



County of Santa Cruz

PLANNING DEPARTMENT

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act (CEQA), the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts may be avoided. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the CEQA Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Project Planner Lezanne Jeffs at (831) 454-2480.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Lucia Ruiz-Garcia at (831) 454-3149 {TDD number (831) 454-2123 or (831) 763-8123} to make arrangements.

PROJECT: 9041 Soquel Drive, Aptos

APN(S): 041-141-56

PROJECT DESCRIPTION: 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.

EXISTING ZONE DISTRICT: : PA (Professional-Administrative Office)

APPLICANT: Bill Kempf, Architect

OWNER: Human Spaces, LLC

PROJECT PLANNER: Lezanne Jeffs

EMAIL: Lezanne.Jeffs@santacruzcounty.us

ACTION: Mitigated Negative Declaration

REVIEW PERIOD: March 16, 2022 to April 15, 2022

This project will be considered at a public hearing by the Zoning Administrator. The time, date, and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.