

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: Santa Cruz County Planning Department

Project Title: 9041 Soquel Drive, Aptos

Project Location: Santa Cruz
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

This is a proposal to construct an approximately 10,981 square foot mixed-use building with a 1,929 square foot basement, 2,889 square feet of office space on the first floor with a covered carport for 5 vehicles, and three residential apartment units on the second floor, located in the PA (Professional-Administrative Office) district. This requires a Commercial Development permit including a Master Occupancy Permit for the two tenant spaces on the ground floor, and a Riparian Exception to allow for a portion of the parking lot and an associated retaining wall, that encroach into the riparian corridor within the arroyo along Valencia Creek. Valencia Creek crosses the northern edge of the parcel approximately 100 feet south of the proposed development site.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project site is located in an area identified as a potential area of biotic concern based on preliminary analysis. The site is mapped for the following biotic resources on the California Natural Diversity Database (CNDDDB): Dudley's Lousewort (*Pedicularis dudleyi*), Western Bumble Bee (*Bombus occidentalis*) and Central California Coast Steelhead (*Oncorhynchus mykiss irideus*).
Prior to any site disturbance, a pre-construction meeting shall be conducted. Prior to construction, high visibility construction fencing shall be installed, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent riparian corridor. A revegetation plan using appropriate California native riparian species plants (shrubs and low growing groundcover) with at least three species known as nectar plants for the obscure bumblebee shall be submitted and approved at the building permit review stage and implemented at the rear of the constructed project (five feet from the back of the building and retaining wall to the existing riparian vegetation) in order to restore of the margins of the riparian area, enhance the riparian corridor and for erosion control. A permanent three-foot high fence shall be erected approximately 5 feet behind the proposed building to demarcate and prevent disturbance to the riparian restoration area. Prior to issuance of a building permit, a final detailed lighting plan shall be submitted for review and approval by Environmental Planning staff, showing that all light sources will be cast downward, shielded and directed away from Valencia Creek, so that light does not spill over into the riparian habitat to the north, onto adjacent properties or upwards into the night sky. Lighting shall further be limited to limited to warm light colors with an output temperature of 2,700 kelvin or less.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

[Empty box for describing areas of controversy]

Please provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board
California Department of Fish and Wildlife

[Empty box for listing responsible or trustee agencies]