



County of Santa Cruz

Department of Community Development and Infrastructure

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MITIGATED NEGATIVE DECLARATION

Project: Monterey Glen Subdivision

APN(S): 037-211-01

Application #: 211213

Project Description: Proposal to subdivide an existing 41,019 square foot parcel into six (6) lots plus a common interest conservation parcel, to construct six dwelling units and install an entrance gate.

Requires a tentative map approval, residential development permit, design review, overheight fence approval, environmental review and a roadway/roadside exception to allow a street width of 24' with no sidewalks or on-street parking. The application also includes a request for a 5% Residential Density Bonus in exchange for provision of one moderate-income affordable unit, a request for one concession to allow for priority processing and a request for waivers to development standards to allow for: 1) reduced site width and frontage on Lot 6, 2) reduced lot coverage and floor area ratio on Lots 1 and 6, and 3) to allow a parcel (Lot 6) smaller than 3,500 sq.ft. in area, and 4) to allow semi-detached units with reduced setbacks in the R-1-9 zone district on Lots 1 and 6. The project also includes a request for reduced parking for Lot 6 as allowed for Density Bonus projects.

Project Location: The project is located on the north side of Loraine Lane within the community of Soquel in unincorporated Santa Cruz County (Figure 1). Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner: Monterey Avenue, LLC

Applicant: Charlie Eadie

Staff Planner: Jerry Busch

Email: JERRY.BUSCH@SANTACRUZCOUNTY.US

This project will be considered at a public hearing by the Planning Commission on 02/22/2023.

California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California. A digital copy of the document can be reviewed at the following web address:

<http://www.sccoplanning.com/PlanningHome/Environmental/CEQInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

Review Period Ends: 02/19/2023

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: 1/23/2023
DocuSigned by:
Matt Johnston
MATT JOHNSTON, Environmental Coordinator
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