

CITY OF SANTA CRUZ
Mitigated Negative Declaration

The Administrator of Environmental Quality of the City of Santa Cruz has prepared this Mitigated Negative Declaration for the following described project:

Project: Santa Cruz City Schools Educator Housing

Application No.: CP 24-0104

Project Location: 313 Swift Street (APN 003-16-132) in the City of Santa Cruz, California

Project Description: The proposed project consists of a Planned Development Permit, Coastal Permit, Design Permit, and Heritage Tree Removal Permit for demolition of select existing features and proposed construction of a new, four-story, approximately 120,604 square-foot multifamily educator workforce housing project, encompassing approximately 100 residential units, approximately 119 parking spaces, new landscaping, and associated site modifications, including the removal of five heritage trees.

Applicant: Santa Cruz City Schools

Applicant Address: 133 Mission Street, Suite 100, Santa Cruz, CA 95060

The City of Santa Cruz Department of Planning and Community Development has reviewed the proposed project and has determined that the project, based on the Initial Study attached hereto, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the California Environmental Quality Act of 1970. This environmental review process and Mitigated Negative Declaration is done in accordance with the State CEQA Guidelines and the local City of Santa Cruz CEQA Guidelines and Procedures.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

<u>Impact</u>	<u>Mitigation</u>
Hazardous Materials. Project construction could result in release of and/or exposure to hazardous materials.	MITIGATION MEASURE HAZ-1: Prepare and implement a soil removal action plan for additional investigation and/or removal of the elevated TPHd in near surface soil (upper 3 to 4 feet) in the vicinity of boring B10 (near the former concrete ramp used for vehicle/tank maintenance/repairs) and elevated arsenic in near surface soil (upper 3 to 4) in the vicinity of boring B4. MITIGATION MEASURE HAZ-2: Conduct additional soil gas sampling to confirm if the detected concentrations of benzene and chloroform are present in soil gas at the site that may cause an excessive vapor intrusion risk to the proposed school development (benzene and chloroform concentrations were detected slightly above published residential screening level values which are used for proposed school sites). In lieu of additional soil gas sampling, a chemical resistant vapor barrier can be installed below

the proposed onsite buildings during future development to mitigate the potential vapor intrusion concern.

MITIGATION MEASURE HAZ-3: Prepare and implement a soil and groundwater management plan to address handling and management of impacted soil and/or groundwater that could be potentially encountered during construction activities. The detected concentrations of TPHd, TPHmo, TCE, arsenic, and chromium in soil and/or groundwater may require special handling/testing and increase construction cost if soil/groundwater is required to be exported/disposed of offsite.



Lee Butler
Administrator of Environmental Quality
City of Santa Cruz, California

12/10/24
Date