



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 831 Water Street

Responsible Entity: City of Santa Cruz (Lead Agency)

Responsible Entity: California Housing Finance Agency (Cooperating Agency)
500 Capitol Mall, Ste 1400
Sacramento, CA 95814

Grant Recipient (if different than Responsible Entity): Santa Cruz County Housing Authority

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Lead Agency Certifying Officer Name and Title: Jessica de Wit, Manager (see title below)

Cooperating Agency Certifying Officer Name and Title: Tiena Johnson Hall, Executive Director, CalHFA

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: Jessica de Wit
Housing & Community Development Division Manager
City of Santa Cruz Economic Development Office
(831) 420-5108 | jdewit@santacruzca.gov

Project Location

823, 825, 827, 831, 833 Water Street (APNs # 009-212-30, -31, -38)

City of Santa Cruz, CA 95060 – 0.91 acres

Description of the Proposed Project

Novin Development Corp. is proposing to redevelop an approximately 1-acre site by demolishing the two (2) existing buildings on the site and constructing a proposed 140-unit apartment project.

The Proposed Project includes demolition of two (2) existing commercial buildings currently located on the multi-parcel site and construction of a five-story Mixed-use Building consisting of approximately 3,450 square feet of ground floor commercial and 140 residential units with shared underground parking.

139 of the 140 units will be affordable housing with the remaining unit an unsubsidized managers unit. There will be four (4) units at 120% of Area Median Income with the remaining 135 units targeted to households at incomes between 30% and 80% of AMI. 64 units are anticipated to be provided at 30, 40 and 50 percent of AMI and will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent, with 16 units targeting renters with physical, sensory, or developmental disabilities; four units targeting homeless youths with disabilities; and 15 units targeting homeless veterans. The remaining 29 units with PBV will target a general tenancy.

To support all modes of transportation and throughout the site, there will be 42 residential parking spaces, and 144 residential bicycle spaces. Parking is unbundled and will be provided below the residential and commercial units. The project is along a major transit corridor with 5 bus routes. Some of the community amenities planned include: wi-fi connectivity and free use for residents; an amenity center equipped with computers and other learning center media; rooftop deck space; onsite laundry facilities; and wellness programs.

There are numerous neighborhood services in a 1/2-mile radius, including a major transit stop, public park, public library, grocery store, public school, medical clinic, and pharmacy.

831 Water St's sustainable features include modular construction, rooftop rainwater recycling, solar panels, and secured ample biking parking. The proposed design qualifies for the GreenTRIP Certification.

Insight Housing (formerly known as Berkeley Food and Housing Program) will be providing onsite services to the residents. Services include case management, peer support activities, mental health care, substance use services, benefits counseling & advocacy, education services, employment services, and others.

Description of the Area

The City of Santa Cruz (Spanish for 'Holy Cross') is the largest city and county seat of Santa Cruz County. The County is situated at the northern tip of Monterey Bay, with the City stretching along

the coastline and inland to the coastal range, approximately 65 miles south of San Francisco, 35 miles north of Monterey, and 35 miles southwest of Silicon Valley. As of 2021, the U.S. Census Bureau estimated Santa Cruz's population at 61,950 while Santa Cruz County has approximately 267,792 residents.

Santa Cruz is known for its moderate Mediterranean climate with low humidity and sunshine 300 days a year, its natural environment, coastline, redwood forests, alternative community lifestyles, and socially liberal leanings. It is also home to the University of California, Santa Cruz, a premier research institution and educational hub, as well as the Santa Cruz Beach Boardwalk, an oceanfront amusement park operating continuously since 1907.

The present-day site of Santa Cruz was the location of Spanish settlement beginning in 1791, including Mission Santa Cruz and the pueblo of Branciforte. The City of Santa Cruz was incorporated in 1866 and chartered in April 1876. Important early industries included lumber, gunpowder, lime and agriculture. Late in the 19th century, Santa Cruz established itself as a beach resort community.

Santa Cruz County is the Gateway to the Monterey Bay National Marine Sanctuary, has 29 miles of coastline and includes numerous state parks and beaches. Its quaint shops and restaurants, coupled with a multitude of cultural and recreational activities, including sailing, fishing, golfing, surfing, kayaking, hiking and biking, provide a wealth of leisure activities. The State of California owns and maintains 42,334 acres of parks in the coastal and mountainous areas of the County. The County maintains an additional 1,593 acres of parks, not including the numerous parks also found within the cities. Cultural amenities include the Santa Cruz County Symphony, the Cabrillo Music Festival, Shakespeare Santa Cruz, the McPherson Museum of Art and History, the University of California Performing Arts Center, and the Henry J. Mello Performing Arts Center.

The area's strong local economy is anchored by technology, agriculture, and tourism. The school system includes Cabrillo Community College and the University of California, Santa Cruz. Santa Cruz also hosts the Long Marine Laboratory, the Lick Observatory, the National Marine Fisheries service, and the Monterey Bay National Marine Sanctuary Exploration Center.

The City is served by the San Jose International Airport, the San Francisco International Airport, Oakland International Airport, Monterey Peninsula Airport, and the Santa Cruz Municipal Airport. Rail access is provided by Union Pacific Railroad, with a railhead at Santa Cruz Junction.

As of July 1, 2021, the City has an estimated population of 61,950, a per capita personal income of \$41,594, a median income of \$86,618 (in 2020 dollars), and a median value for owner-occupied housing of approximately \$895,800 with an estimated 20.2% in poverty per the U.S. Census Bureau Quick Facts for the City of Santa Cruz, and a median gross rent of \$2,038.

Description of the Surrounding Neighborhood

The project site is located in the East Side Improvement District just to the northeast of downtown Santa Cruz. Land to the north of the project site is zoned R-1 (Single-family Residence) and is comprised of single-family residences; land to the east and west are zoned CC (Community Commercial) and include primarily small commercial uses in a strip along Water Street; and land to the south is zoned PF (Public Facilities) for a school site, and CC with a strip of commercial uses and residential to the south.

Construction and Design Description

The proposed building will be 5 stories above an underground garage with car and bike parking. The building will have approximately 1,200 square feet of commercial/community space at the corner of N Branciforte Avenue and Water Street. The ground floor will also include 5 live/work units, each offering a 450 square foot commercial space under a residential space above. The ground floor will also have a lobby, office space for property management and services, community space, and a laundry room, as well as a mix of studio, 1-bedroom and 2-bedroom units. The upper floors will have a mix of studios, 1-bedroom, and 2-bedroom units, with some 3-bedroom units on the top floor.

The building is designed to be all-electric to help facilitate the state's move toward a more sustainable future. In addition, the project will utilize modular construction.

The design of the project is intended to provide a scaled development consistent with the surrounding site uses. The use of materials and colors provide a variety and layering to the buildings to break up the overall mass of the structures. The overall design is intended to provide residents with a comfortable feeling of home that will bring quality affordable housing to Santa Cruz.

Units will have Energy Star appliances (or sustainably comparable) including refrigerators, ovens with ranges, microwaves and dishwashers. The project will also feature photovoltaic panels on the roof to decrease the project's energy footprint and residents' costs.

Currently Projected Permanent Sources of Project Funding (Residential and Commercial):

1) Permanent Loan	\$ 36,000,000.00
2) Mixed-Income Program	\$ 4,000,000.00
3) Deferred Developer Fee	\$ 7,763,121.00
4) LIHTC Equity - LP	\$ 50,016,000.00
5) Seller Carryback	\$ 6,200,000.00
<hr/>	
Total Estimated Costs -	\$103,979,121.00

Development Partners will include:

- 1) Novin Development Corp.
- 2) Central Valley Coalition for Affordable Housing

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project, is to develop 140 units of affordable housing in an area with high housing costs and limited affordable housing options in comparison to the need. The project will contain five (5) units, including one managers unit, for households with incomes up to 120% of AMI with the remaining 135 units for households for extremely low-income and very low-income households up to a maximum of 80% of AMI. Additionally, there will be designated units for renters with physical, sensory, or developmental disabilities, units for homeless youths with disabilities and units for homeless veterans. Sixty-four of the units will have Project-Based Vouchers (PBVs). The California Housing Finance Agency (CalHFA) is providing HUD Risk Sharing funds as part of the project financing to assist in providing affordable housing to meet a portion of the need.

The immense need for affordable housing in the County is epitomized by the 10,851 applicants currently on the Housing Authority of the County of Santa Cruz waiting list per a letter from the Housing Authority dated January 30, 2023. Additionally, a *Comprehensive Housing Market Analysis Santa Cruz-Watsonville, California* prepared by the Office of Policy Development and Research of the U.S. Department of Housing and Urban Development, dated July 1, 2019, found the rental market to be “Extremely Tight” with a vacancy rate of only 1.9% and a demand for 570 new rental units over the following 3 years and only 130 under development. Additional units are under development since issuance of this report but still are thousands of units below the community need level.

Per the market study prepared for the project by Novogradac: “The demographic data, demand analysis, existing supply of housing, as well as interviews with real estate professionals demonstrate an ongoing need for both market rate and affordable housing in the PMA over the foreseeable term. There are no vacancies reported among the LIHTC comparable data set. Additionally, the area’s market rate housing also has generally high occupancy levels and all of the affordable housing developments maintain extensive waiting lists. Therefore, we believe the development of the Subject is feasible within this market and will have a positive impact upon the community.”

The project is part of the City’s plan to redevelop the East Side are of the city with a focus on housing mixed with services, commercial facilities and useful tenant and community amenities in a pedestrian friendly environment reducing the need for car usage in the urban core. The City plan is to redevelop areas in and near the city core where services are already built and available and near workplaces and with accessible community amenities to reduce urban sprawl and the cost of bringing services to new undeveloped areas while reducing the needs for cars with sites including and being located near amenities.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The City of Santa Cruz has determined that the project is consistent with local planning documents and zoning ordinances. The property is located in the East Side Improvement District designated area of the city on a commercial corridor (Water Street) through a primarily residential area. The City anticipates the commercial corridor to continue being redeveloped with additional mixed uses, including additional housing. The site is zoned MXHD – High Density Mixed Use Residential.

The City’s goal is to continue redeveloping this area of the City to further its goals of placing housing near services and transit and reduce car usage and limit further urban sprawl and the need for

additional infrastructure investments. It is possible that in the absence of this project, an alternative project may be proposed for the site at some time in the future, but this may be difficult to achieve without some form of City assistance and may not include the much-needed affordable housing that this project proposes to develop.

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	64 HUD Project-Based Vouchers (PBVs)	\$24,198,960 ¹
121-98127	YHC-542(c) HUD Risk Sharing-FFB NC thru CalHFA (includes HUD/RS insurance)	\$36,000,000
		\$

Estimated Total HUD Funded Amount: \$36,000,000 plus a currently estimated \$24,18,960 for 64 PBVs

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$103,979,121

¹ Based upon 20 years of the total gross rental amount

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project site is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ).</i></p> <ul style="list-style-type: none"> - Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D. - The nearest civilian airport to the project site is the Watsonville Municipal Airport, located approximately 12.5 miles east of the site, which has not been designated a primary or commercial civil airport by the FAA and is, therefore, not covered by 24 CFR Part 51 Subpart D. - There are no military airfields in the vicinity of the project site. No other airports are located within 15 miles of the project site. <p>- See Attach A: Airport Hazards</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>There are no Coastal Barrier Resources in California.</i></p> <p>- See Attach B: Coastal Barrier Resources</p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>- Flood insurance is available but is not required.</p> <p>- The project is not located in the FFRMS floodplain.</p> <p>- See Attach C: Floodplain Management</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is located in an area which has no Federal criteria pollutants classified as Nonattainment.</i></p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA downloaded 12.5.23.</p> <p>- See Attach D: Clean Air</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is not located in the coastal zone and does not involve the placement, erection or removal of materials that may increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located outside of the Coastal Zone per attached County of Santa Cruz GIS Map.</p> <p>- See Attach E: Coastal Zone Management</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project involves new development for habitation; but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a CERCLIS (SEMS) site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site other than one Potential Vapor Encroachment Concern (PVEC).</i></p> <p>- Environmental Investigation Services (EIS) prepared a Phase I Environmental Site Assessment (ESA) on the site, dated July 10, 2023 and a Phase II Limited Soil and Groundwater Investigation, dated June 16, 2017.</p> <p><u>Phase I ESA</u></p> <p>The assessment identified no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs). The assessment identified one Potential Vapor Encroachment</p>

Concern and four (4) *de minimis* conditions.

Phase II

- "EIS advanced two exploratory soil borings on the subject property to collect soil and groundwater samples on May 16, 2017. Based on the results of the current Phase II investigation, EIS developed the following conclusions:

- Native soils and sediments encountered in the borings generally consisted of interbedded, yellowish brown, loose to medium dense, fine sand and silty sand to an approximate depth of 9.5 to 10.0 feet bgs, underlain by generally stiff to hard, weakly indurated, olive gray silt to explored depths of up to 14.0 feet bgs. Static Groundwater levels measured in the borings ranged from 7.77 to 9.03 feet bgs. Field evidence of contamination was not observed in the soil cores or groundwater samples.

- There were no detectable concentrations of GRO, DRO, MRO, BTEX, or MTBE and other fuel oxygenates above laboratory reporting limits. The Site does not appear to be impacted by petroleum hydrocarbons.

- The detected metals in the soil samples were below ESLs and otherwise appear to be within background levels. These results do not represent a significant environmental concern."

PVEC

- "The presence of a gasoline service station (~1950-1972) and an auto repair shop (~1985-1999) with no environmental documentation on the eastern adjoining, upgradient property represents a PVEC.

Prior to redevelopment, it would be prudent to conduct a limited soil vapor assessment to determine whether or not the former gasoline service station on the eastern adjoining property has adversely impacted subject property soil vapor."

LBP and ACM

- If any structures were built prior to 1978, ACM and LBP testing shall be required as a Condition of Approval for the project. If either is found to be present, all local, state and federal requirements for handling and disposal will be required to be implemented.

- See *Mitigation Measures and Conditions* section at the back of the EA.

- See **Attach F: Contamination & Toxics Substances**

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></p> <p>- The project is an urban infill project which is currently fully built out with structures and hardscape which will be demolished in order to construct the project. The site is fully surrounded by urban development and sits at the intersection of two arterial roadways: There is no potential for critical habitat or endangered species on the project site.</p> <p>- Per the City's SB35 consistency analysis, the project site does not contain habitat for either state or federally protected species nor is it lands identified for conservation in an adopted natural community conservation plan or habitat conservation plan.</p> <p>- The USFW Critical Habitat Mapper identified no critical habitat on or near the site.</p> <p>- See Attach G: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- CalEPA's Above Ground Storage Tank (AST) list shows 4 sites with ASTs within 1 mile of the project site, all of which are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: https://www.hudexchange.info/environmental-review/asd-calculator/ and, therefore, do not present explosive hazards for the project site.</p> <p>- See Attach H for a spreadsheet showing the distance to each site and ASD calculations for container sizes.</p> <p>- See Attach H: Explosive and Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site contains Prime or Unique Farmland or other Farmland of Statewide or Local Importance as identified by the USDA, NRCS. Over 90% of site soils are defined as "Prime Farmland if Irrigated" and approximately 10% are defined as "Farmland of Statewide Importance;" however, the project is an infill project on a fully developed site in a developed area of the City and is, therefore, exempt.</i></p> <p>- Over 90% of site soils are in Map Unit Symbols 129, 161 and 170, "Prime Farmland if Irrigated" and just under 10% of site soils are in May Unit Symbol 178, "Farmland of Statewide Importance." The project, however, is an urban infill project in a developed area of the City and is, therefore, exempt.</p> <p>- Verified through Web Soil Survey downloads from the USDA, NRCS website at</p>

		<p>http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html downloaded 1.28.24</p> <p>- TIGERweb designates the site “2020 Urban Area.”</p> <p>- See Attach I: Farmlands Protection</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>- The project is not located in the FFRMS floodplain.</p> <p>- See Attach C: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The City of Santa Cruz has determined, and SHPO has not objected, that no historic properties will be affected by the project.</i></p> <p>Attachment J contains the following supporting documentation:</p> <p>City SHPO consultation letter dated and submitted 8.7.24 wherein the City stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); CHRIS center response dated 3.6.24; NAHC response dated 2.12.24, including Native American Contact List; Consultation letters sent to all tribal contacts on the NAHC Contact List by CalHFA dated 3.20.24 and the City dated 3.20.24; Agreement between the Indian Canyon Mutsun Band of Costanoan Ohlone and the City of Santa Cruz dated 7.1.21; Letter of Response received from the Amah Mutsun Tribal Band of San Juan Bautista; Historic Resource Considerations letter report prepared by Preservation Architecture dated 6.18.21, and; National Register of Historic Places (NRHP) internet search results for both the City and County of Santa Cruz, and an NRHP Aerial indicating no sites within 0.5 miles of the project site.</p> <p>- The SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means Federal agency has completed its Section 106 responsibilities.</p> <p>- See Attach J: Historic Preservation</p>

<p>Noise Abatement and Control</p> <p>Noise Control Act of 1953, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses and is located within 1,000' of and within line-of-sight of, an arterial or greater roadway but is not located within line-of-sight of an active railroad line.</i></p> <ul style="list-style-type: none"> - The project site is an urban site located in the city center and is located within 1,000' of an arterial roadway. The project site is located on Water Street which is an arterial roadway. - There are no active railroad lines within line-of-sight of the project site. - The project site is approximately 12.5 miles west of the nearest municipal airport in Watsonville and is outside of all airport noise contours per the attached Santa Cruz Airport Noise Contours Map. - Salter prepared an acoustic <i>Preliminary Environmental Noise Study</i> for the project, dated 11 November 2021, which found noise levels exceeding the HUD exterior noise standard of 65 DNL resulting in interior noise levels exceeding the HUD recommended level of 45 DNL. Exterior and interior noise levels exceeded HUD, California and Santa Cruz city noise level requirements. - Salter recommended STC rated doors and windows with glass and full frames to have STC ratings of 28 to 34 depending on location, with the exception of the southwest corner of all floors and the southeast corner of floors 2 – 5 which require an STC 37 rating and mechanical ventilation in any areas unable to achieve DNL 45 without windows closed. - Ground floor open space and roof decks were found to be within requirements with no mitigation required. - Salter subsequently prepared a <i>HUD Environmental Noise Analysis</i> using the HUD DNL Calculator, dated 17 June 2024, which reached similar results finding noise levels ranging from 66 dB to 71 dB and found that the STC recommendations contained in the 2021 report were valid and would provide the required mitigation. - With these mitigations the project will be in compliance with the Noise Control Act of 1953, as amended by the Quiet Communities Act of 1978 and 24 CFR Part 51 Subpart B. <p>- See Attach K: Noise Abatement and Control</p>
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<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p>Verified by sole source aquifer map downloaded from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b on 1.28.24</p> <p>- See Attach L: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></p> <p>- There are no wetlands located on or near the project site.</p> <p>- Verified by: Wetlands Map downloaded from https://fws.gov/wetlands on 1.28.24</p> <p>- See Attach M: Wetlands Protection</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></p> <p>- The proposed project site is not located within one mile of any listed section of any Wild and Scenic River. There are no Wild & Scenic Rivers in Santa Cruz County.</p> <p>Verified by the Wild and Scenic Rivers map downloaded from https://www.rivers.gov/river-app/index.html?state=CA on 1.28.24</p> <p>- See Attach N: Wild and Scenic Rivers</p>

<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition. All environmental factors can and will be mitigated.</i></p> <p>- Structures to be demolished will be tested for ACM and LBP prior to demolition and, if LBP or ACM are found to be present, all local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials.</p> <p>-The project environment ranges in noise levels from DNL 66 dBA to DNL 71 dBA which will require mitigation to ensure that indoor noise levels do not exceed DNL 45 dBA. The City is requiring mitigations as detailed in the noise reports addressed above in the Noise Abatement and Control Factor.</p> <p>- The Phase I ESA identified a Potential Vapor Encroachment Concern which will be addressed prior to</p>

		<p>construction and mitigated if necessary.</p> <p>As all issues will be mitigated, they will not present environmental issues for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionately high for low-income and/or minority residents.</p> <ul style="list-style-type: none">- Regardless of population group served, the population will not be affected disproportionately by environmental issues.- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community. <p>- See Attach O: Environmental Justice</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><i>The project is in conformance with the City of Santa Cruz General Plan and is a compatible land use consistent with zoning ordinances and is compatible in scale and urban design with surrounding uses and proposed uses.</i></p> <ul style="list-style-type: none"> - Zoning: MU-H (Mixed Use High Density) - General Plan Land Use: MXHD (Mixed Use High Density) <p>Project Consistency: Consistent with approval of permits.</p> <ul style="list-style-type: none"> - The project proposes to demolish the existing commercial buildings and construct one five-story mixed-use building with ground floor commercial and one four-story residential building. - The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards. - The project will produce no adverse urban impact as it is an urban redevelopment project within downtown Santa Cruz. <p>- See Attach P: Land Development</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	<p>Soil Suitability</p> <ul style="list-style-type: none"> - Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) prepared a <i>Geotechnical Investigation</i> for the project, dated June 11, 2021. SFB determined that: "It is our opinion that the site is suitable for the proposed project from a geotechnical engineering standpoint. The conclusions and recommendations

presented in this report should be incorporated in the design and construction of the project to reduce soil or foundation related issues.” SFB discussed each potential soils issue and how to address it.

- The City requires that a final geotechnical engineering report be prepared and submitted as part of the city review and permitting process and shall require that the recommendations presented in the Report be incorporated into the project plans and specifications and implemented during construction and, furthermore, all applicable State and local building codes and City of Santa Cruz requirements are required to be complied with.

Slope

- The USDA NRCS slope rating for the site is “1,” representing a relatively level site with negligible slope and, therefore, slope is not an issue for development of the site.

- *Verified through Web Soil Survey downloads from the USDA, NRCS website at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html> downloaded 1.28.24*

Erosion

- A Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City’s Grading, Erosion, and Sediment Control Regulations.

- The City will require that standard BMP’s be followed during construction to minimize construction related erosion from the site during construction activities.

-Development of the proposed project will cover the entire site in hardscape and structures and will have no erosion potential.

Storm Water Runoff and Drainage

Per City requirements, a Stormwater Control Plan was prepared for the project.

- The site is currently fully developed with hardscape and two buildings. The Stormwater Control Plan addresses any potential changes in drainage patterns and stormwater runoff by development of the proposed project.

- The project must comply with the City’s “Storm Water and Urban Runoff Pollution Control” (Chapter 16.19 of the city’s Municipal Code) which identifies prohibited discharges and required Best Management Practices (BMPs) for construction and new development.

- The City’s regulatory requirements and BMPs, as detailed in the “Stormwater Best Management Practices Manual” published by the City’s Public Works Department, must be implemented,

		<ul style="list-style-type: none"> - The project is consistent with the City of Santa Cruz General Plan and will comply with all applicable City regulations and planning division conditions and those of the Regional and State Water Quality Control Boards. - Per state requirements, post-construction runoff flows must be less than the pre-construction flows. Therefore, it is anticipated that the proposed project would not result in erosion, flooding or exceed water quality standards. - Storm Water runoff will not be commingled with sewage. - See Attach P: Land Development
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - Per the SFB <i>Geotechnical Investigation</i>: “The project site is in the Santa Cruz area which is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the Santa Cruz area and are associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction. The site is not located within or adjacent an Alquist-Priolo Earthquake Fault Zone.³ During our field investigation, we did not observe evidence of active earthquake faulting crossing the site or in the vicinity of the site. Based on the results of our review and subsurface exploration, it is our opinion that the potential for faulting to cause surface rupture at the site is very low. <p>Earthquake intensities will vary throughout the Santa Cruz area depending upon numerous factors, including the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site. The U.S. Geological Survey (2016)⁴ has stated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay Region (including the Santa Cruz area) between 2014 and 2043. Therefore, the site will be subjected to strong ground shaking as is common for developments throughout the area.</p> <p>According to the U.S. Geological Survey’s Unified Hazard Tool and applying the Dynamic: Conterminous U.S. 2014 model (v4.2.0, accessed 06/10/2021), the resulting deaggregation calculations indicate that the site has a 10% probability of exceeding a peak ground acceleration of about 0.45g in 50 years (design basis ground motion based on soft rock site condition; mean return time of 475 years). The actual ground surface acceleration might vary depending upon the local seismic characteristics of the underlying bedrock and overlying unconsolidated soils.”</p> <ul style="list-style-type: none"> - <i>Verified by: Geotechnical Investigation prepared Stevens, Ferrone & Bailey Engineering Company, Inc., dated June 11, 2021, and Santa Cruz City GIS</i> - The City shall require that the recommendations presented in a final geotechnical report submitted to and approved by the City be incorporated into the project plans and specifications and implemented during construction and, furthermore, all applicable State and local building codes and City of Santa Cruz requirements are required to be complied with.

- Complying with the requirements stated above, the project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, or seismic-related ground failure such as liquefaction.

Landslide Potential

- The site is relatively flat with a USDA NRCS slope rating of 1.0 and, therefore, there is no landslide potential.

- Per the *Geotechnical Investigation* prepared by SFB for the project: "According to U.S. Geological Survey Open-File Report 97-745 C and E (Summary Distribution of Slides and Earth Flows in Santa Cruz County), the site is mapped as flat land with little or no potential for landslides or earth flows and is not located within an area having debris flow source potential. In addition, Cooper-Clark & Associates (1975; Preliminary Map of Landslide Deposits in Santa Cruz County, California) do not map any landslide deposits at the site or in the vicinity of the site. It is our opinion that the potential for landslides, earth flows, or debris flows to develop at the site is very low, especially given the relatively level topography of the site and surrounding areas."

Liquefaction Potential

- Per the *Geotechnical Investigation* prepared by SFB for the site: "The site has not been mapped by State of California, ABAG, or the U.S. Geological Survey for liquefaction hazard potential. According to the Santa Cruz County GIS for Liquefaction Susceptibility (accessed June 2, 2021), the site is located in an area designated as having low liquefaction susceptibility.

It is our opinion that the potential for liquefaction causing damage to the proposed structure is low due to the proposed excavation of the onsite liquefiable sands during the basement construction, and the basement construction extending into the underlying siltstone bedrock."

The project will be required to comply with all City and State building codes and requirements set forth in the geotechnical report prepared for the project to reduce the potential for liquefaction.

Tsunami and Seiches Potential

- Per Santa Cruz City GIS, the project site is not located in a Tsunami Inundation Planning Area.

- Additionally, the City periodically updates its emergency evacuation procedures for tsunami hazard areas as well as coordination with other agencies as outlined in the City's adopted Hazard Mitigation Plan would respond to this concern.

- *Verified by California Emergency Management Agency "Tsunami Inundation Map for Emergency Planning Santa Cruz Quadrangle"*

- *Verified by: Santa Cruz GIS*

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities. Noise generated during construction would vary throughout the construction period and on any given day, depending on the construction phase and the type and amount of equipment used at the construction site. The highest noise levels would be generated during grading of the site, with lower noise levels occurring during building construction and finishing. Overall, construction noise levels would be temporary, short-term and fluctuate throughout the construction period.

- Development projects are reviewed on a case-by-case basis, and typical conditions of approval include limiting the day and times of day during which construction and/or heavy construction can be conducted, provision of notification to neighbors regarding construction schedules, and implementation of a process to receive and respond to noise complaints. These are some of the types of measures that would be implemented by the City to manage and minimize construction noise impact.

- The City has determined that the temporary increase in noise levels generated by construction activity is less than significant.

- The project will generate ongoing noise typical of a multifamily residential project. As a small multifamily residential project, the project will not generate noise levels in excess of City thresholds of 65 CNEL for multifamily projects.

Wildland Fires Potential

- The project site is in an urbanized part of Santa Cruz with no wildland conditions. The project site is not located within a State-identified fire hazard zone as indicated on the latest Fire Hazard and Severity Zone maps prepared by the California Department of Forestry and Fire Protection (CalFire).

Verified by Cal Fire FRAP FHSZ Viewer map

Emergency Response & Access

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project will have no effect on surrounding roadways as it is the redevelopment of three (3) currently developed parcels already incorporated into City emergency evacuation plans.

Hazardous Materials

- A Phase I ESA prepared on the project site identified no RECs, and one PVEC which are addressed above in the *Contamination and Toxic Substances* factor.

- The project itself will have normal hazardous materials on site that would be commonly found in commercial and personal cleaning supplies and the medical offices will generate some hazardous materials in the form of used medical devices or materials. These offices will be RCRA generators and require proper

		<p>storage and disposal of hazardous materials in conformation with City and State regulations.</p> <p>- See the <i>Contamination and Toxic Substances</i> factor above and <i>Mitigation Measures and Conditions</i> section at the end of this document.</p> <p>- <i>Verified by Phase I ESA prepared by Environmental Investigation Services (EIS), dated July 10, 2023</i></p> <p>Construction Site Safety</p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- See Project Description; Attach F: Contamination and Toxic Substances; and Attach P: Land Development.</p>
Energy Consumption	1	<p>- The project will be a 100% electric building in compliance with the recently adopted City of Santa Cruz ordinance: Chapter 6.100, effective July 1, 2020, and the project will comply with Title 24 requirements for energy efficiency.</p> <p>- Units will have Energystar appliances including refrigerators, oven and ranges, and dishwashers.</p> <p>The Santa Cruz Water District has developed water efficiency requirements for single-family and multifamily housing that the project is required to implement to reduce water use within the project site. . Specifically, the project will install fixtures that protect the area’s water resources through more efficient water use efficiency requirements, examples of which are listed below:</p> <ul style="list-style-type: none"> • All installed toilets use 1.28 gallons per flush or less. • Kitchen faucets use a maximum of 1.8 gallons per minute. • Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified. • Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified. • Clothes washing machines are Energy Star qualified. • Dishwashing machines are Energy Star qualified. • Separate meters are required for each multi-family residential unit. • Dedicated landscape water meters. • Landscaping turf must be a water conserving species and may not be used in areas less than 10 feet wide or on slopes greater than 12%. • Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area. <p>- See Attach 1 – Project Description</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<ul style="list-style-type: none"> - The project will create temporary construction employment, some of which is likely to be drawn from the local employment base. - Additionally, the project may create some new permanent jobs to operate the project and commercial uses and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant. - Locating the project in a mixed use residential/commercial area may lead to job opportunities for residents of the project by placing them closer to job opportunities. - The project will result in the displacement of existing jobs. Currently, there are five commercial spaces, two of which are owner occupied and three of which are tenant occupied. These businesses may move to other locations without the loss of existing jobs.
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> - The project is too small to instigate any demographic character changes in the community. Additionally, the project has been proposed to partially meet and existing need in the community and serve existing residents of the project area rather than to attract and bring in new residents. - The project will result in the displacement of existing jobs. Currently, there are five commercial spaces, two of which are owner occupied and three of which are tenant occupied. Due to the voluntary nature of the acquisition, the owner/occupant, signed an acknowledgement of their eligibility for relocation benefits. - Autotemp prepared a 831 Water Street Commercial Relocation Plan, dated July 2023, which identified the relocation needs and requirements and will implement the relocation plan prior to demolition of the structures of the project site ensuring both federal and state relocation requirements are complied with. <p>- See Attach Q: Socioeconomic</p>
Environmental Justice	1	<ul style="list-style-type: none"> - As discussed in the <i>Environmental Justice</i> factor above, no adverse environmental impacts were identified in the project's environmental review that would disproportionately affect this project's residents. The project is an affordable housing development seeking funding from State and Federal funding sources, each with rent, income and occupant requirements: The property will offer Low Income Housing Tax Credit (LIHTC) rental units restricted to family households earning 30, 50, and 80 percent of the area median income (AMI) or below. Note 64 units at 30, 40, and 50 percent of AMI will operate with Project-based Vouchers (PBV), and tenants in these units will pay 30 percent of their income towards rent. 29 units will be designated for regular PBV for top applicants on the regular Housing Choice Voucher Waiting List, 16 units for disabled households, 15 units

	<p>for homeless veterans, and 4 units for homeless youths with disabilities. The property will also offer five units restricted at 120 percent of AMI. Additionally, the property will offer two nonrevenue manager's units. The Subject will also offer 2,609 square feet of ground-floor commercial space.</p> <p>This partial permanent supportive housing project is proposed to provide housing and supportive services to an underserved, low-income population, including those with special needs, providing both housing and supportive services onsite, and connecting residents as necessary with services and job opportunities offsite.</p> <p>The project is located in a relatively desirable area of the City, just outside of downtown near many shops and services, located on a the transit route providing convenient access to local amenities, services, employment opportunities, and transportation throughout the city and county and to neighboring counties.</p> <p>The project developer and the City of Santa Cruz have worked cooperatively together to access local and crucial state funding, and a conditional award of federal housing vouchers, to bring this project to fruition, and provide opportunities for low-income and historically marginalized populations to reside in a project that respects them as residents.</p> <p>As noted in the Historic Preservation factor above, the project will have no impact on areas of historic or cultural significance, and is not located on a site or in an area of local historic or cultural significance.</p> <p>Climate change is not anticipated to affect the project or its population in any specific manner other than how it will affect all residents of the region. The project will bring low-income households, including formerly homeless, low-income households with special needs into a holistic environment that will provide both stable, safe and healthy affordable housing, and support for their needs to assist them in healing, accessing health care and other benefits.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>Educational Facilities</p> <p>- The proposed project retail and commercial space, neither of which will impact educational facilities, and up to 140 units of multi-family housing for low-income residents of the City of Santa Cruz, which could have an impact of educational facilities, though the project is designed to meet the needs of existing residents and is anticipated, therefore, to have minimal effect on surrounding educational facilities.</p> <p>- Schools and educational services are provided to City residents by the Santa Cruz City Schools (SCCS), as well as a number of private schools, for grades K through 12. SCCS is composed of two separate districts: the Elementary District (K-6) and the High School District (7-12), governed by a common board and administration. The Elementary District draws students from the City of Santa Cruz and in County</p>

	<p>locations including Davenport and Soquel. It includes six schools serving approximately 2,000 students. The second district includes two middle schools, three high schools, an Alternative Family Education (AFE) independent home study school programs.</p> <p>- The proposed project would be served by SCCS schools including DeLaveaga Elementary, Branciforte Middle School, and Harbor High School. The capacity of each school serving the project is provided in the City’s General Plan EIR (City of Santa Cruz 2012). The SCCS study found that enrollment was under capacity and that enrollment is forecasted to decline over the next ten years (Decision Insite, 2016). The study incorporated current enrollment capacity, feeder district data, county birth rates and plans for new housing in the forecasting methodology. Current enrollment data as reported by the State Department of Education was compared to capacity as reported in the City’s General Plan. The middle school and high school have enrollments that are under capacity based on data reported by the state (California Department of Education, 2017).</p> <p>- Per the California School Dashboard, De Laveaga ES, enrollment was 602 in 2017 dropping to 488 in 2023; Branciforte MS declined from 508 to 389 in the same period while Harbor HS increased from 902 to 1,023. Harbor HS has open enrollment.</p> <p>- Local school districts are empowered under state law to impose school impact fees, which are collected by local governments at the time of building permit issuance. The Santa Cruz City Elementary and High School Districts currently charge school impact fees.</p> <p>- <i>Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>Cultural Facilities</p> <p>- The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Santa Cruz and the surrounding areas of the County but, due to the relatively small project size and that the project is proposed to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. There are adequate cultural facilities in the City and surrounding areas to accommodate any potential increased usage generated by the project.</p> <p>- The City of Santa Cruz, along with the County of Santa Cruz and other nearby communities showcase an array of talent through its art galleries, museums, festivals, and outdoor theater performances. Premier cultural events like Open Studios, Santa Cruz Shakespeare, the Scotts Valley Art & Wine, the Capitola Art & Wine Festival, Capitola Twilight Concerts, Cabrillo Festival of Contemporary Music, the Santa Cruz Film Festival and others draw visitors to this vibrant, eclectic area. The City and County offer countless cultural events and venues offering live music, outdoor theater and more</p> <p>- The City of Santa Cruz is known as a tourist attraction and is located on Monterey Bay with another major tourist attraction with numerous cultural facilities, Monterey/Carmel, to the south. These and other nearby cities offer a</p>
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		<p>wealth of cultural activities. There are also miles of nature trails around the Santa Cruz coastal wetlands.</p> <ul style="list-style-type: none"> - The Santa Cruz County Fairgrounds, located in the south of the County in the City of Watsonville, shares its location with the Agricultural History Museum and the Sierra Azul Sculpture Garden and Nursery. - Cabrillo Community College is located in the town of Aptos, just outside of Santa Cruz while the University of California, at Santa Cruz is located in the City. - There are 22 properties located in the City and 47 properties located in the County of Santa Cruz that are listed in the National Register of Historic Places. - “The City has approximately 35 City-listed historic landmarks and approximately 600 listed historic structures, some of which may also be considered scenic resources depending on the visual prominence and the character of the building (City of Santa Cruz, April 2012, DEIR volume). In downtown, the Civic Center, Town Clock are identified as visual landmarks in the City’s General Plan. The Boardwalk and Santa Cruz Wharf are identified as landmarks in the beach area, . . .” - <i>Extracted from City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i> - Additionally, there is adequate public transportation serving these cultural facilities. <p>- See Attach R: Community Facilities & Services</p>
Commercial Facilities	1	<ul style="list-style-type: none"> - The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - The project will include up to 4,336 SF of retail space on the ground floor. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Commercial facilities in the vicinity of the project site and further out are reasonably accessible to residents by private or public transportation. The City has a robust public transportation network which includes the pending construction of a new central Metro bus terminal with buses serving the entire City, County and with buses to surrounding counties. <p>- See Attach R: Community Facilities and Services</p>
Health Care and Social Services	2	<p>Health Care</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly impact demand for health care services in the area. Sufficient health care services are available in the City of Santa Cruz and areas around the City to handle any potential increased demand. Due to the relatively small size of the project (140 units), the net impact will be low and less than significant.

		<ul style="list-style-type: none"> - Additionally, the City anticipate that the majority of future project residents currently reside in the area and, therefore, there is anticipated to be little to no net increase in demand for health care services. - The Palo Alto Medical Foundation, a division of Sutter Health, is located at 2025 Soquel Avenue, approximately 1.4 miles from the project site, and provides Urgent Care services. A second facility at 1301 Mission Street is located approximately 1.8 miles via street from the project site. - Dominican Hospital of Dignity Health is a full service hospital located at 1555 Soquel Drive, approximately 2.3 miles from the project site. Dominican provides financial assistance as needed, providing \$29 million in fiscal year 2020 for patient financial assistance and community benefit programs. - See included maps depicting the many medical facilities and offices in the area. <p>Social Services</p> <ul style="list-style-type: none"> - Due to the relatively small size of the proposed project (140 units), the project is not expected to significantly increase demand for social services. - Additionally, as noted previously, the project is expected to provide affordable housing for households already residing within the project area and, therefore, there would be little increase in demand for services generated by the project. For any potential increase in City residents generated by the project, such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in both the City of Santa Cruz and County of Santa Cruz. - Social Service agencies and programs in the area include Santa Cruz Child Support Services, Court Community Service Program, Encompass Community Services, Santa Cruz County CalFresh, Santa Cruz Child Protective Services, Salvation Army, Housing Matters, Santa Cruz Supported Living, Mental Health Client Action Network, Hope Services, Head Start and more. <p>- See Attach R: Community Facilities & Services</p>
Solid Waste Disposal / Recycling	2	<ul style="list-style-type: none"> - Solid waste collection and disposal, including recycling services, are provided by the City of Santa Cruz to residents, businesses and institutions within the City's boundaries, is provided at the Resource Recovery Facility (RRF), which includes a sanitary landfill, recycling center, green waste drop-off area, and Household Hazardous Waste Drop-Off Facility. The City owns and operates this facility, including a Class III sanitary landfill, which is located approximately three miles west of the City off Highway 1 on Dimeo Lane. The site covers 100 acres with approximately 70 acres available for disposal use, and the City's RRF. The RRF only accepts municipal solid waste and serves as a sorting facility to remove any recyclable or composting materials. The Recycling Center accepts a variety of recyclable materials. - In the mid-1990s the permitted disposal area of the landfill increased from 40 to 67 acres. The additional acreage was designed with a liner system that meets EPA requirements for new municipal solid waste landfills. The new area replaced the

		<p>former leachate evaporation ponds, which were cleaned and closed in 1997. The expansion increased the life of the landfill by approximately 30 years at that time, but the lifespan has been increased through implementation of additional waste reduction measures (City of Santa Cruz, April 2012, DEIR volume).</p> <ul style="list-style-type: none"> - The City of Santa Cruz met the state-mandated waste diversion goals of 25% of their 1990 waste-streams from landfill disposal by 1995 and 50% by 2000 through community education and the implementation of expanded curbside recycling programs. In the year 2000, the City established a Zero-Waste goal with the ultimate intention of eliminating the City’s need for a landfill. As of 2015, the City had achieved a diversion rate of 65-68%, which exceeds the state requirements (City of Santa Cruz, April 2012, DEIR volume). - Assuming growth trends similar to the past 10-15 years in the City of Santa Cruz, the RRF has more than adequate capacity to accommodate all municipal solid waste generated by City residents, visitors and businesses. Based on continued waste reduction, annual aerial surveys, and calculations, the landfill is estimated to have capacity through the year 2056 (City of Santa Cruz, April 2012, DEIR volume). State law requires that facilities begin planning for future waste disposal/reuse facilities at least 15 years in advance of existing landfill closure dates, which would be around the year 2043. - <i>Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i> - Per the above the proposed project will generate additional solid waste but, is not expected to exceed the City’s ability to collect or recycle solid waste. - The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would create unusual solid waste conditions. - During construction: “All refuse and recycling activities . . . shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.”
Waste Water / Sanitary Sewers	2	<ul style="list-style-type: none"> - The City of Santa Cruz will provide wastewater treatment for project generated wastewater. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board. - The City of Santa Cruz owns and operates a regional wastewater treatment facility (WWTF), located on California Street adjacent to Neary Lagoon, that provides secondary level of treatment. The City treats sewage from domestic and industrial sources and discharges the treated effluent into the Pacific Ocean under the provisions of a waste discharge permit (NPDES No. CA0048194) issued by the California RWQCB, Central Coast Region (Order No. R3 - 2005 - 0003). - The WWTF has a permitted wastewater treatment capacity of 17.0 million gallons per day (mgd) with average daily flows of less than 10 mgd. In 2016, the

		<p>WWTP treated 3.3 billion gallons of wastewater effluent at an average daily rate of 9.04 mgd (Ibid.). The Santa Cruz County Sanitation District has treatment capacity rights of 8 mgd at the City of Santa Cruz WWTF. The City contributes approximately 5.0 mgd with a remaining capacity of 4.0 mgd. The Sanitation District contributes 5.5 mgd with a remaining capacity of 2.5 mgd. Approximately 50% of the wastewater treated at the plant is generated within the City of Santa Cruz. The total remaining treatment plant capacity, therefore, is 7.5 mgd.</p> <p>- The project will not require or result in the relocation or construction of new public or private utilities and service facilities.</p> <p>- <i>Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017 with additional information from the Santa Cruz City website</i></p>
Water Supply	2	<p>- The City of Santa Cruz will supply water to the project and has adequate water supplies available to serve the proposed project.</p> <p>- Per the City’s 2020 Urban Water Management Plan, “The City is safeguarding against future water shortages by actively implementing future water projects as described in Chapter 6, Section 6.8 [of the Plan]. Implementation of these projects is therefore assumed in the City’s water supply planning process.”</p> <p>“Under this supply and demand reliability assessment, the City projects having sufficient water supply available in normal years and single dry years to serve anticipated demand throughout the 2025 – 2045 planning period.</p> <p>Under multi-year drought conditions in the near term (2025), with proposed water rights modifications but before implementation of the ASR and planned infrastructure projects, available supplies would meet projected demand in years one through four of the multi-year drought scenario, but would fall short of demand by 27 percent in year five.”</p> <p>- In reality, the amount of rainfall in any given year, the number of non-drought years in succession, and the number of drought years in succession, cannot be predicted with accuracy so modeling is done using the best data available. Additionally, although the population in the area has been increasing, gross water usage has been dropping.</p> <p>- Per the Conditions of Approval for the project: “Adequate provisions shall be made to supply water to the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.”</p> <p>- See Attach R – Community Facilities and Services</p>

Public Safety -
Police, Fire
and
Emergency
Medical

2

Public Safety - Police

- The City of Santa Cruz Police Department provides crime protection and prevention activities throughout the City including patrols, response to calls, education and community outreach. Its range of services include patrol, investigations, traffic, parks unit, neighborhood enforcement team, gang unit, dive team, hostage negotiation team, tactical team and School Resource officer. The City has mutual aid agreements with county law enforcement (Sheriff's Office, Capitola, Scotts Valley, Watsonville, California Highway Patrol, State Parks and UCSC Police Departments).

- The Police Department operates out of one police station/headquarters, located in downtown at 155 Center Street. The city is divided into five patrol beats that are designed to maximize coverage and provide efficient response to calls for service: West, East, Beach, Central, and Downtown (City of Santa Cruz Police Department, 2015). The Department has divided the City into five main beats, and handled 103,592 calls in 2015. Approximately 40% of the annual calls are for service in the Downtown area 2017 (Martinez, personal communication, May 2017). The average response time is four minutes, 22 seconds, which is under the department's target of four minutes, 30 seconds. Dispatching services are provided through the Santa Cruz Consolidated Emergency Communications Center.

- Although the project has been proposed to provide affordable housing for existing City residents, the project could potentially result in increased population that could result in increased police protection service demands. However, this project and other future development and growth is not anticipated to result in the need to construct new or expanded police facilities.

- *Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017 and Santa Cruz Police Department website*

Public Safety - Fire

-The project will be served by the City of Santa Cruz Fire Department. The City of Santa Cruz Fire Department is an all hazard emergency response and fire protection agency that serves the City, the University of California at Santa Cruz (UCSC), and participates in mutual aid responses within the County and State. The Fire Department also provides various contract services within the County. Agreements include a long-term contract for full fire protection services with UCSC, specialized arrangements for seasonal lifeguards with the City of Capitola and the Santa Cruz Port District, and an automatic aid agreement with County Fire/CalFire into Paradise Park. The City of Santa Cruz Fire Department maintains mutual aid agreements with all surrounding fire agencies to provide, and receive, aid on an as needed basis. The department is also a participant in the California Fire Assistance Agreement (CFAA) which allows for statewide mutual aid.

The Fire Department provides a variety of services which include fire protection, marine rescue, technical rope/cliff rescue, advanced life support/paramedic, and hazardous materials emergency response. In addition, the department serves the community through a wide array of nonemergency interactions by providing fire

		<p>prevention, community risk reduction, public education, disaster preparedness training, and ongoing emergency management preparation.</p> <p>- Fire Station #2 is located at 1103 Soquel Avenue which is approximately 0.3 miles from the project site.</p> <p>- “The number of service calls received by the fire department in 2016 was approximately 8,200 calls. The majority of the calls are for non-fire emergencies, with about 65% of the calls being for medical assistance. Average response times from each of the four fire stations is approximately 5 minutes. The Department’s goal is to respond to emergency medical calls in less than five minutes 90% of the time and to fire emergency calls within eight minutes 90% of the time.”</p> <p>Public Safety – Emergency Medical Services</p> <p>- As discussed above under <i>Public Safety – Fire</i>, emergency medical services are provided by the City of Santa Cruz Fire Department and the marginal increase in demand this project may produce will have the same limitations and impacts as discussed above.</p>
<p>Parks, Open Space and Recreation</p>	<p>2</p>	<p>- The City of Santa Cruz offers residents a wide range of parks, open space, beaches, trails, and recreational opportunities. The operates and maintains a range of neighborhood parks, community/regional parks, community facilities, and recreational programs. Most of these parks, facilities and programs are operated and maintained by the City Parks and Recreation Department. Some facilities and programs are operated and organized in partnership with community organizations.</p> <p>- The City has responsibility for and manages, maintains and operates more than 30 parks which comprise over 1,700 acres of parks and open space lands, including various community/recreational facilities.</p> <p>- The City imposes a “Parks and Recreation Facilities Tax” (pursuant to Chapter 5.72 of the Municipal Code) on new residential development (including mobile homes) within the City, payable at the time of issuance of a building permit. The collected taxes are placed into a special fund, and “shall be used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities in the city” (section 5.72.100).</p> <p>- City residents also have the opportunity to access many state and county park facilities. - The County of Santa Cruz Department of Parks, Open Space, and Cultural Services operates a total of 49 parks, which total over 1,200 acres of parkland in unincorporated Santa Cruz County. County parks include dog parks, garden plots to rent, surf schools and an adopt-a-beach program. Coastal access points within the County are shown on the County website along with a list of parks and a listing of all the features at each park. Pinto Lake Park, which is located along Green Valley Road. The park is approximately 294 acres in size. The County manages a 216-acre portion in the northern portion of the park and the City of Santa Cruz manages a 78-acre portion of the park.</p> <p>See Attach R: Community Facilities and Services</p>

Transportation
and
Accessibility?

2

Accessibility

- The project is required to and will meet all Federal, State and Local regulations governing accessibility.

- The Santa Cruz Metropolitan Transit Districts (SCMTD) (the Metro) provides fixed-route and commuter bus service for the City of Santa Cruz, Santa Cruz County and to points outside the County throughout the year. A westbound bus stop is located on Water Street in front of the site and an eastbound bus stop is located one block to the east on Water Street.

See Attach R: Community Facilities and Services

Transportation

Temporary Impacts

- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.

Permanent Impacts

- Kimley Horn prepared a *Site Ingress/Egress Evaluation and Conceptual Engineering Drawings* for the project, dated 11.3.21 with findings and recommendations for city consideration for incorporation into project plans including: General Plan Roadway Buildout, Right-of-Way Impacts, Sight Distance Evaluation and Fire Access. The City stated the following in the Conditions of Approval for the project: "The findings and recommendations identified in the memorandum "Site Ingress/Egress Evaluation and Conceptual Engineering Drawing 831 Water Street" dated November 3, 2021 and prepared by Kimley-Horn and Associates Inc. shall be included in the building permit drawings and implemented into the project."

- A Traffic Impact Study is required at the Building Permit review stage and a Traffic Impact Fee will be assessed by the Public Works Department and shall be paid prior to issuance of the building permit.

See Attachment 1 Project Information

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>Unique Natural Features</p> <ul style="list-style-type: none"> - The project site is flat with no unique natural features and currently contains commercial buildings and parking. - <i>See Project Information, Aerial photos and USGS Map</i> <p>Water Resources</p> <ul style="list-style-type: none"> - The project will be connected and served by the City’s water system and any minimal landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. - <i>See Water Supply factor above</i> - See “Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff” factor above for information on the issue of storm water runoff. - See the “Waste Water / Sanitary Sewers” factor above for information on the issue of Waste Water collection and treatment. The project will not utilize an on-site septic system.
Vegetation, Wildlife	2	<p>Vegetation</p> <ul style="list-style-type: none"> - The project site is located in a built-up urban area at the intersection of two main streets and is fully developed with structures and hardscape with no vegetation other than a couple of trees. <p>Wildlife</p> <ul style="list-style-type: none"> - Due to the site being located downtown and fully developed with structures and hardscape, with no vegetation on the site, there is no wildlife to be affected by development of the project. - See Attach 2 Maps Aerials and Photos
Other Factors	--	N/A
Climate Change Impacts	2	<ul style="list-style-type: none"> - The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold. It is outside of any state- or County-designated wildfire hazard zones and has no potential for landslides. The most significant issues in respect to climate change that may potentially affect this project or be affected by this project are drought (water resources), and seismicity. The project site is outside of a tsunami zone and any projections for sea level rise. The site is located in the north Monterey Bay Area, which is subject to

earthquakes that may cause strong ground shaking, but every property in the area, as well as most of California, faces very similar risks of drought and earthquakes. Many of the project's residents, if not for the project, would either be living on the street or in other, likely less-safe structures. Similarly, they would be more at risk for each of those factors.

Drought (Water Resources) – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposing to bring new residents into the area, resulting in a negative effect on water resources. Instead, the project will provide safe, affordable housing for currently homeless and/or at-risk people already residing (unsheltered or in unstable/unsafe housing) within the County, selected from the County Continuum of Care's Coordinated Entry list. Construction of the project is not anticipated to result in any additional effect on drought conditions and water resources in the region or in California. In addition, as noted above, the project will meet state and local requirements for water-efficiency in the project's plumbing fixtures and landscape design.

Seismicity – As noted above, the project site is located in the northern Monterey Bay Area, a seismically active region, and is likely to be subject to strong ground shaking. To address this, the project will be built in accordance with the CBC to address the issue. While there is no established connection between climate change and large earthquakes, there has been research establishing a connection between water load on the earth's surface and absorbed, and micro-seismicity (earthquakes too small to be felt) and localized earthquakes tied to water level fluctuation in dams. There is some research suggesting that there may be a connection to long-term drought and excessive groundwater pumping and seismicity, but a firm understanding has not yet been reached as to any connection to large earthquakes.

EPA EJScreen Climate Change Factors

The EPA EJScreen includes a section on Climate Change that looks at four (4) Factors for this site: 100 Year Floodplain; Sea Level Rise; Wildfire Risk and Flood Risk. The following are the EJScreen Climate Change Factors for the project site.

100 Year Floodplain – This factor indicates that the site is not within the 100 Year Floodplain.

Flood Risk – Related to the above, this factor estimates that the site is in the 90th percentile for flood risk currently and projects it dropping to the 89th percentile in 30 years – currently 90% of properties are at flood risk.

Sea Level Rise – This factor estimates the effects of sea level rise in one foot increments from 1' to 6'. The factor does not estimate any level within this range affecting the site.

- The City of Santa Cruz has also mapped sea level rise and estimates no effect of sea level rise by the Year 2100.

		<p>Wildfire Risk – Indicates that the entire site is estimated to be at the 0 percentile currently and to remain there in 30 years – no properties at Wildfire Risk. The project site is currently not classified as being in a fire hazard severity area by Cal Fire. Additionally, the site and structures will be built to meet all local and state fire codes and requirements to reduce susceptibility to fire danger and loss.</p> <p>- See Attach R – Climate Change</p>
Energy Efficiency	1	<p>The project has the potential to help reduce greenhouse gases due to the site being conveniently located near a transit line that provides access to the entire region, reducing the need for travel by car. The project will also include 180 secured bicycle parking spaces to encourage bicycle use. The site is within walking distance of many services. Additionally, the supportive services that will be provided on-site to residents will reduce the need to travel off-site for such services. As such, the site meets the City’s standards for residential vehicle miles travelled, as it is within convenient walking, biking and public transit distance of many local employment opportunities, shopping and retail services, and schools.</p> <p>- The project will be a 100% electric building in compliance with the recently adopted City of Santa Cruz ordinance: Chapter 6.100, effective July 1, 2020, and the project will comply with Title 24 requirements for energy efficiency.</p> <p>- Units will have Energystar appliances including refrigerators, oven and ranges, and dishwashers.</p> <p>- The project site is located in a moderate temperate zone near the ocean, with multiple city parks and public beaches near the project site.</p> <p>The Santa Cruz Water District has developed water efficiency requirements for single-family and multifamily housing that the project is required to implement to reduce water use within the project site. . Specifically, the project will install fixtures that protect the area’s water resources through more efficient water use efficiency requirements, examples of which are listed below:</p> <ul style="list-style-type: none"> • All installed toilets use 1.28 gallons per flush or less. • Kitchen faucets use a maximum of 1.8 gallons per minute. • Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified. • Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified. • Clothes washing machines are Energy Star qualified. • Dishwashing machines are Energy Star qualified. • Separate meters are required for each multi-family residential unit. • Dedicated landscape water meters. • Landscaping turf must be a water conserving species and may not be used in areas less than 10 feet wide or on slopes greater than 12%. • Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area.

Additional Studies Performed:

No additional studies were prepared and utilized for the preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including:

- Environmental Investigation Services, Inc. – May 25, 2017 and July 6, 2023
- Stevens, Ferrone & Bailey Engineering Company, Inc. – Geotechnical Investigation – May 18 & 25, 2021
- Ifland Engineers – Stormwater Control Plan – dates unknown
- Salter, Preliminary Environmental Noise Study and Preliminary Property Line Noise Analysis – October 28 – November 1, 2021

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The following were used for each item as applicable:

- USGS, Santa Cruz West Quadrangle 7.5-Minute series topographic map
- Google Earth and Google Maps

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- 24 CFR Part 51 Subpart D
- Santa Cruz GIS Airport Zones Map
- NEPA Assist Airport Map
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resource System Mapper

Flood Insurance

- FIRM map 06087C0332E dated May 16, 2012

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA> downloaded 12.5.23

Coastal Zone Management Act

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/> downloaded 2.26.24

Contamination and Toxic Substances

- Environmental Investigation Services, Inc. – Phase I ESA, dated July 10, 2023
- Environmental Investigation Services, Inc. – Phase II Limited Soil and Groundwater Investigation Report, dated June 6, 2017

Endangered Species Act

- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 1.28.24

Explosive and Flammable Hazards

- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- HUD Exchange, ASD Tool at <https://www.hudexchange.info/environmental-review/asd-calculator/>
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> downloaded 12.8.24
- TIGERweb downloaded 1.28.24

Floodplain Management

- FIRM map 06087C0332E, dated May 16, 2012

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Preservation Architecture – 823-833 Water St., Santa Cruz – Historical Resource Considerations, dated June 18, 2021
- Native American Heritage Commission
- Consultation letters to all on the NAHC Contacts List, dated 3.20.24
- Indian Canyon Mutsun Band of Costanoan Ohlone consultation response
- National Register of Historic Places (NRHP) Records Search
- The USGS, Santa Cruz Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control

- Watsonville Airport Noise Contours Map
- NEPAAssist Railroad Map
- Salter – Preliminary Environmental Noise Study, dated 11.11.21
- Salter – Preliminary Property Line Noise Analysis, dated 11.11.21
- Salter – HUD Environmental Noise Analysis, dated 6.17.24
- City of Santa Cruz Noise Ordinance
- Google Earth

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> downloaded on 1.28.24

Wetlands Protection

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> downloaded on 1.28.24

Wild and Scenic Rivers Act

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA> on 1.28.24

Environmental Assessment Factors

- NEPAssist
- City of Santa Cruz General Plan 2030 Draft EIR, dated September 2011
- City of Santa Cruz Draft EIR, Downtown Plan Amendments, dated July 2017
- City of Santa Cruz Noise Ordinance
- City of Santa Cruz Website – various department websites
- City of Santa Cruz GIS
- County of Santa Cruz GIS
- City of Santa Cruz Public Works Website
- City of Santa Cruz Wastewater System
- Santa Cruz City Schools Websites
- California School Dashboard
- City of Santa Cruz Zoning Lookup for Street Addresses within the City
- City of Santa Cruz General Plan Housing Element
- City of Santa Cruz Parks Master Plan
- County of Santa Cruz Website – Parks
- City of Santa Cruz 2015 Urban Water Management Plan
- City of Santa Cruz Water Conservation Master Plan, dated January 2017
- Environmental Investigation Services, Inc. – Phase I ESA, dated July 10, 2023
- Stevens, Ferrone & Bailey Engineering Company, Inc. – Geotechnical Investigation, dated 6.11.21
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
- Cal Fire – FRAP FHSZ Viewer
- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 1.28.24
- Ifland Engineers – Stormwater Control Plan, dated September 2021
- MTS Master Transportation Study, VI-9 Regional Planning
- Santa Cruz Metropolitan Transit District (METRO) website
- Google Earth
- Google Maps

List of Permits Obtained:

No permits obtained at this time. Standard construction-related permits will be obtained prior to the commencement of construction. Conditions of Approval issued 12/16/2021

Public Outreach [24 CFR 50.23 & 58.43]:

- Consultation letters and responses mailed to tribal contacts and the State Historic Preservation Officer
- 1/27/2021: Community Meeting Series (1 of 2)
- 8/12/2021: Community Meeting Series (2 of 2)
- 9/14/2021: City Council Meeting
- 10/12/2021: City Council Meeting
- 11/23/2021: City Council Meeting

Cumulative Impact Analysis [24 CFR 58.32]:

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; and there are no other activities functionally or geographically related to this project requiring aggregation with this action – i.e., there are no other activities that are similar, connected and closely related, or that are dependent upon other activities and actions, and, therefore would need to be aggregated and evaluated with this activity (See 40 CFR 1508.25(a)); and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]:

After researching potential sites in the City, Novin concluded that this was the only available site that was suitably large to accommodate the project, adjacent to transit, mostly level and not subject to special construction challenges, and has no historical resources or existing residents who would be displaced.

During the design and environmental review process the initial design was modified – the initial version of the project was designed with two buildings, a larger parking garage with 140 car spaces and stackers, and additional roof deck common space. The project was redesigned for the following reasons:

1. Combining buildings using a simpler design and footprint reduced construction costs in order to make the project feasible, and reduced resources required for construction.
2. The parking garage was reduced in size to 43 spaces. This reduces impact by displacing less soil for excavation and reduces traffic impacts by inducing less car ownership and fewer VMTs.
3. The redesign replaces some of the rooftop common space with solar panels to improve energy efficiency and sustainability.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community and may not provide affordable housing as this project will do.

Additionally, the developer submitted the project to the City for review as an SB-35 project so the City had limited ability to review and require revisions. That being said, the City is generally supportive of affordable housing in the community as demonstrated by the City's recently awarded "Prohousing" designation by the State.

Summary of Findings and Conclusions:

The City of Santa Cruz finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas including the provision of affordable housing for city residents in the city core near services and transportation.

The project will benefit the City of Santa Cruz and low-income residents needing affordable rental housing by providing quality low-income housing without exposing residents to hazardous environmental conditions and will improve their quality of life.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measures and Conditions
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><i>- During ground-disturbing activities, including demolition and grading, construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the City's dust control program and Monterey Bay Unified Air Pollution Control District regulations.</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p><i>PVEC</i></p> <p><i>- "The presence of a gasoline service station (~1950-1972) and an auto repair shop (~1985-1999) with no environmental documentation on the eastern adjoining, upgradient property represents a PVEC.</i></p> <p><i>Prior to redevelopment, it would be prudent to conduct a limited soil vapor assessment to determine whether or not the former gasoline service station on the eastern adjoining property has adversely impacted subject property soil vapor."</i></p> <p><i>LBP and ACM</i></p> <p><i>- If any structures were built prior to 1978, ACM and LBP testing shall be required as a Condition of Approval for the project. If either is found to be present, all local, state and federal requirements for handling and disposal will be required to be implemented.</i></p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Condition of Approval</i></p> <p>- Plans submitted for building permit issuance shall include the following note: Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:</p> <p>a. Immediately cease all further excavation, disturbance, and work on the project site;</p> <p>b. Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;</p> <p>c. Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;</p> <p>d. Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1953, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><i>The project is required to mitigate indoor noise levels to no greater than DNL 45 dBA. The project shall implement the noise study recommendations. Salter recommended STC rated doors and windows with glass and full frames to have STC ratings of 28 to 34 depending on locations, with the exception of the southwest corner of all floors and the southeast corner of upper floors which require STC 37 and mechanical ventilation in any areas unable to achieve DNL 45 without windows closed.</i></p>
<p>Hazards and Nuisances Including Site Safety and Noise</p>	<p><i>Condition of Approval</i></p> <p>- The City shall require the Applicant to incorporate the following construction noise best management practices into all applicable project bid, design, and engineering documents:</p> <p>1) Construction work hours shall be limited to the hours of 7 AM to 10 PM.</p> <p>2) The sign shall also provide a contact name and phone number for the job site and the project's representative for addressing noise concerns.</p>

	<p>3) <i>Heavy equipment engines shall be covered and exhaust pipes shall include a muffler in good working condition.</i></p> <p>4) <i>Stationary equipment such as compressors, generators, and welder machines shall be located as far away from surrounding residential land uses as possible. The project shall connect to existing electrical service at the site to avoid the use of stationary, diesel- or other alternatively-fueled power generators, if feasible.</i></p> <p>5) <i>Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When use of pneumatic tools is unavoidable, it shall be ensured the tool will not exceed a decibel limit of 85 dBA at a distance of 50 feet. Pneumatic tools shall also include a noise suppression device on the compressed air exhaust.</i></p> <p>6) <i>No radios or other amplified sound devices shall be audible beyond the property line of the construction site.</i></p> <p>7) <i>Prior to the start of any construction activity, the Applicant or its contractor shall prepare a Construction Noise Complaint Plan that identifies the name and/or title and contact information (including phone number and email) of the Contractor and District-representatives responsible for addressing construction-noise related issues and details how the District and its construction contractor will receive, respond, and resolve to construction noise complaints. At a minimum, upon receipt of a noise complaint, the Applicant and/or Contractor representative identified in the Plan shall identify the noise source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p><i>- An Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered engineer or qualified stormwater pollution prevention plan developer will be required by the City to be submitted as an integral part of the grading plan. Additionally, all grading activities and placement of fill will be completed in accordance with the City's Grading, Erosion, and Sediment Control Regulations.</i></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p><i>- The project is required to comply with all applicable City regulations and planning division conditions including those of the Regional and State water quality control boards.</i></p> <p><i>- The project is required to comply with Santa Cruz Municipal Code – Chapter 16.19: Storm Water and</i></p>

	<p><i>Urban Runoff Pollution Control – Chapter 16.19, including the implementation of Best Management Practices contained in Section 16.19.140, and Chapters 4 and 6B of the Best Management Practices Manual for the City’s Storm Water Management Program.</i></p> <p>Section 16.19.140 Best Management Practices for Construction Activity</p> <p><i>- Any construction project, including those undertaken under any permit or approval granted pursuant to Titles 15, 18, and 24 of this code, shall implement best management practices (BMPs) including the city’s mandatory BMPs as detailed in the latest BMP manual published by the city’s public works department. BMPs shall be maintained in full force and effect during the duration of the project.</i></p>
<p>Vegetation, Wildlife</p>	<p>Tree Protection</p> <p><i>Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:</i></p> <ul style="list-style-type: none"> <i>a. Consist of chain link fencing and having a minimum height of 6 feet.</i> <i>b. Be mounted on steel posts driven approximately 2 feet into the soil.</i> <i>c. Fencing posts must be located a maximum of 10 feet on center.</i> <i>d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.</i> <i>e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.</i> <i>f. Tree Protection Signage shall be mounted to all individual tree protection fences.</i> <p>Bird-Safe Design</p>

	<p><i>The plans submitted for building permit issuance shall identify the use of bird-safe, ultraviolet, and/or patterned glass, or other material or method proven to discourage bird strikes, at the windows and balcony railings on the east wall of the building up to 40-feet in height, with the exception of ground floor glass. Mirrored and/or reflective glass is not permitted anywhere on the building. Uplighting and spotlights are not permitted within any of the landscaped areas.</i></p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

R.L. Hastings & Associates

Preparer Signature: _____ **Date:** _____

Name/Title/Organization: Roy Hastings / Principal / R.L. Hastings & Associates, LLC

City of Santa Cruz

Certifying Officer Signature:  _____ **Date:** 10/28/24

Name/Title: Jessica de Wit / HCD Division Manager – NEPA Certifying Officer

Cooperating Agency: California Housing Finance Agency (CalHFA)

Certifying Officer Signature: _____ **Date:** 10/30/2024

Name/Title: Tiena Johnson Hall / Executive Director, CalHFA

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).