and zoning ordinances. Per the City of Santa Cruz zoning administrator approval:

The project is consistent with and serves to implement several general plan goals and policies promoting the development of housing and especially affordable housing. These policies include:

- *LU3.8 Allow [one bedroom unit] residential uses to exceed the maximum densities in this chapter: Cf. LU1.3 and 3.7.1.*
- *Housing Element Policy 2.2 Facilitate the development of affordable housing through the provision of regulatory concessions, financial incentives and assistance, density bonuses, and other means. Policy 2.3*
- *Housing Element Policy 2.7 Encourage more fully integrated neighborhoods through the development of mixed income and affordable infill housing and through the placement of other affordable housing projects in neighborhoods that do not already have high levels of low income housing*
- *Housing Element Policy 4.8 Support the development of a variety of housing types, specifically smaller units and single-room occupancy units that address the needs of extremely low income households.*
- *Housing Element Policy 5.3 Ensure that the character and design of both infill development and remodel/rehabilitation projects promote the vitality of existing neighborhoods.*

- *LUI.1 Relate residential, commercial, and industrial land use intensities to the capability and location of the land while ensuring optimum utilization of infill parcels.*

The property is adjacent to the Ocean Street Area Plan and Urban Sustainability Area. The City anticipates the commercial corridor will continue redeveloping with additional mixed uses, including housing.

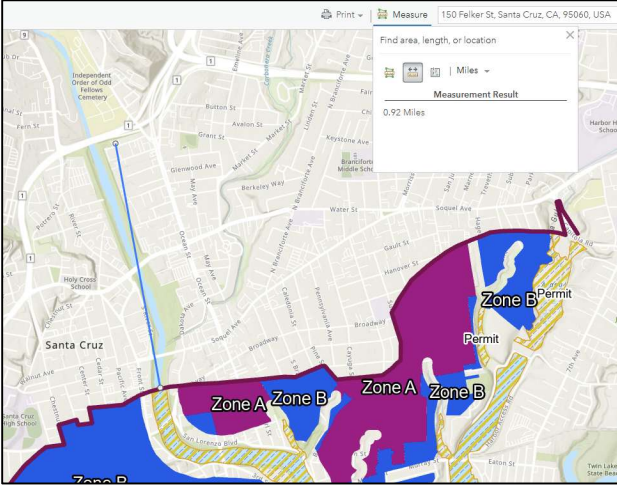
The city's goal is to continue redeveloping this area to further its goals of placing housing near services and transit, reducing car usage, and limiting further urban sprawl and the need for additional infrastructure investments. In the absence of this project, an alternative project may be proposed for the site at some time in the future. However, 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.

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"/>	<p><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></p> <p>Only those airports designated by the FAA as "commercial civil airports" and part of the National Plan of Integrated Airports are subject to HUD regulation 24 CFR 51D.</p> <p>The nearest civilian airport to the project site is the Watsonville Municipal Airport, located approximately 13.16 miles east of the site. The FAA has not designated it a primary or commercial civil airport and is, therefore, not covered by 24 CFR Part 51 Subpart D.</p> <p>- There are no military airfields near the project site, and no other airports are located within 15 miles of it.</p> <p>- The project complies with this Factor.</p> <p>Verified at: https://data.ca.gov/dataset/military-airport https://www.faa.gov/airports/planning_capacity/categories </p> <p>- See Attach A: Airport Hazards</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resources in California.</i></p> <p>- See Attach B: Coastal Barrier Resources</p>

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps – an incidental portion of the site is located in the FFRMS floodplain.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>- An incidental portion of the project site, primarily within the city right-of-way and not to be developed with structures, is located in the FFRMS floodplain.</p> <p>- As no structures will be located in the floodplain, flood insurance is available but is not required.</p> <p>Verified at: https://msc.fema.gov/portal/home https://floodstandard.climate.gov/tool</p> <p>- See Attach C: 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.</i></p> <p>-Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA downloaded 8.21.24.</p> <p>- See Attach D: Clean Air</p>
Coastal Zone Management Coastal Zone Management Act, sections 117(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project site is not located in the coastal zone and does not involve the placement, erection or removal of materials that may increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located .92 miles north of the Coastal Zone per attached County of Santa Cruz GIS Map.</p>

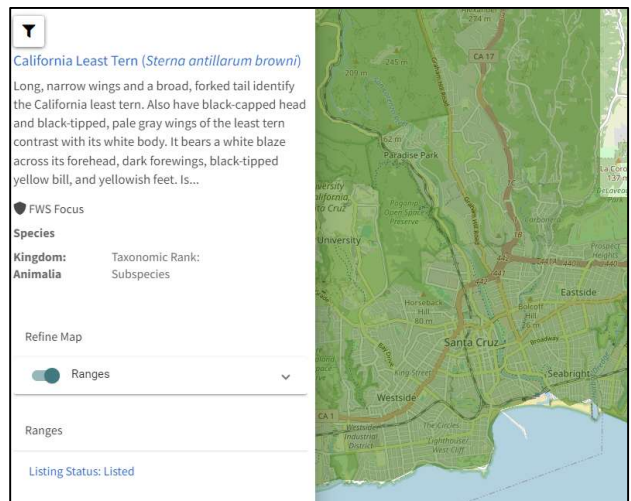
		 <p>Verified at: https://gis.santacruzcounty.us/mapgallery/Land%20Use%20and%20General%20Plan/Map1_Coastal_Zone_with_Urban_Rural_Service_Line.pdf https://www.coastal.ca.gov/maps/czb/</p> <p>- See Attach E: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</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 (SEMS) 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>- Per the phase 1 environmental assessment prepared for the project by EFI Global, Inc, "Suspect ACMs were observed in the form of drop ceiling panels, stucco, and tile flooring and associated mastics... Individual suspect materials would need to be tested as part of an asbestos survey or lead-based paint survey prior to any renovation or demolition in order to confirm the presence or non-presence of asbestos or lead-based paint... This assessment has revealed no evidence of significant data gaps, recognized environmental conditions (RECs), controlled RECs (CRECs), or historical RECs (HRECs) in connection with the Subject Property... Based on the foregoing, no additional investigation is recommended at this time.</p> <p>LBP and ACM abatement are required for all commercial demolition projects in California. The developer is conditioned to comply with this Title 24 requirement.</p> <p><i>Radon</i></p> <p>- The CDC National Environmental Public Health Tracking Network has the following data for Butte County. The only data available for California is "Lab" data.</p>

		<p>A) Mean pre-mitigation levels in buildings over 10 years equaled 2.5 pCi/L</p> <p>B) Median pre-mitigation levels in buildings over 10 years equaled 1.2 pCi/L</p> <p>- The EPA considers levels above 4.0 pCi/L to be concerning. Based on the radon concentration information, it is unlikely that radon abatement activities would be required at the subject property.</p> <p>- See <i>Mitigation Measures and Conditions</i> section at the back of the EA.</p> <p>- See Attach F: 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 a demolition and reconstruction project in an urban area on a site that is mostly built out with structures and hardscape. The project will remove mature trees/vegetation around the site.</p> <p>Conditions 31 and 32 of the City of Santa Cruz standard conditions of approval require nesting bird surveys for projects that propose tree removal during the nesting period.</p> <p>- The USFW IPac tool identified no critical habitat on or near the site. The following 21 species were identified as “potentially affected by activities in this location”:</p> <p>California Condor: The likelihood of an occurrence of the California condor is extremely low, as the site does not contain suitable habitat. They use vast expanses of varying habitats for foraging, roosting, and nesting, such as large trees, snags, or rocky outcrops and cliffs. Their nests are located in caves and ledges of steep rocky terrain or in cavities and broken tops of old-growth conifers.</p> <p>In addition, the nearest recorded critical habitat is located approximately 180 miles east-southeast of the project site, east of Visalia, CA, in the Sierra Nevada.</p>



- **California Least Tern:** While the project site falls within the range of the bird, the California least terns only nest on 23 sites, some of which are natural and others are man-made and include beaches close to river mouths, estuaries, and coastal embayments. These sites require active management activities, including protection from disturbance and predators and or vegetation management to retain habitat suitability.

As this site does not contain the described habitat and is not one of the 23 locations, the project will not affect the California least tern.



- **Least Bell's Vireo:** Although the Least Bell's Vireo has appeared on the iPac list, its breeding range primarily includes coastal southern California and northern Baja California, Mexico. Additionally, it can be found away from the coastal region at isolated oases in the Mojave, Colorado, and Vizcaino deserts.

The nearest LBV occurrence/habitat is located approximately 220 miles southeast, northeast of Santa Barbara. The project will not affect the bird.

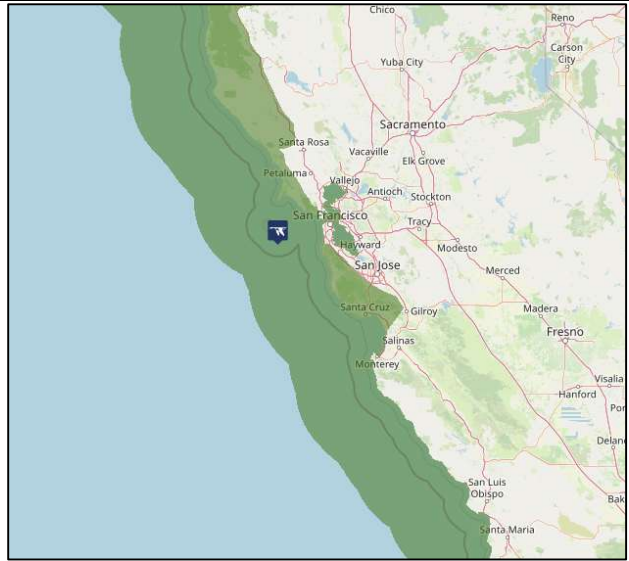


- **Marbled Murrelet:** The marbled murrelet primarily lives in ocean waters, resting and feeding close to shore, and comes inland to nest.

They typically nest in old-growth forests, which are characterized by large trees, multiple layers of canopy, and moderate to high canopy closure. The size of these nesting areas can vary greatly, ranging from several acres to thousands of acres. Larger, unfragmented stands provide the highest quality habitat for marbled murrelet nesting.

Instead of building traditional nests, murrelets lay a single egg on a mat made of moss, lichen, or debris accumulated on branches or tree deformities. The preferred nest stands usually consist of Douglas fir trees in Oregon and Washington, while in California, they are dominated by old-growth redwoods and Douglas fir. These forests are situated close enough to the marine environment, allowing the birds to easily fly to and from their nesting sites.

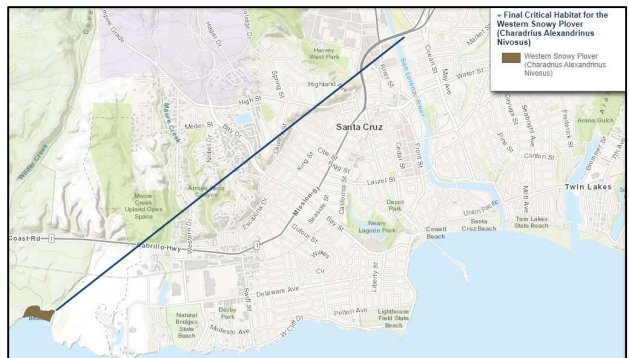
Due to the characteristics of the bird's habitat, the project will have no effect on the species.



- Western Snowy Plover: The Western Snowy Plover primarily inhabits open, sandy areas near water, including ocean beaches, barrier islands, and the barren shores of saline lakes. They may also be found in wastewater ponds, along reservoir edges, on dredge spoils, at gravel or sand bars in rivers, and in salt evaporation ponds.

Snowy Plovers nest in sandy open areas, often selecting a site near a noticeable feature, such as a piece of kelp or a specific shell. In locations with a high risk of nest predation, these birds may choose to place their nests under overhanging plants or debris.

Although the Western Snowy Plover inhabits the western United States coastline, the project site is located 1.5 miles north of the nearest coast and 3.5 miles northeast of the nearest known WSP habitat. The project will not affect this species.



- Yellow-Billed Cuckoo: Yellow-billed Cuckoos are long-distance, nocturnal migrants, which makes them vulnerable to collisions with tall buildings, cell towers, radio antennas, wind turbines, and other structures. According to Partners in Flight, the global breeding

population is estimated to be around 9 million, with 84% of them breeding in the United States, 10% in Mexico, and none in Canada.

The cuckoos breed throughout much of the eastern and central United States, wintering almost entirely in South America east of the Andes, and migrate through Central America. The western subspecies has largely disappeared from much of the western United States and is now a rare breeder in California, Arizona, New Mexico, and west Texas.

Yellow-billed Cuckoos inhabit wooded areas with dense cover and nearby water sources. This includes woodlands with low, scrubby vegetation, overgrown orchards, abandoned farmland, and thick thickets along streams and marshes.

Due to the lack of suitable habitat within the project site, there will be no impact on the birds.



Northwestern Pond Turtle: In the wild, Northwestern Pond Turtles mate in the spring and sometimes in the fall. Nesting occurs from late May until the middle of July. Females find a suitable site, usually with dry soil, sparse vegetation, and southern exposure, to create their nest.

The Northwestern Pond Turtle is neither threatened nor endangered, and their range does not coincide with the project boundary. The project will not affect the turtle.



San Francisco Garter Snake: The historic range of the San Francisco Garter Snake was primarily confined to the San Francisco Peninsula. This range extended south from near the San Francisco-San Mateo County border, running along the eastern and western bases of the Santa Cruz Mountains.

San Francisco Garter Snakes prefer habitats that consist of densely vegetated ponds located near open hillsides. Since these snakes can only hunt in water that is 2 inches deep or less, having access to aquatic habitats with shallow water edges is crucial for their survival.

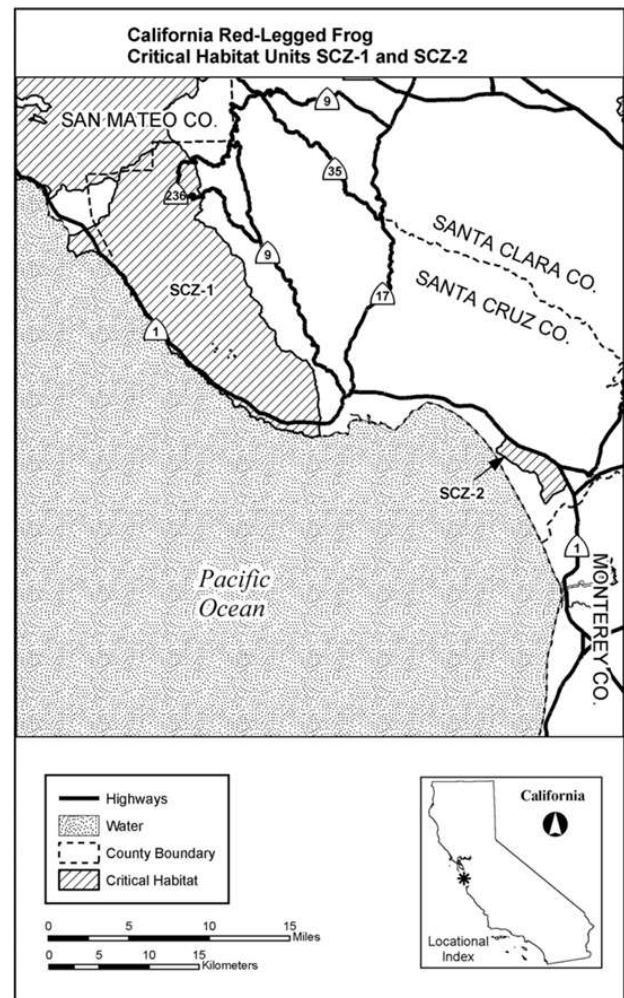
Per the Center for Biological Diversity “*The only remaining viable populations of San Francisco garter snakes occur at Pescadero Marsh Natural Preserve, Año Nuevo State Reserve, Laguna Salada (Sharp Park) and Mori Point, San Francisco State Fish and Game Refuge (Crystal Springs and San Andreas Reservoirs), Cascade Ranch, and wetlands near the San Francisco International Airport.*”

The project does not coincide with the above-mentioned locations, nor does it include the snake's preferred habitat. Therefore, the project will not affect the snake.

California Red-legged Frog: This threatened species occurs from sea level to elevations of about 1,500 meters (5,200 feet). The species has been eliminated from 70 percent of its former range and is now primarily found in

the coastal drainages of central California, specifically from Marin County in California south to northern Baja California in Mexico. Potential threats to this species include habitat loss or degradation caused by land development and various land use activities, as well as invasion by non-native aquatic species.

There is final critical habitat for this species (published in the Federal Register on March 17, 2010). The project location does not overlap the critical habitat.



Foothill Yellow-legged Frog: The historic range of this threatened species extended from the Willamette River drainage in Oregon down to the San Gabriel Mountains in Southern California. Today, the frog's range generally aligns with its historical distribution; however, some areas, particularly at the southern ends of the South Coast and South Sierra Distinct Population Segments, have contracted. The frog is currently found in seven counties in Oregon and 36 counties in California.

The Foothill Yellow-legged Frog occurs in a wide variety of vegetation types, is closely associated with streams, and is rarely observed far from the water's edge.

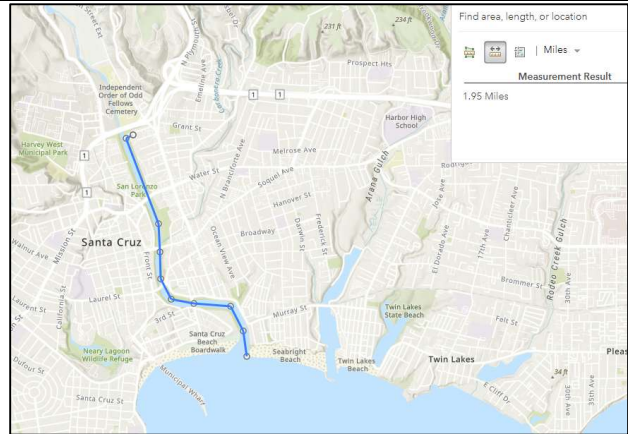
Breeding stream habitat is typically shallow, rocky and at least partially exposed to direct sunlight.

The project will not affect the frog, as the site does not include suitable habitat.



Tidewater Goby: Tidewater Gobies are found in lagoons, estuaries, marshes, and freshwater tributaries. These habitats typically have shallow, still water that is not stagnant. They can consist of either freshwater or brackish water, which is a mixture of fresh and saltwater, for much of the year. Although tidewater gobies can occasionally move a short distance upstream into freshwater or downstream into saltwater with a salinity of up to 28 parts per thousand, they are usually found in areas with salinities of less than 12 parts per thousand. When there is an increase of saltwater in their habitat, both juvenile and adult tidewater gobies often gather near the points where freshwater flows into the lagoon or estuary.

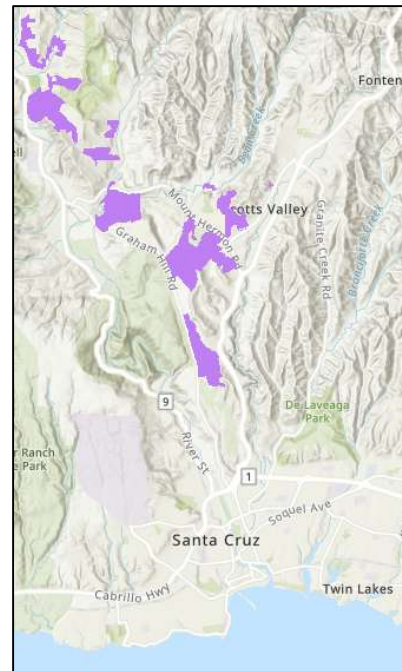
The project is located approximately 2 miles by river from the coast. It is unlikely the Goby would range this far into the freshwater of the San Lorenzo River. In addition, the project will have no impact on the river or brackish water near the coast. There will be no impact on the fish.



Monarch Butterfly: The Monarch Butterfly has recently been classified as a Proposed Threatened Species with proposed final critical habitat which does not include the project site. This species will not be affected by the project.

Mount Hermon June Beetle: This beetle is found in the Santa Cruz Mountains, south of San Francisco, and is endemic to an area of less than 1,500 acres. This particular species prefers sandy soils, which exist in scattered patches throughout the Santa Cruz Mountains. These patches, known locally as the "Zayante Sand Hills" formation, seem to be the primary, if not the only, habitat for this species.

The project site does not include habitat for the beetle.



Ohlone Tiger Beetle: The Ohlone tiger beetle is exclusively found in grassland habitats within coastal

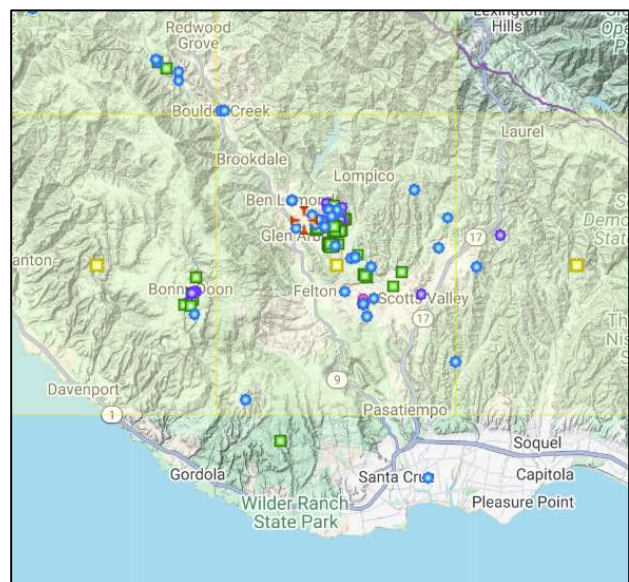
terrace prairies. These prairies are characterized by the presence of purple needlegrass and California oatgrass. They have shallow soil that hardens in the summer and softens during the winter rains.

The project site does not contain suitable habitat for the beetle, as it is fully developed with a structure and parking area. The project will not affect the beetle.

Zayante Band-winged Grasshopper: The grasshopper is only found in the sandy regions of the Santa Cruz Mountains, specifically in the Zayante sand hills. Their habitat consists of open, sparsely vegetated parklands, often located among chaparral or ponderosa pine stands within these sand hills. This area is also home to several other threatened or potentially threatened species, including the Mount Hermon June beetle, the Santa Cruz rain beetle, the Santa Cruz cypress, and the Silverleaf manzanita.

As shown above, the Zayante Sandhills do not encompass the project site; therefore, the grasshopper will not be impacted.

Ben Lomond Spineflower: The spineflower's habitat is limited to the sandhills in the Santa Cruz Mountains. Per the Calflora website, many occurrences have been documented in the area. One occurrence was mapped in the city of Santa Cruz; however, after a review of the point (southernmost in the below picture) it is clearly an anomaly as it was assigned a location of "Santa Cruz" and not a specific point.

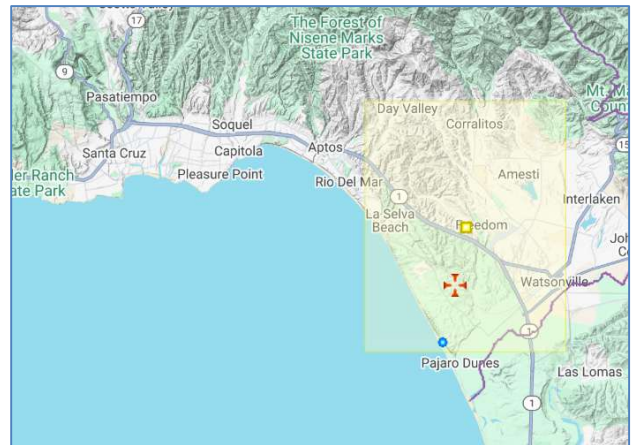


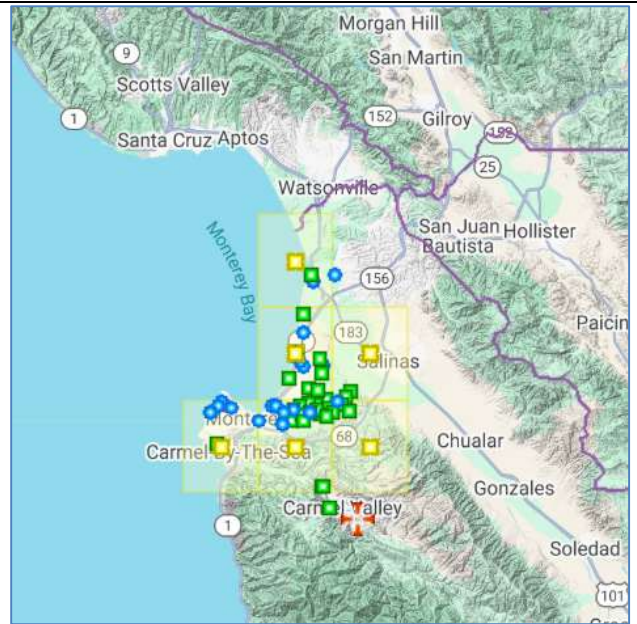
Ben Lomond (Santa Cruz) Wallflower: This wallflower species is native to specific areas of sandstone soils in the Santa Cruz Mountains. It thrives in open spaces within northern maritime chaparral and among the scattered ponderosa pines in sand parklands. The largest populations are located on ridgelines, where underlying fossilized sand dollar beds prevent the growth of all but herbaceous perennials and annual plants.

The project site does not include this type of habitat and will not affect the Wallflower.

Monterey Gilia: Monterey Gilia exclusively thrives in coastal dunes and inland maritime chaparral habitats along the Monterey coast. Surveys indicate that it is more prevalent when vegetative cover is below 30 percent.

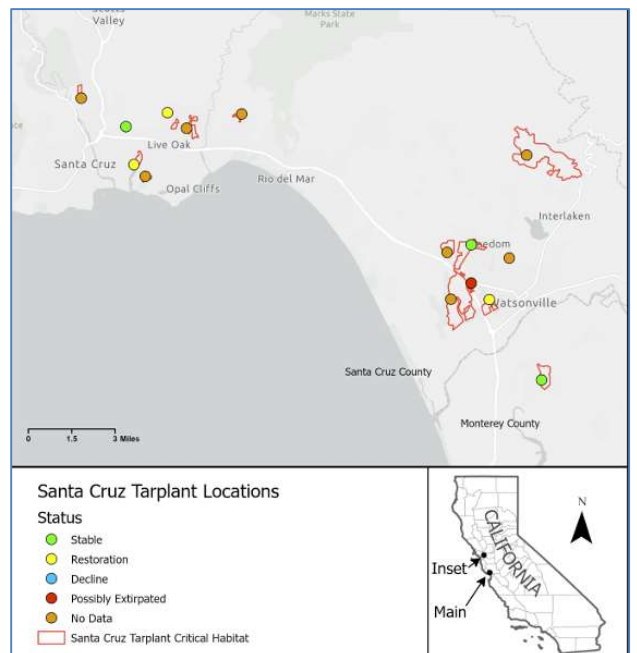
The following maps indicate the locations of the Gilia.





There are no known occurrences of the Monterey Gilia in or near the project site. The site does not include the appropriate conditions for the plant to survive. There will be no impact on the gilia.

Santa Cruz Tarplant: The Santa Cruz Tarplant thrives in clay soils found in grasslands but struggles to compete with introduced annual grasses. Due to development, all natural populations in the counties surrounding the Bay have been extirpated. Currently, the species exists in fewer than 15 natural populations, primarily in Santa Cruz and Monterey counties. The largest population of Santa Cruz Tarplant is located at the Watsonville Airport.



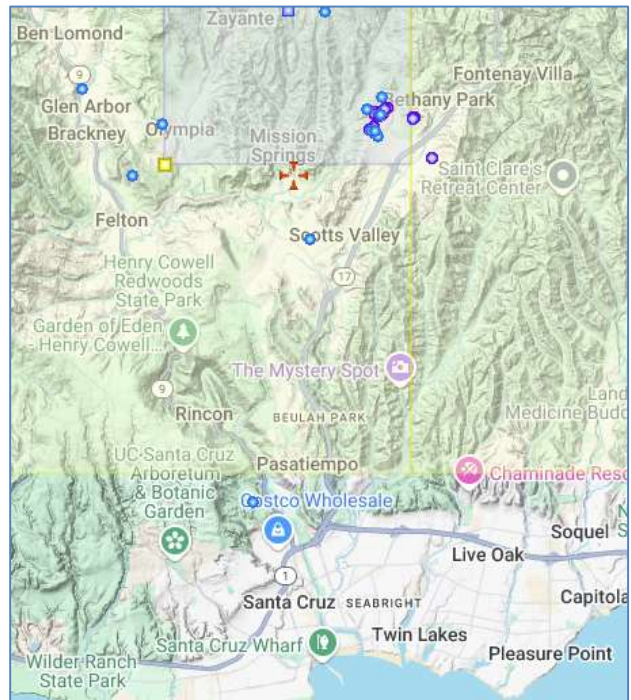
The Tarplant does not occur on the project site. There will be no impact.

Scotts Valley Polygonum: Per the Santa Cruz Public Library Endangered Species list, this plant “occurs with other small annual herbs in patches within annual grasslands. These “wildflower field” patches are generally underlain by shallow, well-drained soils; this species occurs on gently sloping to nearly level shallow soils over outcrops of Santa Cruz mudstone and Purisima sandstone. It is found near the center of the patches where the soil is shallowest and often has a consolidated, crusty surface texture; other species are sparse in patch centers. Only four colonies are known from two sites about one mile apart at the northern end of Scotts Valley, CA: its occupied habitat comprises less than one acre total.”

This plan does not occur on the project site. There will be no impact.

Scotts Valley Spineflower: Habitat for this plant includes sedimentary deposits of sandstone and mudstone.

There are no known occurrences on or near the project site, and the appropriate habitat is not present. The project will have no effect on the plant.



- The USFW Critical Habitat Mapper identified no critical habitat on or near the site.

		<p>- A search of the iPac website created a list of 21 species; however, the site does not provide suitable habitats for any species on the list.</p> <p>In addition, the City of Santa Cruz will apply standard conditions to this project as applicable, such as the City of Santa Cruz Bird-Safe Design Standards.</p> <p>Any tree removal that coincides with the nesting season must comply with the Migratory Bird Act.</p> <p>Verified at:</p> <p>https://ipac.ecosphere.fws.gov/location/QBCW2NNTOF EYBAGQWRYSUISGKM/resources</p> <p>https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77</p> <p>https://www.fws.gov/species/california-condor-gymnogyps-californianus</p> <p>https://www.fws.gov/species/california-least-tern-ster-na-antillarum-browni</p> <p>https://www.fws.gov/species/marbled-murrelet-brachyramphus-marmoratus</p> <p>https://www.allaboutbirds.org/guide/Snowy_Plover/lifehi-story</p> <p>https://databasin.org/maps/new/#datasets=f2b697689453493297c81c5765bf0999</p> <p>https://www.usgs.gov/news/state-news-release/new-breeding-habitat-discovered-rare-yellow-billed-cuckoos</p> <p>https://www.fws.gov/species/yellow-billed-cuckoo-coccyzus-americanus</p> <p>https://www.oregonconservationstrategy.org/strategy-species/northwestern-pond-turtle/</p> <p>https://www.epa.gov/sites/default/files/2013-08/documents/sf-garter-snake.pdf</p> <p>https://www.biologicaldiversity.org/species/reptiles/San_Francisco_garter_snake/natural_history.html#:~:text=The%20only%20remaining%20viable%20populations,welands%20near%20the%20San%20Francisco</p> <p>https://ipac.ecosphere.fws.gov/location/Y3OUM7QQFFANNCZYKFOOXSCAF4/resources</p> <p>https://www.biologicaldiversity.org/species/amphibians/California_red-legged_frog/pdfs/Cal_Red-legged_Frog_Crit_Hab_2010.pdf</p>
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		<p>https://www.fws.gov/species/foothill-yellow-legged-frog-rana-boylei</p> <p>https://www.fws.gov/species/tidewater-goby-eucyclogobius-newberryi</p> <p>https://www.santacruzpl.org/endangered_species/species/15/</p> <p>https://www.arcgis.com/apps/mapviewer/index.html?url=https://services1.arcgis.com/jlfZghspGKh8J9Jm/ArcGIS/rest/services/Sandhill_IPHCP_Area/FeatureServer/7&source=sd</p> <p>https://www.santacruzpl.org/endangered_species/species/15/</p> <p>https://www.biologicaldiversity.org/species/invertebrates/Ohlone_tiger_beetle/index.html</p> <p>https://www.santacruzpl.org/endangered_species/species/20/</p> <p>https://www.calflora.org/entry/observ.html?track=m#src=h=t&lpeli=t&taxon=Chorizanthe+pungens+var.+hartwegiana&chk=t&cch=t&cnabh=t&inat=r&cc=SCR</p> <p>https://www.santacruzpl.org/endangered_species/species/18/</p> <p>https://www.santacruzpl.org/endangered_species/species/19/</p> <p>https://wildlife.ca.gov/Conservation/Plants/Endangered/Gilia-tenuiflora-arenaria</p> <p>https://www.calflora.org/entry/observ.html?track=m#src=h=t&lpeli=t&taxon=Gilia+tenuiflora+ssp.+arenaria&chk=t&cch=t&cnabh=t&inat=r&cc=MNT</p> <p>https://www.santacruzpl.org/endangered_species/species/26/</p> <p>https://ecosphere-documents-production-public.s3.amazonaws.com/sams/public_docs/species_non_publish/3763.pdf</p> <p>https://www.calflora.org/entry/observ.html?track=m#src=h=t&lpeli=t&taxon=Chorizanthe+robusta+var.+hartwegi&chk=t&cch=t&cnabh=t&inat=r&cc=SCR</p> <p>- See Attach G: Endangered Species</p>
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Explosive and Flammable Hazards

24 CFR Part 51 Subpart C

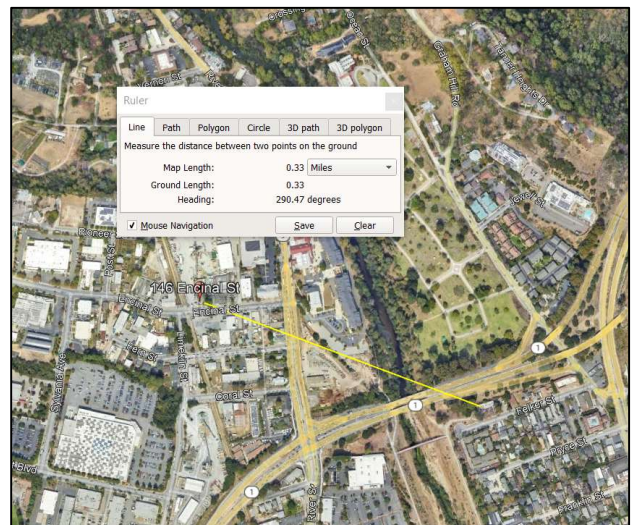
Yes No

☐☒

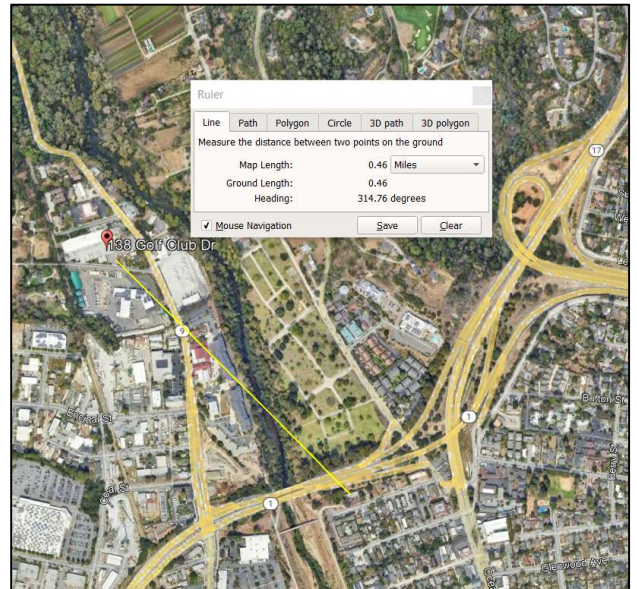
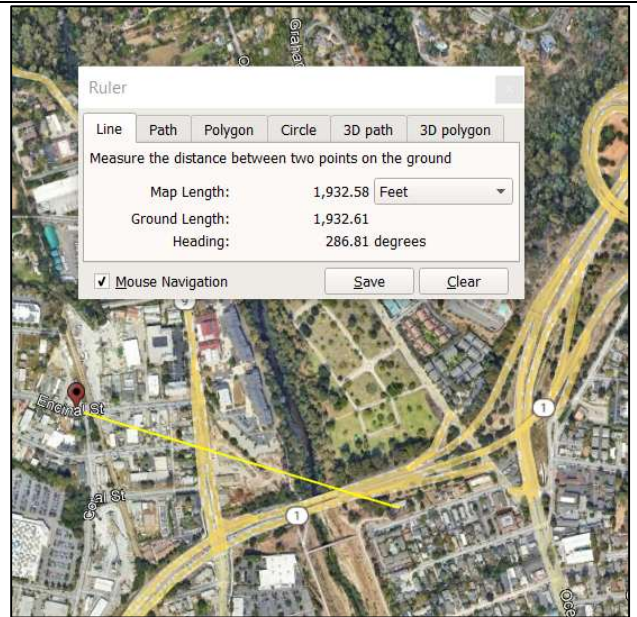
The project will not expose people or buildings to above-ground explosive or flammable fuels or chemical container hazards.

This demolition and construction project includes new housing construction, increasing the area's residential densities.

According to the CalEPA database, five aboveground storage tanks that store flammable or combustible materials are located within one mile of the site. The nearest AST is located .33 miles, or 1,765 feet from the project site; however, all the ASTs are separated from the site by the adjacent freeway, which is constructed approximately 15 feet above the grade of the site. In addition, even in the most extreme case of an AST storing 59,999 gallons of explosive/flammable materials, the acceptable separation distance per HUD ASD tool would be 1,523 feet for people and 334 feet for buildings. The project complies with this factor.







Verified at:

<https://siteportal.calepa.ca.gov/nsite/map/help>

<https://www.hudexchange.info/environmental-review/asd-calculator/>

- See Attach H: Explosive and Flammable Hazards

<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 does not contain Prime or Unique Farmland or other Farmland of Statewide or Local Importance as identified by the USDA and NRCS.</i></p> <p>- Approximately 90% of the project site is classified as “Not Prime Farmland” and approximately 10% of the site is classified as “Prime Farmland if Irrigated.”</p> <p>- California Department of Conservation categorizes the project site as “Urban and Built-up Land.”</p> <p>Additionally, the project is an urban infill project in a developed area of the City and is, therefore, exempt.</p> <p>Verified at: https://casoilresource.lawr.ucdavis.edu/gmap/ https://tigerweb.geo.census.gov/tigerweb/</p> <p>- See Attach I: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps – an incidental portion of the site is located in the FFRMS floodplain.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>- An incidental portion of the project site, primarily within the city right-of-way and not to be developed with structures, is located in the FFRMS floodplain.</p> <p>- See Attach C: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input 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 J contains the following supporting documentation:</p> <p>City SHPO consultation letter dated 2.5.25 wherein the City stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); CHRIS center response dated 11.15.24; NAHC response letter dated 1.13.25. Consultation letters sent to all tribal contacts on the NAHC Contact List dated 1.27.25; and;-National Register of Historic Places (NRHP) internet search results for both the City and County of Santa Cruz and an NRHP project site aerial indicating the Mission Hill Area Historic District is located .36 miles southwest of the project site and separated by several properties and the San Lorenzo River.</p> <p>The project is located in the Historical Archaeological Sensitivity overlay, which the City of Santa Cruz has</p>

		<p>designated as " Sensitive - Exemptions May Apply."</p> <p>The project must comply with Santa Cruz Municipal Code Part 5: Historic Preservation, which includes Section 24.12.430 – Protection of Archaeological Resources, and 24.12.440 – Protection of Paleontological Resources, and CoSC Standard Conditions 44 and 45.</p> <p>- The SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means Federal agency has completed its Section 106 responsibilities.</p> <p>- See Attach J: Historic Preservation</p>
Noise Abatement and Control	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and is located within 1,000' of and 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 site is an urban site located in the city center and is located within 1,000' of an arterial roadway. The project site is located on Felker Street, adjacent to Highway 1, and approximately 550 feet west of Ocean Street, which is an arterial roadway.</p> <p>- There are no active railroad lines within the project site's line of sight or 3,000'.</p> <p>The project site is approximately 13.1 miles northwest of the nearest municipal airport in Watsonville. According to the attached Santa Cruz Airport Noise Contours Map, it is outside of all airport noise contours.</p> <p>Edward L. Pack Associates conducted a noise assessment for this project, which found, <i>"the existing exterior noise exposure in the most impacted ground level rear yards along the north side of the building is 58 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 58 dB DNL. Thus, the noise exposures are within the 65 dB DNL limit of the City of Santa Cruz Noise Element standard."</i> And, <i>"the exterior noise exposure at the most impacted planned building setback from Highway 1, 137 ft. from the centerline of the road, is 67 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 67 dB DNL."</i></p> <p>Regarding interior noise levels, the study found, <i>"The interior noise exposures in the most impacted living spaces closest to Highway 1 will be up to 52 dB DNL under existing and future traffic conditions. Thus, the noise exposures will be up to 7 dB in excess of the City of Santa Cruz Noise Element and Title 24 standards."</i></p> <p><i>Noise mitigation measures for the exterior areas will not be required. However, the interior noise exposures will exceed the limits of the standards. Noise mitigation</i></p>

		<p><i>measures will be required for the noise-impacted living spaces.”</i></p> <p>The following noise control measures will be required to achieve compliance with the 45 dB DNL standards of the City of Santa Cruz Noise Element and Title 24.</p> <ul style="list-style-type: none"> • Maintain closed at all times all windows and glass doors of living spaces of the project with a direct or side view of Highway 1, i.e., facing west, north or east. Install windows and glass doors rated minimum Sound Transmission Class (STC) 32 at these units. • The windows specified to be maintained closed are to be operable, as the requirement does not imply a “fixed” condition. All other windows and glass doors of the project and all bathroom windows may have any type of glazing and may be kept open as desired unless the bathroom is an integral part of a living space without a closeable door. • The windows and doors shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Exterior doors must seal air-tight around the full perimeter when in the closed position. • A qualified acoustician should review the acoustical test report of all sound-rated windows and doors to ensure that the chosen windows and doors will adequately reduce traffic noise to acceptable levels. • Provide some type of mechanical ventilation for all living spaces with a closed window condition. <p>Verified at: https://cdi.santacruzcountycalifornia.gov/Portals/2/County/Planning/SustainabilityUpdate/General_Plan/GeneralPlanAppendixH-AirportLandUseCompatibility_public_draft.pdf?ver=z8jb-b3wNFPjMDPql-6G1w%3D%3D</p> <p>- See Attach K: Noise Abatement and Control</p>
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<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>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b on 11.24.24</p> <p>- See Attach L: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></p> <p>- There are no wetlands located on the project site. The Riverine System of the San Lorenzo River is located approximately 302 feet west of the site. The project will be required to comply with all MS4/stormwater quality standards; therefore, the project will have no effect on the habitat.</p> <p>- Verified by: Wetlands Map downloaded from https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/</p> <p>- See Attach M: 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. There are no Wild & Scenic Rivers in Santa Cruz County.</p> <p>- There are no National Rivers Inventory (NRI) rivers located in Santa Cruz County and, therefore, none within one mile of the project site.</p> <p>Verified at: https://www.rivers.gov/river-app/index.html?state=CA https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm</p> <p>- See Attach N: Wild and Scenic Rivers</p>

ENVIRONMENTAL JUSTICE

Environmental Justice

Executive Order 12898

Yes No

☐☒

The project site is suitable for its proposed use and won't be adversely affected by a pre-existing environmental condition. All environmental factors can and will be mitigated.

- Structures to be demolished will be tested for ACM and LBP prior to demolition. If LBP or ACM are found to be present, all local, state, and federal requirements for handling, removal, and worker protection must be adhered to, including permits, chain-of-custody, and disposal in a location approved for said materials.

-The project environment exterior noise levels are anticipated to be 67 dBA. The interior noise exposures in the most impacted living spaces closest to Highway 1 will be up to 52 dB DNL under existing and future traffic conditions. Thus, the noise exposures will be up to 7 dB in excess of the City of Santa Cruz Noise Element and Title 24 standards.

Noise mitigation measures for the exterior areas will not be required. However, they will be required for the noise-impacted living spaces, as detailed in the noise reports above in the Noise Abatement and Control Factor.

As all issues will be mitigated, they will not present environmental issues for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionately high for low-income and/or minority residents.

- Regardless of the population group served, the population will not be affected disproportionately by environmental issues.

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

- See Attach O: 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 conforms to the City of Santa Cruz General Plan, 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: RM (Multiple Res-Medium)</p> <p>- General Plan Land Use: M (Medium Density Residential)</p> <p>Project Consistency: Consistent with approval of permits.</p> <p>The project will consist of one five-story, elevator-served building containing 44 one- and two-bedroom units. The building will be of wood frame construction on a concrete podium slab containing a one-story parking garage encompassing 21 parking stalls and 54 bicycle parking spaces. The first floor of the building will have space for the lobby, leasing/management office, and a shop area with a janitor's sink. The second floor will contain a community room with kitchen space, a computer room, staff services offices with private meeting rooms, and a shared laundry room.</p> <p>The City has reviewed and approved the project design to ensure it 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 Santa Cruz.</p> <p>- See Attach P: Land Development</p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>Soil Suitability</p> <p>- CMAG Engineering, Inc. completed a geotechnical engineering report for the project and found, <i>“Based on the results of our field investigation, laboratory testing, and engineering analysis, it is our opinion, from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction.”</i></p> <p>The City of Santa Cruz and the Developer shall ensure the recommendations presented in the Report are incorporated into the project plans and specifications and implemented during construction, and all applicable State and local building codes and the City of Santa Cruz requirements are required to be complied with.</p> <p>Slope</p> <p>- Due to the highway elevation, the USDA NRCS slope rating for the site is “15 to 30 percent,” however, the area of work is nearly level, changing less than six inches east to west and no change in the opposite direction. Slope is not an issue for the site's development.</p> <p>- Verified at: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html https://apps.nationalmap.gov/viewer/</p> <p>Erosion</p> <p>- 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.</p> <p>- The City will require that standard BMPs be followed during construction to minimize construction-related erosion from the site during construction activities.</p> <p>The proposed project's development will cover the entire site in hardscape and structures, which will have no erosion potential.</p> <p>Stormwater Runoff and Drainage</p> <p>- A Stormwater Control Plan must be prepared for the project per City requirements.</p> <p>- 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 requires Best Management Practices (BMPs) for construction and new development.</p>
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		<ul style="list-style-type: none"> - 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. - See Attach P: Land Development
Hazards and Nuisances including Site Safety and Noise	2	<p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - Per the CMAG Geotechnical Investigation for the project at 150 Water Street: <i>"The hazard due to seismic shaking in California is high in many areas, indicative of the number of large earthquakes that have occurred historically. Intense seismic shaking may occur at the site during the design lifetime of the proposed structure from an earthquake along one of the local fault system,"</i> and, <i>"Based on the results of our field investigation, laboratory testing, and engineering analysis, it is our opinion, from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction."</i> - Although the San Andreas Fault is located approximately 9.6 miles northeast of the site, the project is not within an Alquist-Priolo Earthquake Fault Zone. No known surface expression of fault traces is thought to cross the site; therefore, if the recommendations contained in the geotechnical report are followed, fault rupture hazard is not a significant geologic hazard. <p>Landslide Potential</p> <ul style="list-style-type: none"> - Due to the highway elevation, the USDA NRCS slope rating for the site is "15 to 30 percent," however, the project site is nearly level, changing less than six inches from east to west and no change in the from north to south. Slope is not an issue for the site's development. <p>Liquefaction Potential</p> <ul style="list-style-type: none"> - The State of California does not currently map the site – per the geotechnical report prepared for the project there is some liquefaction potential. - Per the project geotechnical report, <i>"The results of our liquefaction analysis indicate that a portion of the alluvial deposits have a high potential for seismically induced liquefaction under the conditions anticipated during the design seismic event. Reconsolidation settlements of approximately 1.5 inches should be anticipated beneath the proposed apartment building. Differential settlement of</i>

approximately 1 inch should be anticipated across the least dimension of the structure.”

To reduce the potential for liquefaction, the project will be required to comply with all City and State building codes and requirements set forth in the geotechnical report prepared for it.

Verified at:

<https://gis.data.ca.gov/datasets/b70a766a60ad4c0688babdd47497dbad/about?layer=0>

- The City shall require that the recommendations presented in a final geotechnical report submitted to and approved by the City be incorporated into the project plans and specifications and implemented during construction. 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.

- Verified at:

<https://www.usgs.gov/programs/earthquake-hazards/faults>
<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Geotechnical Investigation prepared by CMAG Engineering, Inc., dated September 13, 2021, and Santa Cruz City GIS

Tsunami and Seiches Potential

According to the California Department of Conservation's Tsunami Hazard Area Map, the project site is not located in a Tsunami-Inundation Hazard Area.

Additionally, the City periodically updates its emergency evacuation procedures for tsunami hazard areas and coordinates with other agencies, as outlined in the City's adopted Hazard Mitigation Plan, to respond to this concern.

- Verified at:

https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/

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 site. The highest noise levels would be generated during the 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 during which construction and/or heavy construction can be conducted, providing notification to neighbors regarding construction schedules, and implementing a process to receive and respond to noise complaints. These are some of the types of measures that the City would implement 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 mixed-use project. However, noise levels will not exceed the City threshold of 65 CNEL for multifamily/mixed-use projects.

Wildland Fires Potential

- The project site is in an urbanized part of Santa Cruz with no wildland conditions. It 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 at:

<https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>
<https://vwgisportal.cityofsantacruz.com/public/>

Emergency Response & Access

- The project will not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. It will also not affect surrounding roadways as it is the redevelopment of a developed parcel already incorporated into City emergency evacuation plans.

Hazardous Materials

- A Phase I ESA prepared on the project site states, “*This assessment has revealed no evidence of significant data gaps, recognized environmental conditions (RECs), controlled RECs (CRECs), or historical RECs (HRECs) in connection with the Subject Property... Based on the foregoing, no additional investigation is recommended at this time.*” Further discussion is addressed above in the *Contamination and Toxic Substances* factor.
- The project itself will have normal hazardous materials on site that would be commonly found in commercial and personal cleaning supplies.
- See the Contamination and Toxic Substances factor above and the Mitigation Measures and Conditions section at the end of this document.
- Verified by Phase I ESA prepared by EFI Global, dated November 4, 2024

		<p>Construction Site Safety</p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs limiting unauthorized access and the potential for injury.</p> <p>- See Project Description; Attach F: Contamination and Toxic Substances; and Attach P: Land Development.</p>
Energy Consumption	1	<p>- The project will be a 100% electric building in compliance with the recently adopted City of Santa Cruz ordinance: Chapter 6.100, effective July 1, 2020, and the project will comply with Title 24 requirements for energy efficiency.</p> <p>- Units will have Energystar appliances including refrigerators, oven and ranges, and dishwashers.</p> <p>The Santa Cruz Water District has developed water efficiency requirements for single-family and multifamily housing that the project is required to implement to reduce water use within the project site. . Specifically, the project will install fixtures that protect the area's water resources through more efficient water use efficiency requirements, examples of which are listed below:</p> <ul style="list-style-type: none"> • All installed toilets use 1.28 gallons per flush or less. • Kitchen faucets use a maximum of 1.8 gallons per minute. • Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified. • Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified. • Clothes washing machines are Energy Star qualified. • Dishwashing machines are Energy Star qualified. • Separate meters are required for each multi-family residential unit. • Dedicated landscape water meters. • Landscaping turf must be a water conserving species and may not be used in areas less than 10 feet wide or on slopes greater than 12%. • Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area. <p>- See Project Description</p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>- The project will create temporary construction employment, some of which will likely be drawn from the local employment base.</p> <p>- Additionally, the project may create some new permanent jobs to operate the project and commercial uses 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.</p>

		<ul style="list-style-type: none"> - Locating the project in a mixed-use residential/commercial area may lead to job opportunities for residents of the project by placing them closer to job opportunities. - The existing commercial structure is occupied and will be relocated to another site resulting in no loss of 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. - The existing commercial structure is occupied and the non-residential tenant will be relocated to another site resulting in no loss of jobs. A relocation plan has been prepared and relocation will be implemented upon acquisition of the site. - See Attach Q: Socioeconomic
Environmental Justice	1	<p>- As discussed in the <i>Environmental Justice</i> factor above, no adverse environmental impacts were identified in the project's environmental review that would disproportionately affect this project's residents. The project is an affordable housing development seeking funding from State and Federal funding sources, each with rent, income and occupant requirements: The property will consist of one five-story, elevator-served building containing 44 one- and two-bedroom units. The building will be of wood frame construction on a concrete podium slab containing a one-story parking garage encompassing 21 parking stalls and 54 bicycle parking spaces. The first floor of the building will have space for the lobby, leasing/management office, and a shop area with a janitor's sink. The second floor will contain a community room with kitchen space, a computer room, staff services offices with private meeting rooms, and a shared laundry room.</p> <p>All of the units will be LIHTC-restricted to households earning at or below the 30, 40, 50 and 60 percent AMI levels, with the exception of one employee unit. Twenty-two (22) one-bedroom units at 30 and 40 percent AMI will be set aside for homeless veterans and have Veterans Affairs Supportive Housing (VASH) Project Based Vouchers (PBV). Additionally, two other one-bedroom units at 30 percent AMI will have PBVs. All vouchers will be from the Housing Authority of the County of Santa Cruz (HACSC) and assist tenants with rent and utility costs.</p> <p>Supportive services for the project will be managed through collaboration between the VA and HUD. HUD provides Section 8 Housing Choice Vouchers, and the VA provides case management services. The HUD-VASH case management team of social workers, psychologists, Substance Use Disorder (SUD) Specialists, Peer Support, Housing Specialists, Recreational Therapists, and Occupational Therapists use a housing-first approach to case management delivery. HUD-VASH case managers are independently licensed social workers, as well as social workers working under the supervision of licensed clinicians. Case managers assist Veterans with program entrance and orientation, completing a psychosocial assessment and client-centered goals plan, obtaining housing, stabilization of physical and mental health, as well as providing access to VA and community-based income, employment, legal support, and all other resources necessary to stabilize permanent housing.</p>

		<p>This partial permanent supportive housing project is proposed to provide housing and supportive services to an underserved, low-income population, including those with special needs. Both housing and supportive services will be provided on-site, and residents will be connected as necessary with services and job opportunities off-site.</p> <p>As noted in the Historic Preservation factor above, the project will have no impact on areas of historic or cultural significance, as it will be required to follow all City of Santa Cruz requirements for development in historically archaeologically sensitive areas.</p> <p>Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will bring low-income households, including formerly homeless, low-income households with special needs, into a holistic environment that will provide stable, safe, and healthy affordable housing and support for their needs to assist them in healing, accessing health care, and other benefits.</p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Educational Facilities</p> <p>The proposed 44-unit housing project for low-income residents of the City of Santa Cruz, which could impact educational facilities, is anticipated to have minimal effect on surrounding educational facilities.</p> <p>- Schools and educational services are provided to City residents by the Santa Cruz City Schools (SCCS), as well as several private schools, for grades K through 12. SCCS comprises 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 from 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, and an Alternative Family Education (AFE) independent home study school program.</p> <p>- SCCS schools, including DeLaveaga Elementary, Branciforte Middle School, and Harbor High School, would serve the proposed project. 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 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 middle and high schools have enrollments that are under capacity based on data reported by the state (California Department of Education, 2017).</p>

- Per the California School Dashboard, De Laveaga ES, enrollment was 602 in 2017 dropping to 488 in 2023; Branciforte MS declined from 508 to 389 in the same period while Harbor HS increased from 902 to 1,023. Harbor HS has open enrollment.

- Local school districts are empowered under state law to impose school impact fees, which local governments collect at the time of building permit issuance. The Santa Cruz City Elementary and High School Districts currently charge school impact fees.

- Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017

Cultural Facilities

The proposed project may potentially increase demand for cultural facilities in the City of Santa Cruz and the surrounding areas of the County. However, due to the relatively small project size and the proposed use by 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 surrounding areas to accommodate any potential increased usage generated by the project.

- The City of Santa Cruz, along with the County of Santa Cruz and other nearby communities, showcase 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. It 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 Aptos, just outside of Santa Cruz, while the University of California, Santa Cruz, is in the City.

- There are 22 properties in the City and 47 in the County of Santa Cruz 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

		<p>and 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, . . ."</p> <p>- Extracted from City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</p> <p>- Additionally, adequate public transportation is available to serve these cultural facilities.</p> <p>- See Attach Q: Community Facilities & Services</p>
Commercial Facilities	1	<p>- 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.</p> <p>- The project will include commercial space on the ground floor.</p> <p>- Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing the current demand for their services. Commercial facilities near the project site and further out are reasonably accessible to residents by private or public transportation. The City has a robust public transportation network, including the pending construction of a new central Metro bus terminal with buses serving the entire City, County, and surrounding counties.</p> <p>- See Attach Q: Community Facilities and Services</p>
Health Care and Social Services	2	<p>Health Care</p> <p>The proposed project is not expected to significantly impact the demand for health care services in the area. Sufficient health care services are available in the City of Santa Cruz and surrounding areas to handle any potential increased demand. Due to the relatively small size of the project (90 units), the net impact will be low and less than significant.</p> <p>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.</p> <p>- The Santa Cruz Community Health Center, is located at 250 Locust Street, approximately .7 miles from the project site, and provides acupuncture, behavioral health, chiropractic, health education, pediatrics, prenatal, primary care, optometry, and women's health services.</p> <p>- Dominican Hospital of Dignity Health is a full service hospital located at 1555 Soquel Drive, approximately 2.4 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.</p> <p>- See included maps depicting the many medical facilities and offices in the area.</p>

		<p>Social Services</p> <p>Due to its relatively small size (44 units), the proposed project is not expected to significantly increase demand for social services.</p> <p>- Additionally, as noted previously, the project is expected to provide affordable housing for households already residing within the project area and would have little increase in demand for services. For any potential increase in demand generated by the project, required services are available from a wide variety of public agencies and private non-profit agencies in both the City of Santa Cruz and County of Santa Cruz.</p> <p>- 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> <p>- See Attach Q: Community Facilities & Services</p>
Solid Waste Disposal / Recycling	2	<p>- Solid waste collection and disposal, including recycling services, are 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 70 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.</p> <p>- In the mid-1990s the permitted disposal area of the landfill increased from 40 to 67 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 the implementation of additional waste reduction measures (City of Santa Cruz, April 2012, DEIR volume).</p> <p>- 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).</p> <p>- 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</p>

		<p>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.</p> <p><i>- Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>- 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.</p> <p>- 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.</p> <p>- During construction: "All refuse and recycling activities . . . 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 cannot operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160."</p>
Waste Water / Sanitary Sewers	2	<p>- The City of Santa Cruz will treat project-generated wastewater. The project will not exceed the wastewater treatment requirements established by the Regional Water Quality Control Board.</p> <p>The City of Santa Cruz owns and operates a regional wastewater treatment facility (WWTF) on California Street adjacent to Neary Lagoon, which provides a secondary level of treatment. The City treats sewage from domestic and industrial sources. It 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).</p> <p>- The WWTF has a permitted wastewater treatment capacity of 17.0 million gallons per day (mgd) with average daily flows of less than 10 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.</p> <p>- The project will not require or result in the relocation or construction of new public or private utilities and service facilities.</p> <p><i>- Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017 with additional information from the Santa Cruz City website</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. - Per the City’s 2020 Urban Water Management Plan, “The City is safeguarding against future water shortages by actively implementing future water projects as described in Chapter 6, Section 6.8 [of the Plan]. Implementation of this project is assumed in the City’s water supply planning process.” “Under this supply and demand reliability assessment, the City projects have sufficient water supply available in normal and single dry years to serve anticipated demand throughout the 2025 – 2045 planning period. Under multi-year drought conditions in the near term (2025), with proposed water rights modifications but before implementation of the ASR and planned infrastructure projects, available supplies would meet projected demand in years one through four of the multi-year drought scenario, but would fall short of demand by 27 percent in year five.” - In reality, the amount of rainfall in any given year, the number of non-drought years in succession, and the number of drought years in succession cannot be predicted with accuracy, so modeling is done using the best data available. Additionally, although the population in the area has been increasing, gross water usage has been dropping. - The design of water facilities will be reviewed by the Water Department Director prior to the issuance of a building permit. - See Attach Q – Community Facilities and Services
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 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 at 155 Center Street. 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 has divided the City into five main beats, and handled 103,592 calls in 2015. Approximately 40% of the annual calls are for service in the Downtown area in 2017 (Martinez, personal communication, May 2017). The average response time is four minutes and 22 seconds, which is under the department’s target of four minutes and 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, it could potentially result in an increased population that could increase police protection service demands. However, this project and other future developments and growth are 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, and Santa Cruz Police Department website*

Public Safety - Fire

-The City of Santa Cruz Fire Department will serve the project. 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 various services, including 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.

- Fire Station #2 is located at 1103 Soquel Avenue which is approximately 0.9 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.”

Public Safety – Emergency Medical Services

- As discussed above under *Public Safety – Fire*, 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.

Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> - The City of Santa Cruz provides its residents with many parks, open spaces, beaches, trails, and recreational opportunities. The city maintains and operates a variety of neighborhood parks, community/regional parks, community facilities, and recreational programs. The majority of these parks, facilities, and programs are managed by the City Parks and Recreation Department, with some being operated in collaboration with community organizations. - The city is responsible for managing, maintaining, and operating over 30 parks, covering more than 1,700 acres of parkland and open space, including various community and recreational facilities. - 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 are “used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities in the city” (section 5.72.100). - 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. Pinto Lake Park, which is located along Green Valley Road. The park is approximately 294 acres in size. The County manages a 216-acre portion in the northern portion of the park and the City of Santa Cruz manages a 78-acre portion. <p>See Attach Q: 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) (the Metro) provides fixed-route and commuter bus service for the City of Santa Cruz, Santa Cruz County and to points outside the County throughout the year. <p>SCMTD Routes 4 and 4 W serve the project site and include two bus stops at Ocean and Kennan Streets.</p> <p>Verified at: https://www.scmtd.com/en/routes</p> <p>See Attach Q: 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 does not constitute a permanent impact. <p><i>Permanent Impacts</i></p> <ul style="list-style-type: none"> - As previously stated, permanent impacts on the transportation system are not expected due to the nature of the project and the population served. <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 commercial buildings and parking. The site includes matures trees that will be removed. - <i>See Project Information, Aerial photos, USGS Map, and Endangered Species for further information.</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. 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 stormwater runoff. <p>See the "Waste Water / Sanitary Sewers" factor above for information on wastewater collection and treatment. The project will not utilize an on-site septic system.</p>
Vegetation, Wildlife	3	<p>Vegetation</p> <p>The project site is located in a built-up urban area of Santa Cruz between Ocean Street, Highway 1, and the San Lorenzo River. The site is developed with a commercial structure and is surrounded by several mature trees.</p> <p>Due to the well-established requirements included in the Santa Cruz municipal code, standard conditions of approval, and consideration by the zoning administrator, impacts to vegetation have been considered and approved. See</p>

		<p><i>Mitigation Measures and Conditions</i> section for required measures to be taken for tree protection.</p> <p>Wildlife</p> <p>Per the discussion under Endangered Species, the project will have no impact on wildlife due to City of Santa Cruz standard conditions and Bird Development Standards.</p> <p>- See Attach 2 _Maps Aerials and Photos</p>
Other Factors	--	- N/A
Climate Change Impacts	2	<p>- The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold. It is outside any state- or County-designated wildfire hazard zones and has no potential for landslides. The most significant issues related to climate change that may potentially affect this project or be affected by this project are drought (water resources) and seismicity. The project site is outside a tsunami zone and any projections for rising sea levels. The site is located in the north Monterey Bay Area, which is subject to earthquakes that may cause strong ground shaking. Still, every property in the area, as well as most of California, faces very similar risks of drought and earthquakes. Many of the project's residents would live on the street or in other, likely less safe structures if not for the project. Similarly, they would be more at risk for each of those factors.</p> <p><i>Drought (Water Resources)</i> – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposing to bring new residents into the area, negatively affecting water resources. Instead, the project will provide safe, affordable housing for currently homeless and/or at-risk people already residing (unsheltered or in unstable/unsafe housing) within the County, selected from the County Continuum of Care's Coordinated Entry list. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or California. In addition, as noted above, the project will meet state and local requirements for water efficiency in the project's plumbing fixtures and landscape design.</p> <p><i>Seismicity</i> – As noted above, the project site is located in the northern Monterey Bay Area, a seismically active region, and is likely to be subject to strong ground shaking. To address this, the project will be built in accordance with the CBC and project geotechnical report to address the issue. While there is no established connection between climate change and large earthquakes, there has been research establishing a connection between water load on the earth's surface and absorbed, micro-seismicity (earthquakes too small to be felt), and localized earthquakes tied to water level fluctuation in dams. There is some research suggesting that there may be a connection between long-term drought and excessive groundwater pumping and seismicity. Still, a firm understanding of any connection to large earthquakes has not yet been reached.</p> <p><i>EPA EJSscreen Climate Change Factors</i></p>

		<p>The EPA EJSscreen includes a section on Climate Change that examines five (5) Factors for this site: the 100-year floodplain, Sea Level Rise, Wildfire Risk, Extreme Heat, and Flood Risk. The following are the EJSscreen Climate Change Factors for the project site.</p> <p>100-Year Floodplain – This factor indicates that the site is within the 100-Year Floodplain. This data conflicts with FEMA data. The site is not within the 100-year floodplain. The site is not within the FFRMS floodplain.</p> <p>Flood Risk – Related to the above, this factor estimates that the site is in the 90th percentile for flood risk. Currently, 90% of properties are at flood risk.</p> <p>Sea Level Rise – This factor estimates the effects of sea level rise in one foot increments from 1’ to 6’. The factor does not estimate any level within this range affecting the site.</p> <p>- The City of Santa Cruz has also mapped sea level rise and estimates no effect of sea level rise by the Year 2100.</p> <p>Wildfire Risk – Indicates that the entire site is estimated to be at the 0 percentile currently and to remain there in 30 years – no properties at Wildfire Risk. The project site is currently not classified as being in a fire hazard severity area by Cal Fire. Additionally, the site and structures will be built to meet all local and state fire codes and requirements to reduce susceptibility to fire danger and loss.</p> <p>Extreme Heat – The Factor map indicates the site will experience fewer than 20 days above 90 degrees annually.</p> <p>- See Attach R – Climate Change</p>
Energy Efficiency	1	<p>The project has the potential to help reduce greenhouse gases due to the site being conveniently located near a transit line that provides access to the entire region, reducing the need for travel by car. The project will also include secured bicycle parking spaces to encourage bicycle use. The site is within walking distance of many services. Additionally, the supportive services provided on-site to residents will reduce the need to travel off-site for such services. As such, the site meets the City’s standards for residential vehicle miles traveled, as it is within convenient walking, biking, and public transit distance of many local employment opportunities, shopping and retail services, and schools.</p> <p>- The project will be a 100% electric building in compliance with the recently adopted City of Santa Cruz ordinance: Chapter 6.100, effective July 1, 2020, and the project will comply with Title 24 requirements for energy efficiency.</p> <p>- Units will have Energystar appliances, including refrigerators, ovens and ranges, and dishwashers.</p> <p>- The project site is located in a moderate temperate zone near the ocean, with multiple city parks and public beaches near the project site.</p> <p>The Santa Cruz Water District has developed water efficiency requirements for single-family and multifamily housing that the project must implement to reduce</p>

		<p>water use within the project site. Specifically, the project will install fixtures that protect the area's water resources through more efficient water use efficiency requirements, examples of which are listed below:</p> <ul style="list-style-type: none"> • All installed toilets use 1.28 gallons per flush or less. • Kitchen faucets use a maximum of 1.8 gallons per minute. • Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified. • Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified. • Clothes washing machines are Energy Star qualified. • Dishwashing machines are Energy Star qualified. • Separate meters are required for each multi-family residential unit. • Dedicated landscape water meters. • Landscaping turf must be a water conserving species and may not be used in areas less than 10 feet wide or on slopes greater than 12%. • Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area.
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Additional Studies Performed:

No additional studies were prepared and utilized for the 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:

- EFI Global, Inc. – October 11, 2024
- CMAG Engineering, Inc. – Geotechnical Investigation – June 24, 2024
- EDWARD L. PACK ASSOCIATES, INC.– Noise Assessment - May 20-21, 2020

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 Zones Map
- NEPAassist Airport Map
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resource System Mapper

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

Coastal Zone Management Act

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

Contamination and Toxic Substances

- Environmental Investigation Services, Inc. – Phase I ESA, dated July 10, 2023
- Environmental Investigation Services, Inc. – Phase II Limited Soil and Groundwater Investigation Report, dated June 6, 2017

Endangered Species Act

- USFWS – Critical Habitat for Threatened & Endangered Species

Explosive and Flammable Hazards

- 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.html>
- TIGERweb

Floodplain Management

- FIRM map 06087C0332E, dated May 16, 2012

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Archaeological Resource Management – Cultural Resource Evaluation, dated November 23, 2021
- Native American Heritage Commission
- Tribal Consultation letters to all Contacts on the NAHC Contacts List
- 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

- Wastsonville Airport Noise Contours Map
- NEPA Assist Railroad Map
- 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/>

Wetlands Protection

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

Wild and Scenic Rivers Act

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

Environmental Assessment Factors

- NEPAssist
- 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 – various department websites
- City of Santa Cruz GIS
- County of Santa Cruz GIS
- City of Santa Cruz Public Works Website
- City of Santa Cruz Wastewater System
- Santa Cruz City Schools Websites
- California School Dashboard
- 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
- 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 – FRAP FHSZ Viewer
- USFWS – Critical Habitat for Threatened & Endangered Species
- 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

Cumulative Impact Analysis [24 CFR 58.32]:

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; and there are no other activities functionally or geographically related to this project requiring aggregation with this action – i.e., there are no other activities that are similar, connected and closely related, or that are dependent upon other activities and actions, and, therefore would need to be aggregated and evaluated with this activity (See 40 CFR 1508.25(a)); 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]:

After researching multiple potential sites in the City and County of Santa Cruz, the developer concluded that this site was the closest to being development ready already having its entitlements and met the other criteria for the project: the site was suitably large to accommodate the project, accessible to transit and other amenities, mostly level and not subject to special construction challenges, and has no historical resources or existing residents who would be displaced, though one commercial tenant will be relocated.

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

Possible benefits to no action could include avoiding new construction in an archaeologically sensitive area, tree preservation, reduced construction costs due to more suitable soil conditions in other areas of the region, and avoiding relocation of commercial tenants. However, considering Santa Cruz standard conditions, municipal code requirements, and mitigation measures, each adverse environmental impact has been reduced, avoided, or eliminated and the project will avoid non-compliance or non-conformance with the above-listed authorities and factors.

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.

Law, Authority, or Factor	Mitigation Measures and Conditions
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<i>- During ground-disturbing activities, including demolition and grading, 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 Unified Air Pollution Control District regulations.</i>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	<i>Condition of Approval LBP and ACM</i> <i>- In compliance with CA Title 24, ACM and LBP testing shall be required as a Condition of Approval for the project. If either is found to be present, all local, state and federal requirements for handling and disposal will be required to be implemented.</i>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<i>Condition of Approval</i> <i>The project is required to comply with City of Santa Cruz Municipal Code Chapter 24.14 – Environmental Resource Management.</i> <i>The project is required to comply with the City of Santa Cruz Bird-Safe Building Design Standards:</i> <ul style="list-style-type: none">• <i>Treatment is required for 90 percent of all glazing within 40 feet above grade, for portions of the buildings where glazing would have the potential to reflect vegetation or open water.</i>• <i>Glazing treatment shall follow the 2" x 4" rule: spaces of untreated glazing must have a maximum height of two inches and a maximum width of four inches. Birds cannot see untreated glazing and may attempt to fly through "openings" greater than these dimensions. 2" x 2" spacing is highly encouraged. Pattern elements should be at least 1/8" thick. Glazing treatment shall include at least one of the following: • Bird safe glass approved for use by the American Bird Conservancy • Fritted windows •</i>

Patterned windows • UV pattern film (not appropriate for all locations) • Window nets • Window screens • Any American Bird Conservancy approved product: <https://abcbirds.org/glass-collisions/stop-birds-hitting-windows/> • Other design measures identified by a qualified biologist with a background in ornithology as providing adequate bird protections and that do not conflict with required findings for a Planning Permit.

- *Exterior lighting shall be downward cast only. Horizontal or upward cast lighting can attract or disorient birds and cause them to fly into windows. These lighting standards apply to any exterior lighting proposed by a project in an area where the standards apply.*

The project is required to comply with City of Santa Cruz Standard Conditions 31 or 32:

- *31. [For projects on a site adjacent to a creek that includes tree removal and potential impacts to migratory bird nesting sites]: A pre-construction nesting bird survey shall be conducted by a qualified biologist if construction, including tree removal, adjacent to the [Insert watercourse name] is scheduled to begin from February 1 to August 31 to determine if active nests are present in or near the construction sites. The survey shall be conducted no more than seven days before the start of any construction activities on the site (including tree removal, clearing, and excavation). If nesting bird species protected under the Migratory Bird Treaty Act and/or California Fish and Game Code (§3503) are found and the biologist determines that construction activities could result in the removal of an active nest or cause mortality of eggs or young, the biologist shall identify a suitable no-disturbance buffer around the nest in which no work would be allowed until after the biologist has determined the nest is no longer in use or the young have fledged. Alternatively, construction may be delayed until after the nesting season (i.e., September).*
- *32. [For projects on a site not adjacent to a creek that includes tree removal and potential impacts to migratory bird nesting sites]: If project site work occurs anytime between February 1 and August 31, the applicant shall submit documentation of a preconstruction nesting bird survey by a qualified biologist prior to the start of work. The survey shall be described in the biotic report prepared by [insert name of biologist, date of report], if such a report was prepared, and shall be completed no more than seven days before the start of any project*

	<p><i>construction activities on the site (including tree removal, clearing, and excavation) and shall include observations of any nesting activities on the site. Site work may commence once the Planning Department has accepted the report and confirmed that there are no nesting birds on the site or that an appropriate buffer zone around any active nests has been recommended by the biologist and physically established on the site.</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Condition of Approval</i></p> <p><i>The project must comply with Santa Cruz Municipal Code Part 5: Historic Preservation, which includes Section 24.12.430 – Protection of Archaeological Resources, and 24.12.440 – Protection of Paleontological Resources, and CoSC Standard Conditions 44 and 45.</i></p> <p><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></p> <p><i>a. Immediately cease all further excavation, disturbance, and work on the project site;</i></p> <p><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></p> <p><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></p> <p><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></p> <p><i>- 44. [If recommended by Archaeological Report or Native American consultation]: During all grading and subsurface excavations (including but not limited to grubbing, demolition, excavation, and utility-line trenching) an archaeologist and a Native American observer, authorized by the Planning Department, shall be present to collect and catalog any material</i></p>

	<p><i>uncovered. The cost for this service shall be paid by the applicant.</i></p> <p><i>-45. 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: a. Immediately cease all further excavation, disturbance, and work on the project site; 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; 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; 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></p> <p><i>- Prior to demolition or other ground disturbance, we recommend that a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good-faith effort to identify archaeological deposits that may show no indications on the surface.</i></p> <p><i>Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources.</i></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><i>The project is required to mitigate indoor noise levels to no greater than DNL 45 dBA. The following noise control measures will be required to achieve compliance with the 45 dB DNL standards of the City of Santa Cruz Noise Element and Title 24.</i></p> <ul style="list-style-type: none"> <i>• Maintain closed at all times all windows and glass</i>

	<p><i>doors of living spaces of the project with a direct or side view of Highway 1, i.e., facing west, north or east. Install windows and glass doors rated minimum Sound Transmission Class (STC) 32 at these units.</i></p> <ul style="list-style-type: none"> <i>• The windows specified to be maintained closed are to be operable, as the requirement does not imply a “fixed” condition. All other windows and glass doors of the project and all bathroom windows may have any type of glazing and may be kept open as desired unless the bathroom is an integral part of a living space without a closeable door.</i> <i>• The windows and doors shall be installed in an acoustically-effective manner. To achieve an acoustically-effective window construction, the sliding window panels must form an air-tight seal when in the closed position and the window frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration. Exterior doors must seal air-tight around the full perimeter when in the closed position.</i> <i>• A qualified acoustician should review the acoustical test report of all sound-rated windows and doors to ensure that the chosen windows and doors will adequately reduce traffic noise to acceptable levels.</i> <i>• Provide some type of mechanical ventilation for all living spaces with a closed window condition.</i>
Hazards and Nuisances Including Site Safety and Noise	<p><i>Condition of Approval</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) The sign shall also provide 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>

	<p>5) <i>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> <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**

- 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.

- The project is required to comply with Santa Cruz Municipal Code – Chapter 16.19: Storm Water and Urban Runoff Pollution Control – Chapter 16.19, including the implementation of Best Management Practices contained in Section 16.19.140, and Chapters 4 and 6B of the Best Management Practices Manual for the City's Storm Water Management Program.

Section 16.19.140 Best Management Practices for Construction Activity:

- Any construction project, including those undertaken under any permit or approval granted pursuant to Titles 15, 18, and 24 of this code, shall implement best management practices (BMPs) including the city's mandatory BMPs as detailed in the latest BMP manual published by the city's public works department. BMPs shall be maintained in full force and effect during the duration of the project.

Geotechnical Recommendations

7.2 Site Grading

7.2.1 Site Clearing

Prior to grading, the areas to be developed for structures, pavements and other improvements, should be stripped of any vegetation and cleared of any surface or subsurface obstructions, including any existing foundations, utility lines, basements, septic tanks, pavements, stockpiled fills, and miscellaneous debris.

Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done and should be observed by the Geotechnical Engineer. It is generally anticipated that the required depth of stripping will be 4 to 8 inches.

Holes resulting from the removal of buried obstructions that extend below finished site grades should be backfilled

with compacted engineered fill compacted to the requirements of Subsection 7.2.2.

7.2.2 Preparation of On-Site Soils

Mechanically Stabilized Engineered Fill Pad - Beneath mat foundations, the native soil should be overexcavated a minimum of 4 feet below the lowest foundation elements, or 6 feet below finished exterior grades, whichever is greater. The exposed surface should be scarified, moisture conditioned, and compacted and geogrid consisting of Tensar TriAx TX140 (or approved equivalent) should be placed at the base of the overexcavation. Imported, non-expansive granular material should then be placed as engineered fill compacted to a minimum of 90 percent relative compaction to finished subgrade. Two additional layers of geogrid, (Tensar TriAx TX140 or approved equivalent) should be installed in the engineered fill at 15 inches and 30 inches from the base of the overexcavation. The zone of the mechanically stabilized engineered fill should extend a minimum of 5 feet beyond the building footprint.

The geogrid should be installed per the manufacturer's recommendations. Geogrid should be free of wrinkles and may be temporarily secured in-place with staples, pins, or backfill. Adjacent rolls of geogrid should have a minimum overlap of 18 inches. A minimum fill thickness of 8 inches is required prior to the operation of tracked vehicles over the geogrid. Turning of tracked vehicles should be kept to a minimum to prevent damage. Any geogrid damaged during installation shall be replaced. The manufacturers of the geogrid supply additional installation recommendations not outlined in this report. All manufacturer's installation recommendations should be adhered to.

Driveway Areas - In driveway areas (including concrete, asphalt, and non- permeable pavers), the native soil should be overexcavated to a minimum of 2 feet below the bottom of the aggregate base course, or 2.5 feet below existing grades, whichever is greater. The exposed surface should be scarified, moisture conditioned, and compacted. The native soil, or imported, non-expansive granular material should then be placed as engineered fill compacted to a minimum of 90 percent relative compaction. The upper 6 inches of subgrade and all aggregate base and subbase in driveway areas shall be compacted to a minimum of 95 percent relative

compaction. This zone of reworking should extend laterally a minimum of 3 feet beyond the driveway.

Although the on-site soils are not recommended for use as engineered fill within the mechanically stabilized fill pad, they may be considered within driveway areas. Note: If this work is done during or soon after the rainy season, or in the spring, the soil may require significant drying prior to use as engineered fill. Regardless of the time of year, moisture conditioning the native soils to achieve moisture requirements should be anticipated. Moisture conditioning may include adding water or drying back the soil to achieve the required moisture. It is the contractors responsibility to adequately process the soil to achieve uniform moisture conditions of the material to be used as engineered fill. The soil should be verified by a representative of CMAG in the field during grading operations. All soils, both existing on-site and imported, to be used as fill, should contain less than 3 percent organics and be free of debris and gravel over 2.5 inches in maximum dimension.

Imported fill material should be approved by a representative of CMAG prior to importing. Soils having a significant expansion potential should not be used as imported fill. The Geotechnical Engineer should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested, and approved by the Geotechnical Engineer prior to delivery of any soils imported for use on the site.

All fill should be compacted with heavy vibratory equipment. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D1557. The Geotechnical Engineer should observe the overexcavations, and placement of engineered fill.

Any surface or subsurface obstruction, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for proper processing as required.

7.2.3 Cut and Fill Slopes

Cut and Fill slopes are not anticipated for the project at this time. Cut and fill slopes may affect the stability of the site, and should be analyzed for overall stability and suitability by the Geotechnical Engineer if project requirements change.

7.2.4 Utility Trenches

Bedding material should consist of sand with SE not less than 30 which may then be jetted.

The on-site soils may be utilized for trench backfill outside of the mechanically stabilized engineered fill pad only. See Subsection 7.2.2 for additional information regarding the use of the native soil for engineered fill. Imported fill should be free of organic material and gravel over 2.5 inches in diameter. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95 percent in paved areas and 90 percent in other areas per ASTM D1557. Care should be taken not to damage utility lines.

Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 H:V (horizontal to vertical) from the bottom outside edge of foundation elements.

A 3 foot concrete plug should be placed in each trench where it passes under the exterior footings. Anti-seep collars (trench dams) should also be placed in utility trenches on steep slopes to prevent migration of water and sand.

Trenches should be capped with 1.5+ feet of impermeable material. Import material should be approved by the Geotechnical Engineer prior to its use.

Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

7.2.5 Vibration During Compaction

The neighboring parcels are within close proximity to the proposed apartment building. The contractor should take all precautionary measures to minimize vibration on the site during grading operations. This may require that the engineered fill be placed in thin lifts using a static roller

or hand operated equipment. It is the contractor's responsibility to ensure that the process in which the engineered fill is placed does not adversely affect the neighboring parcels.

7.2.6 Excavating Conditions

We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.

If grading commences during, or shortly after the rainy season, difficult construction due to saturated soil conditions should be anticipated. The bottom of excavations may require stabilization measures, in order to construct the graded building pads.

7.2.7 Surface Drainage

Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. A minimum gradient of 2+ percent should be maintained and drainage should be directed toward approved swales or drainage facilities. Concentrations of surface water runoff should be handled by providing the necessary structures, paved ditches, catch basins, etc.

All roof eaves should be guttered with the outlets from the downspouts provided with adequate capacity to carry the storm water away from structures to reduce the possibility of soil saturation and erosion.

Drainage patterns approved at the time of construction should be maintained throughout the life of the structure. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Engineer.

Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade.

The finished ground surface should be planted with erosion-resistant landscaping and ground cover and continually maintained to minimize surface erosion.

7.2.8 Subsurface Drainage

To help reduce the potential for groundwater to adversely affect the proposed apartment building, we recommend constructing a subdrain. The subdrain should wrap around the perimeter of the building pad and extend a minimum of 1 foot below the lowest foundation elements of the proposed apartment building.

Subdrains should be placed a minimum of 3 feet away from foundations and should not extend below a line sloping down and away at an inclination of 2:1 H:V (horizontal to vertical) from the bottom outside edge of foundations.

Subdrains should consist of 4 inch diameter SDR 35 PVC perforated pipe or equivalent, embedded in Caltrans Class 2 permeable drain rock. The drain should be a minimum of 18 inches in width and should extend to within 8 inches from the surface. The upper 8 inches should be capped with native soils. Mirafi 180N filter fabric or approved equivalent should be placed between the surface cap and the drain rock. The pipe should be 4+ inches above the trench bottom; a gradient of 2+ percent being provided to the pipe and trench bottom; discharging into suitably protected outlets. Refer to the Typical Subdrain Detail, Figure 1, for recommendations.

Perforations in subdrains are recommended as follows: ½ inch diameter, in 2 rows at the ends of a 120 degree arc, at 5 inch centers in each row, staggered between rows, placed downward.

Subdrains should be observed by the Geotechnical Engineer after placement of bedding and pipe and prior to the placement of clean crushed gravel.

7.3 Foundations

7.3.1 Mat Foundations

Mat foundations should be founded on a mechanically stabilized engineered fill pad per Subsection 7.2.2. The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.

For mat foundations designed with the flexible method, a unit coefficient of subgrade reaction, $kV1 = 200 \text{ kcf}$, may be assumed for design purposes. This value is for a 1 foot wide footing and should be reduced for the effective

width. For the recommended imported engineered fill soils:

$$kS = kV1 ((B + 1) / 2B)^2$$

where:

kS = coefficient of subgrade reaction (kcf) $kV1$ = unit coefficient of subgrade reaction (kcf)

B = effective footing width (feet)

The design values recommended above are based on the assumption that the mat foundations are founded on the recommended mechanically stabilized engineered fill pad consisting of compacted imported, non-expansive granular material. If material other than that recommended in Subsection 7.2.2 is used, the above values will need to be revised.

The subgrade reaction value may be increased by a factor of four for seismic loading.

Mat foundations should be designed to tolerate a differential settlement of 1 inch, across the least dimension of the structure, during the design seismic event. Mat foundations should be combined with flexible utility connections, sleeves, or flexible cushions in order to prevent breakage.

A friction coefficient of 0.35, between the engineered fill and rough concrete may be assumed for design purposes. The mat foundations should be underlain by a minimum 4 inch thick capillary break of clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a vapor retarder should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. The vapor retarder should be specified by the slab designer. It should be noted that conventional slab-on-grade construction is not waterproof. Under-slab construction consisting of a capillary break and vapor retarder will not prevent moisture transmission through the slab-on- grade. CMAG does not practice in the field of moisture vapor transmission evaluation or mitigation. Where moisture sensitive floor coverings are to be installed, a waterproofing expert should be consulted for their recommended moisture and vapor protection measures.

The foundation excavations should be observed by the Geotechnical Engineer before steel reinforcement is placed and concrete is poured.

7.3.2 Settlements

Total and differential static settlements beneath mat foundations are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the

anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Engineer when foundation plans for the proposed structure become available.

7.4 Plan Review

The recommendations presented in this report are based on preliminary design information for the proposed project and on the findings of our geotechnical investigation. When completed, the Grading Plans, Foundation Plans and design loads should be reviewed by CMAG prior to submitting the plans and contract bidding. Additional field exploration and laboratory testing may be required upon review of the final project design plans.

7.5 Observation and Testing

Field observation and testing must be provided by a representative of CMAG to enable them to form an opinion regarding the adequacy of the site preparation, the adequacy of fill materials, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications, and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of CMAG will render the recommendations of this report invalid.

CMAG should be notified at least 5 working days prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction meeting should be held on the

	<p>site to discuss project specifications, observation and testing requirements and responsibilities, and scheduling.</p>
Vegetation, Wildlife	<p>Tree Protection</p> <p><i>Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:</i></p> <ul style="list-style-type: none"> <i>a. Consist of chain link fencing and having a minimum height of 6 feet.</i> <i>b. Be mounted on steel posts driven approximately 2 feet into the soil.</i> <i>c. Fencing posts must be located a maximum of 10 feet on center.</i> <i>d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.</i> <i>e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.</i> <i>f. Tree Protection Signage shall be mounted to all individual tree protection fences.</i> <p><i>-The City will require a certified arborist be used to establish the Tree Protection Zone.</i></p> <p>Bird-Safe Design</p> <p><i>The plans submitted for building permit issuance shall identify the use of bird-safe, ultraviolet, and/or patterned glass, or other material or method proven to discourage bird strikes, at the windows and balcony railings on the east wall of the building up to 40-feet in height, with the exception of ground floor glass. Mirrored and/or reflective glass is not permitted anywhere on the building. Uplighting and spotlights are not permitted within any of the landscaped areas.</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: Roy Hastings **Date:** 14 April 2025

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

Certifying Officer Signature: [Signature] **Date:** April 14, 2025

Name/Title: Jessie Bristow, Development Manager, Economic Development and Housing

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).