

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024050531

Project Title: 908 Ocean Street Mixed-Use Development

Lead Agency: City of Santa Cruz Contact Person: Ryan Bane
 Mailing Address: 809 Center Street, Room 101 Phone: 831-420-5141
 City: Santa Cruz Zip: 95060 County: Santa Cruz

Project Location: County: Santa Cruz City/Nearest Community: Santa Cruz

Cross Streets: Ocean Street, Water Street, May Avenue, Hubbard Street Zip Code: 95060

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 14.5

Assessor's Parcel No.: 008-331-03 thru 08, -12 thru -15, -25 thru -32, -35, -41, -45 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1, 17, 9 Waterways: San Lorenzo River, Monterey Bay

Airports: _____ Railways: _____ Schools: Branciforte Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Demo, Tree, Design

Development Type:

Residential: Units 389 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 9,570 Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Commercial and residential / Mixed-Use High Density, Mixed-Use Medium Density / Mixed-Use Medium Density

Project Description: (please use a separate page if necessary)

The project consists of Residential and Non-Residential Demolition Authorization Permits, Heritage Tree Removal Permit, Minor Land Division, Design Permit, Special Use Permit, and Density Bonus Request to demolish nine commercial buildings (approximately 29,431 square feet [sf]) and 12 residential units, remove of 13 heritage, and construct a mixed-use development with 389 residential units and 9,570 square feet of commercial space. The project is requesting a 42.5% density bonus from a base density project of 273 units. The existing 21 parcels would be combined into one parcel, totaling 14.5-acres. Each of the three buildings will be on a separate condominium lot; the total number of lots will be four (three condominium lots and one common lot) that comprises the proposed Minor Land Division.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>Delta</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 2, 2024 Ending Date November 15, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>High Street Residential</u>
Address: _____	Address: <u>415 Mission Street, 45th Floor</u>
City/State/Zip: _____	City/State/Zip: <u>San Francisco, CA 94105</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 10-2-24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.