

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Freedom Campus Master Plan

Lead Agency: County of Santa Cruz Planning Department

Contact Name: Matt Johnston

Email: matt.johnston@santacruzcounty.us Phone Number: (831) 454-5357

Project Location: City of Watsonville Santa Cruz County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project site is located at 1430 Freedom Boulevard in the City of Watsonville, California. The nearest roadway intersection to the project site is the intersection of Freedom Boulevard and Crestview Drive. The project site consists of Assessor's Parcel Number 019-017-07 and is approximately 9.5 acres in size.

The proposed project consists of adoption of the proposed Freedom Campus Master Plan and redevelopment of the project site using design concepts outlined in the Master Plan. The Master Plan would involve a multi-stage redevelopment of the project site, including demolition of all six existing on-site buildings, construction of up to one or more new health services and other County buildings that would consolidate existing County health services and other County uses, and designate an approximately four-acre portion of the site for residential development consisting of one or more residential buildings with a combined total of up to 160 housing units. The building or buildings would be two stories in height, with an average floor-to-floor height of 15 feet and a total building height of approximately 35 feet. Regardless of the number of buildings, the building(s) would comprise a total of 70,000 to 85,000 square feet. Up to 5,000 square feet of the building(s) would be dedicated to community-serving uses, which may include but would not be limited to a community teaching kitchen and a multi-purpose community room. The project would also involve providing on-site parking for the health service building or buildings. Parking would be either surface parking or a new parking garage, or a combination of both.

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

The County of Santa Cruz has prepared an Initial Study-Mitigated Negative Declaration (IS-MND) for the proposed project because potential impacts of the project would be less than significant either with or without mitigation. Impacts requiring mitigation and a summary of the mitigation required, as discussed in the IS-MND, include:

Biological Resources: Construction of the proposed project could impact migratory nesting birds or their nests. Mitigation requires pre-construction nesting bird surveys and avoidance of active nests, if any.

Cultural Resources: Construction of the proposed project would have potential to uncover and damage archaeological resources or human remains. Mitigation requires an archaeological and Native American monitor during construction, stopping work near resource(s), evaluation of the resource(s), and development of a treatment plan, as applicable.

Geology/Soils: Construction of the proposed project would have potential to uncover and damage paleontological resources. Mitigation requires stopping construction work near uncovered paleontological resources, if any, and evaluation by a qualified paleontologist who shall determine the significance of the resource or resources. Significant paleontological resources found during construction monitoring shall be prepared, identified, analyzed, and permanently curated in an approved regional museum repository.

Transportation: The project could conflict with General Plan policies to provide bicycles facilities such as bike racks and lockers. Mitigation requires inclusion of bicycle facilities on site plans for project construction.

Tribal Cultural Resources: Construction of the proposed project would have potential to uncover and damage tribal cultural resources. Same mitigation for cultural resource impacts is required.

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

There are no areas of controversy known to the County of Santa Cruz.

Provide a list of the responsible or trustee agencies for the project.

Approval of the proposed project would require the County of Santa Cruz to adopt the proposed Master Plan. Because the Master Plan is a conceptual vision for the site and not a formal site plan or construction application, no permits are needed for its adoption. Therefore, there are no responsible or trustee agencies.