



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

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

espanol.hud.gov

# **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

## **Project Information**

**Project Name:** Downtown Library Affordable Housing Project/Downtown Library Mixed Use Project

**Responsible Entity:** City of Santa Cruz

**Grant Recipient** (if different than Responsible Entity): Santa Cruz County Housing Authority [Vouchers]

**State/Local Identifier:**

**Preparer:** R.L. Hastings & Associates, LLC

**Certifying Officer Name and Title:** Brian Borguno, Development Manager (see information below)

**Grant Recipient** (if different than Responsible Entity):

**Consultant** (if applicable):

**Direct Comments to:** Brian Borguno  
Development Manager  
City of Santa Cruz Economic Development and Housing Office  
(831) 420-5316 | [bborguno@santacruzca.gov](mailto:bborguno@santacruzca.gov)

## **Project Location**

City of Santa Cruz, CA 95060

113 Lincoln Street (APN # 005-141-11)

119 Lincoln Street (APN # 005-141-21)

## **Description of the Proposed Project**

Eden Housing, Inc. (EDEN) and For the Future Housing, Inc. (FTF), in partnership with the City of Santa Cruz, is proposing to redevelop a 1.54-acre site owned by the City.

The Downtown Library Affordable Housing project is a proposed mixed-use housing development located at 119 Lincoln Street, Santa Cruz, CA 95060 in Downtown Santa Cruz at a city-owned surface parking lot (Lot 4), off the intersection of Cathcart Street and Cedar Street. The development features a multi-story mixed-use building that includes: a mix of 124 units including studios, one, two, and three-bedroom homes, a modern public library facility with resources for all, a childcare facility, a three-story commercial component that will be home to future restaurant, retail or office options, and a public parking garage that includes 235 parking spaces.

The Downtown Library Affordable Housing project multifamily housing development will be a 124-unit, 8-story concrete, and wood frame structure with a mix of Studio, 1-BR, 2-BR, and 3-BR units. Nineteen (19) units will be set aside for extremely low-income (ELI) households, one (1) unit will be set aside as Manager's units, and the remaining units 104 units will be restricted to low-very low-income individuals and families (up to 60% AMI). Up to 50 units will come with Section 8 Project Based Vouchers so families will not be paying more than 30% of their income for housing. Units may be restricted at deeper affordability levels by funding or other requirements.

One hundred and twenty-four (124) studio, one, two, and three-bedroom units will be dispersed throughout floors four through eight, along with several outdoor courtyards and a playground.

To support all modes of transportation and throughout the site, there are more than 200+ bike parking locations proposed. There will be spaces for both public and private use, with a separate, secured bike parking located side the parking garage for resident tenants as well as a library, daycare, and commercial employees. Parking is unbundled in that there will be a three-story public parking garage built under the residential units, but no apartment has a reserved space.

Some of the community amenities planned include: a technology learning center equipped with computers and other learning center media; onsite laundry facilities; outdoor recreational space and services for residents.

There are numerous neighborhood services in a 1/2-mile radius that include: grocery stores, banking centers, social service agencies; eateries, parks, community centers.

Most importantly, this community is being built with a state-of-the-art public library facility attached. Climate adaptive features include building with sustainable materials and including climate changing optimization mechanisms that are smart and adapt to the weather conditions, solar

power, passive heat island features and low flow water features.

Onsite resident service providers with dedicated offices will be available to help residents with activities such as applying for entitlements/benefits, finding employment, receiving job training, accessing affordable healthcare and insurance, and receiving legal and tax preparation assistance. Service providers will also organize on-site classes/trainings to increase life skills, self-sufficiency, and personal advancement opportunities. Examples of classes include financial literacy, digital literacy, ESL, nutrition, food cultivation, food preparation, green cleaning, bicycle maintenance, and parenting.

### **Offsite Infrastructure Capital Project Scope**

The Downtown Library Affordable Project is a flagship project in Downtown Santa Cruz and will support the continued redevelopment of the Downtown area. The following is a scope of work for offsite improvements and land readiness. Without these improvements, the project would not be possible to be constructed.

- Acquisition of commercial building for the construction of a public alley and emergency site access.
- Demolition of the commercial building and surface parking lot for the construction of a new mixed-use project.
- Relocation costs and reimbursements to the commercial business currently operating as Toaal Fitness will be paid and coordinated by the City of Santa Cruz.
- Utility infrastructure improvements including sewer, water, drainage facilities and undergrounding of vital utilities to the project line.
- Public parking structure with 235 parking spaces.
- Bicycle parking facilities (Type I and II) for public and residential use.
- Traffic and public transit mitigation measure for calming, including pull-outs, pedestrian islands, and newly redesigned sidewalks.
- Additional offsite planting of street trees (not on the project) to replace and mitigate heritage tree removal on the subject property.
- Site preparation, grading and geopiering to support the construction of the building.

### *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 downtown Santa Cruz in the Downtown Plan area bounded by Lincoln Street on the north, Cedar Street on the west, Cathart Street on the south and commercial buildings to the east fronting Pacific Street. Surrounding site uses include commercial buildings to the east, commercial and a parking lot to the north across Lincoln Street, Calvary Episcopal Church and a mixed-use commercial and affordable housing project to the west across Cedar Street and commercial buildings to the south across Cathart Street.

### *Construction and Design Description*

The Downtown Library Affordable Housing project will consist of one 96' high eight-story building with the first three floors utilizing Type 1A construction and the top five floors utilizing Type 3A construction. The project will be designed consistent with all applicable energy and accessibility code requirements. The building is designed to be all-electric to help facilitate the state's move toward a more sustainable future.

The design of the project is intended to provide a scaled development consistent with the surrounding site uses. The use of materials including cementitious siding and stucco, flat roofs, 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.

The first floor of the building will contain the lobby and 1,333 square feet of space for a daycare, and the fourth floor the leasing/management and resident services offices, lounge, community room, computer room, and laundry room. One hundred and twenty-four (124) studio, one, two, and three-bedroom units will be dispersed throughout floors four through eight, along with several outdoor courtyard and child play areas. Except for one manager’s unit, all units will be LIHTC-restricted to households earning at or below 30, 40, 50, and 60 percent of the AMI for Santa Cruz County.

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

**Permanent Sources of Project Funding – Residential:**

1) Chase Tax-Exempt Permanent Loan	\$ 22,596,000.00
2) State HCD – AHSC Loan	\$ 22,500,000.00
3) City of Santa Cruz – AHTF	\$ 1,750,000.00
4) City of Santa Cruz – LHTF	\$ 3,805,000.00
5) City of Santa Cruz – CHDO HOME	\$ 1,700,621.00
6) GP Loan – CCCE Grant	\$ 240,000.00
7) Deferred Developer Fee	\$ 10,327,433.00
8) LIHTC Equity	\$ 48,065,572.00
<b>Total Estimated Residential Costs -</b>	<b>\$110,984,625.00</b>

**Permanent Sources of Project Funding – Parking/Library/Commercial:**

1) Measure S	\$ 20,000,000.00
2) Congressional Grant	\$ 2,000,000.00
3) Parking District	\$ 21,600,000.00
3) City of Santa Cruz – EDTF	\$ 885,000.00
<b>Total Estimated Non-Residential Costs</b>	<b>\$ 44,485,000.00</b>

**Total Combined Estimated Costs \$155,469,625.00**

**Development Partners will include:**

- 1) Eden Housing, Inc. (EDEN)
- 2) Eden South Bay, Inc. CHDO
- 3) For the Future Housing (FTFH), in partnership with,
- 4) City of Santa Cruz

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

The primary purpose of the proposed project is to develop 124 units of affordable housing with units for households up to a maximum of 60% of AMI, with one (1) managers' unit unrestricted, in an area with high housing costs and limited affordable housing.

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.

The project is part of the City's plan to redevelop the city's urban core with flood-proofed buildings and 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.

**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 Downtown Plan area of the city surrounded primarily by commercial uses. The City anticipates this area to continue developing with additional mixed uses, including additional housing, such as the project to the west across Cedar Street and other projects just down Pacific Street to the east.

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.

**HUD Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
N/A	Project-Based Vouchers - 31	\$872,916 annually
M-24-MC-06-0236.	HOME (Eden South Bay, Inc. CHDO)	\$1,700,621
		\$

**Estimated Total HUD Funded Amount: \$1,700,621 plus the value of PBV's estimated with an initial annual value of \$872,916**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: **\$155,469,625.00****

**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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  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> <p>- 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.</p> <p>- The nearest civilian airport to the project site is the Watsonville Municipal Airport, located approximately 13 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.</p> <p>- There are no military airfields in the vicinity of the project site.</p> <p>- See Attach A: Airport Hazards</p>
<b>Coastal Barrier Resources</b>  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><b>Flood Insurance</b></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 checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project does 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 A99 a “Special Flood Hazard Area Without Base Flood Elevation (BFE)” determined.</p> <p>- The U.S. Army Corps of Engineers (ACOE) completed the San Lorenzo River Flood Risk Reduction Project and issued a Notice of Completion. The City is waiting for FEMA approval of the LOMR which proposes to remove the area including the site from Zone A99 Special Flood Hazard to Shaded Zone X, area protected by levee.</p> <p>- Flood insurance is available and is required for as long as the project site remains in a flood zone.</p> <p>- See Attach C: Floodplain Management</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (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 <a href="https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA">https://www3.epa.gov/airquality/greenbook/anc1.html#CALIFORNIA</a> downloaded 12.5.23.</p> <p>- See Attach D: Clean Air</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 117(c) &amp; (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 just outside the Coastal Zone per attached City of Santa Cruz GIS Map.</p> <p>- See Attach E: Coastal Zone Management</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 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 two (2) off-site RECs with potential for vapor intrusion into buildings, discussed below, which will likely require further evaluation and, if determined to be present, will be mitigated.</i></p> <p>- Weber, Hayes &amp; Associates (WHA) prepared a Phase I /II Environmental Site Assessment (ESA) on the site, dated September 22, 2022.</p>

Phase I ESA

This assessment identified no on-site Recognized Environmental Conditions (RECs), one (1) off-site Controlled Recognized Environmental Condition (CREC) and two (2) off-site RECs.

*CREC*

- “There is one (1), open (active), agency-regulated chemical release case having some limited potential to impact (encroach upon) the subject Site. This upgradient, low-concentration groundwater plume is considered a Controlled Recognized Environmental Condition (CREC), since the contaminant source is from an off-site responsible party and the overseeing agency has no characterization or cleanup requirements for the subject Site.”

*RECs*

- “Two long-term dry cleaners operated nearby including an upgradient property located across Lincoln Street operated as a dry cleaner for 27+ years (108 Lincoln Street) and to a lesser extent, a second, long term dry cleaner (26+ years of operation, and currently operating) located ~100-ft to the southwest of the subject Site (511 Cedar Street). These long-term dry cleaning businesses are considered a “red flag” operations because of their proximity and likely operational history that included the standard-of-care disposal of solvent laden wash water to sumps and drain lines. As a result, there exists an encroachment risk resulting from undocumented chemical release(s). These two cleaner sites are considered a Recognized Environmental Condition (REC). The primary concern is the potential for vapor encroachment into a building.”

*Vapor Encroachment Condition (VEC) Review*

- WHA “did not identify any sites within the applicable search distances as having the potential to pose the risk of vapor encroachment on the subject Site.”

Phase II ESA

*Groundwater Results*

- “Representative samples of first encountered groundwater beneath the subject Site contained only trace to low level detections of two common urban contaminants: 1) gasoline range total petroleum hydrocarbons and 2) the solvent compound 1,2-Dichloroethene (both cis-, and trans). All concentrations were detected well below established water quality and environmental screening thresholds. These groundwater

results indicate there has been no significant release of mobile contaminants to the subsurface from on-site or upgradient sources (i.e., fuels, solvents).”

*Soil Vapor Results:*

- “Aside from an apparent anomalous bias detection that the laboratory identified as a natural oil/extract compound, all soil vapor sample results were shown to contain relatively low-concentrations volatile concentrations. Specifically:

*Fuel-Based Volatile Detections:* Low level concentrations of the volatile fuel constituent benzene were detected in two of the nine soil vapor samples (SV-1 and SV-9), above unrestricted residential screening thresholds. It is notable that low level/trace concentrations of benzene and gasoline-range-TPH were detected across the Site. This, coupled with lack of fuel-based contaminant detections in groundwater, indicate that these very low vapor detections suggest that the contaminant source is insignificant and likely originates from near surface leaks from vehicles parked at this lot.

*Solvent-Based Volatile Detections:* Similarly, there were also widespread, low-level soil vapor concentrations of solvent-based volatile contaminants detected across the Site but not in groundwater. These low-level, soil gas concentrations indicate there has not been a significant chemical release at the subject Site. Only two (2) of the nine (9) sample locations (SV-7 & SV-9) had concentrations exceeding residential (unrestricted) land use thresholds, but neither exceeded commercial land use screening thresholds). SV-7 & SV-9 are property line sample locations and the source of their relatively low-concentration solvent detections may originate as encroached soil gas from an unidentified off-site source, potentially the nearby drycleaner facility at 511 Cedar Street.”

*Soil Results*

- “Phase II shallow soil samples were primarily tested to evaluate potential reuse of onsite soils during redevelopment earthworks as well as for landfill disposal profiling of surplus soils. The laboratory results showed that the bulk of the shallow soils collected from across the Site were impacted with elevated concentrations of Lead and Arsenic. Typical urban sources for these metal contaminants originate from Lead-based paint and weed and rodent control (i.e., arsenates).

The majority of the elevated metal concentrations in soil

are characterized as “non-hazardous” and can be disposed of at a local, municipal landfill. However, much of the shallow soils across the Site exceeded residential (unrestricted) or commercial land use screening threshold limits and will need to be graded off and disposed of during development activities. Figure 5 presents a plan view of the Site showing color-coded depths of soil that would need to be removed to achieve residential (unrestricted) land use thresholds (i.e., impacted soils by depth).”

WHA concluded with the following recommendations:

- “A copy of this report should be submitted to the overseeing agency, the Santa Cruz County Environmental Health Services (SCC-EHS), for their review and comment. Future earthworks and soil handling will need to be managed under an agency-approved Soil Management Plan and SCC-EHS will likely require some additional soil vapor evaluation to confirm vapor intrusion is not a concern. Supplemental soil delineation testing will likely be needed to further define the limits of shallow soil contamination and to provide accepting landfills with required acceptance data.”

*Limited Asbestos and Lead-Based Paint Sampling*

Adanta, Inc, prepared a Limited Asbestos and Lead-Based Paint report dated August 17, 2023.

*Asbestos*

Results indicated that: “Asbestos containing materials were not detected in analyzed samples. However, access was not available to sample all necessary materials.”

*Lead-Based Paint*

Results indicated that: “Lead-based paint was not detected above the method detection limits in analyzed samples.”

*Summary*

“The sampling was conducted according to established guidelines, by registered personnel and samples were analyzed by an accredited laboratory. Neither asbestos nor lead-based paint was found during the sampling. Roof access was not available at the time of sampling, the rook encompasses 5400 square feet. In addition, mirror mastic could not be sampled because people were occupying the area of the mirrors. Because these areas were inaccessible, they are considered asbestos containing by regulation until proven otherwise.”

- Further asbestos sampling will be required in the areas

		<p>unable to be accessed and tested prior to demolition to determine if the areas not sampled contain asbestos containing materials.</p> <p>- See Attach F: Contamination &amp; Toxics Substances</p>
<p><b>Endangered Species</b></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><b><i>The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></b></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. There is no potential for critical habitat or endangered species on the project site.</p> <p>- Additionally, per the Notice of Exemption approved by the City: “The project site has no value as habitat for endangered, rare or threatened species.” The City reviewed the California Natural Diversity Database, USFWS IPaC and the California Native Plant Society’s Rare Plant Inventory. Per the City: “The review did not identify any special-status species occurring on or near the site, and concluded that there is no potential habitat to support special-status species on the project site . . . Therefore, the project site does not contain sensitive habitat or habitat for special-status species, and the project would result in no impact to sensitive habitat or special status species.”</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><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></b></p> <p>- CalEPA’s Above Ground Storage Tank (AST) list shows 2 ASTs within 1 mile of the project site, both of which are outside of the Acceptable Separation Distance per the HUD ASD calculator (ASD Tool) at: <a href="https://www.hudexchange.info/environmental-review/asd-calculator/">https://www.hudexchange.info/environmental-review/asd-calculator/</a> 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><b>Farmlands Protection</b></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. 100% of site soils are defined as “Prime Farmland if Irrigated;” 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>- 100% of site soils are in Map Unit Symbol 104, “Prime Farmland if Irrigated.” 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 <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html</a> downloaded 12.6.23</p> <p>- TIGERweb designates the site “2020 Urban Area.”</p> <p><b>- See Attach I: Farmlands Protection</b></p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p><i>The project involves 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 A99 a “Special Flood Hazard Area Without Base Flood Elevation (BFE)” determined.</p> <p>- The U.S. Army Corps of Engineers (ACOE) completed the San Lorenzo River Flood Risk Reduction Project and issued a Notice of Completion. The City is waiting for FEMA approval of a LOMR which proposes to remove the area including the site from Zone A99 Special Flood Hazard to Shaded Zone X, area protected by levee.</p> <p>- Due to the location of the project site in a floodplain, a HUD 8-Step Floodplain Analysis documenting the 8-step decision making process contained in 24 CFR 55.20, and required by Executive Order 11988, was prepared. A “Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” was published in <i>The Santa Cruz Sentinel</i> on February 3, 2024. No comments were received by February 18, 2024. The analysis determined that the project should be built as proposed. A “Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain” was published in <i>The Santa Cruz Sentinel</i> on February 29, 2024. No responses were received during the 7-day comment period. The Determination documenting the 8-step process is in Attach C.</p> <p>- Per the FFRMS Freeboard Value Approach, the site is located within the FFRMS floodplain but the data does not take into account the levee improvements that are pending sign-off from FEMA.</p>

		<p>- Per HUD requirements, the structure will be elevated out of the flood zone or floodproofed to 2' above the BFE for the site and no residential units will be below BFE.</p> <p>- See Attach C: Floodplain Management</p>
<p><b>Historic Preservation</b></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 concluded that the proposed project will not cause any significant impact to archaeological or historic resources in the project area and, therefore, has made a finding of “No Historic Properties Affected” per CFR 36 Part 800.4 (d)(1) and that no additional studies or mitigations need to be undertaken. The City of Santa Cruz requested the SHPO concurrence in this finding.</i></p> <p><i>The SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means the Federal agency (City of Santa Cruz) has completed its Section 106 responsibilities.</i></p> <p>Attachment J contains the following supporting documentation submitted to the SHPO:</p> <p><i>California Historical Resources Information System (CHRIS)</i></p> <p>The Northwest Information Center (NWIC) responded to a consultation request on November 15, 2023. NWIC stated that there have been no cultural resource studies covering the 113 &amp; 119 Lincoln Street project area and the project area contains no recorded archaeological resources and no recorded buildings or structures within the proposed 113 &amp; 119 Lincoln Street project area. NWIC noted that there are four buildings and one historic District immediately adjacent to the proposed 113 &amp; 119 Lincoln Street project area.</p> <p>Noting that the site is fully developed with a building, large parking lot and some trees along the perimeter, NWIC determined that “there is a high potential for unrecorded Native American resources to be within the proposed 113 &amp; 119 Lincoln Street project area.” Though the project site is fully developed, NWIC determined that “there is a high potential for unrecorded historic-period archaeological resources to be within the proposed 113 &amp; 119 Lincoln Street project area.”</p> <p>Due to the project site being fully developed, NWIC recommended that “prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources that may show no indications on the surface.”</p> <p><i>Cultural Resources and Archaeological Studies</i></p>

	<p>The City has actively researched and evaluated the project site for cultural and historical resources in preparation for potential development of the project. The City commissioned three separate and increasingly in-depth studies to be prepared. A Phase I Cultural Resources Inventory was prepared by Albion in March 2022. Albion performed background research on the site and area and a pedestrian survey of the site. Based on its research, Albion concluded that more extensive investigation was warranted determining that the project area had a high potential for historic-era archaeological deposits and medium to high potential for pre-colonial archaeological deposits.</p> <p>Dudek prepared an Extended Phase I Archaeological Testing Report dated November 2022. Dudek’s subsurface testing uncovered historic period archaeological resources concluding that the site potentially contained significant historical period archaeological resources while having a low potential for prehistoric-era archeological resources and recommended more widespread subsurface testing of the site. After further subsurface investigation, Dudek prepared a Phase II Archaeological Testing and Evaluation Report dated January 2023, wherein it concluded that the uncovered resources were not considered historic resources under state or local regulations. Dudek concluded that “The location and characteristics of [the artifacts] suggest the five features are examples of parcel-level dumping events indicative of residential refuse disposal behavior prior to centralized refuse collection that began in the mid twentieth century.”</p> <p>The area of the existing building on site, which will be demolished for the project, was not able to be examined; therefore, Dudek recommended that an archaeologist be on site during rough grading activities to monitor due to the site’s historic sensitivity but does not expect significant archaeological resources to be uncovered.</p> <p>The City is committed to ensuring that construction crews respond in the appropriate manner if any cultural resources are found on site. Therefore, cultural sensitivity training has been added as a requirement for this project. The project developer will engage a consultant to conduct cultural sensitivity training for the project.</p> <p><i>Native American Heritage Commission (NAHC)</i></p> <p>A response letter from NAHC dated November 15, 2023, stated that a Sacred Lands File for the area of potential effect was completed with Positive results. NAHC requested that the City contact the Costanoan Ohlone Rumsen-Mutsen Tribe for more information. NAHC provided a list of 7 Native American contacts representing 5 tribes, including the Costanoan Ohlone Rumsen-Mutsen Tribe.</p>
--	---



*Tribal Consultations*

Consultation letters were sent to all Tribes on the NAHC list on December 6, 2023. Two responses were received.

*Tribal Consultation Responses*

Ed Ketchum, Historian for the Amah Mutsun Tribal Band responded on December 7, 2023, and recommended monitoring be performed during ground penetration and recording of any findings.

Kanyon Sayers-Roods, Consultant/Tribal Monitor of Kanyon Consulting, LLC responded on December 18, 2023, stating that the APE overlaps or is near the management boundary of a potentially eligible cultural site and expressed an interest in consulting on the project noting that in some cases such as this they recommend that a Native American Monitor and an archaeologist be present on-site during any/all ground disturbing activities to minimize potential effects on the cultural site and mitigate inadvertent issues.

The City responded to each by thanking them for their responses and informing them of the studies which had been prepared; the response letters are included in the consultation packet.

*National Register of Historic Places*

An internet search of the National Register of Historic Places found two (2) results for registered historic sites within 0.25 miles of the project site. The nearest listed site is the A.J. Hinds House located approximately 0.22 miles northwest of the site, with the Cope Row Houses next closest at 0.24 miles west of the site – neither of which will be affected by development of the project site.

*City of Santa Cruz Historic Landmarks*

In 1976, 1989 and 2013 the City of Santa Cruz conducted an Historic Building Survey to determine buildings that were of historic significance and worth protecting. As of July 2017, there are “623 buildings (569 from Survey I/II and 54 from Survey III), 27 walls, stairways, steps, or curbs, as well as 5 hitching posts, hitching rails, or mounting blocks are listed in the City’s Historic Survey. Buildings of greatest historical and architectural significance have been designated “landmarks” pursuant to section 24.12.430 of the City’s Zoning Ordinance. Currently there are 24 designated landmarks in the City. Fourteen properties are listed on the National Register of Historic Places and the following three sites are listed in the California Historical Landmarks: Site of Mission Santa Cruz, Site of Center of Villa Branciforte, and the Santa Cruz Beach Boardwalk.”

		<p>- No historic buildings will be affected by development of the project.</p> <p>- See Attach J: Historic Preservation</p>
<p><b>Noise Abatement and Control</b></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> <p>- The project site is an urban site located in the city center and is located within 1,000’ of three arterial roadways, which each isolated from the project site by multiple structures. Center Street is approximately 330’ to the west, Laurel Street approximately 900’ to the south, and Pacific Avenue, approximately 535’ to the east.</p> <p>- There are no active railroad lines within line-of-sight of the project site.</p> <p>- The project site is approximately 13 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.</p> <p>- Figure 4.13-1, Existing Noise Contours, and Figure 4.13-2, Future Noise Contours, of the Santa Cruz General Plan 2030 Draft EIR, both show the project site below the HUD 65 dBA standard for exterior noise levels.</p> <p>- A noise study titled <i>HUD Study</i> was prepared by SLR International Corporation, dated June 19, 2024, which determined that noise levels taken at two (2) locations resulted in a DNL of 64.5 and 62.5 dBA at the two measurement locations, below the HUD 65 dBA standard and within the Acceptable range. Standard construction would result in interior noise levels below 45 dBA at all locations within the project.</p> <p>- Future noise levels for the Year 2042 were calculated to exceed the HUD standard of 65 dBA at 68 dBA and 66 dBA. Scheduled construction elements will produce attenuation exceeding that necessary to reduce interior noise levels to below 45 dBA.</p> <p>- Per the HUD Exchange: “The ‘Normally Unacceptable’ noise zone includes community noise levels from above 65 decibels to 75 decibels. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 decibels of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.”</p>

		<p>- The project is 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 and with California Title 24 requirements with planned construction elements.</p> <p>- See <b>Attach K: Noise Abatement and Control</b></p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><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: <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</a> on 1.22.24</p> <p>- See <b>Attach L: Sole Source Aquifers</b></p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><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>- Verified by: Wetlands Map downloaded from <a href="https://fws.gov/wetlands">https://fws.gov/wetlands</a> on 12.5.23</p> <p>- See <b>Attach M: Wetlands Protection</b></p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><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 &amp; Scenic Rivers in Santa Cruz County.</p> <p>Verified by the Wild and Scenic Rivers map downloaded from <a href="https://www.rivers.gov/river-app/index.html?state=CA">https://www.rivers.gov/river-app/index.html?state=CA</a> on 12.5.23</p> <p>- See <b>Attach N: Wild and Scenic Rivers</b></p>

<b>ENVIRONMENTAL JUSTICE</b>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><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 any pre-existing environmental conditions. All environmental factors can and will be mitigated as necessary.</i></p> <p>- One structure on site is to be demolished – a limited asbestos survey identified no ACM but mirror mastic and roofing was not sampled and are assumed to contain ACM until sampled and shown otherwise. As such, those items will be required to be sampled prior to demolition of the building</p> <p>- 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 if sampling identifies ACM in the previously unsampled areas.</p>

	<ul style="list-style-type: none"><li>-Future noise levels are projected to slightly exceed 65 dBA which will require mitigation to ensure that indoor noise levels do not exceed DNL 45 dBA.</li> <li>- The project is located in flood zone A99 and will be elevated out of the flood zone or flood proofed to a minimum of 2' above BFE. All residential units will be above the BFE.</li></ul> <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"><li>- Regardless of population group served, the population will not be affected disproportionately by environmental issues.</li> <li>- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.</li></ul> <p><b>- See Attach O: Environmental Justice</b></p>
--	--

**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
<b>LAND DEVELOPMENT</b>		
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> <p>- <b>Zoning:</b> CBD/FP-O (Central Business District/ Floodplain Overlay)</p> <p>- <b>General Plan:</b> RVC (Regional Visitor Commercial)</p> <p>- <b>Downtown Plan:</b> Cedar Street Village Subarea</p> <p><b>Project Consistency:</b> Consistent with approval of permits and pursuant to State Density Bonus Law</p> <p>- The project proposes to demolish the existing surface parking lot and structure and construct the Downtown Library Affordable Housing project, encompassing development of a new, approximately 273,194 square foot, eight story building integrating a three story, approximately 40,497 square foot City library featuring two floors double heighted with elevated ceilings and roof deck; a three-story parking garage with 235 parking spaces; a five story, 100% affordable housing component comprising 124 residential units; a three story, approximately 9,552 square-foot commercial tenant space; a one story, approximately 1,312 square-foot childcare facility with adjoining 520 square foot outdoor play area; and new landscaping and associated site improvements on land located in the CBD/FP-O (Central Business District/Floodplain Overlay) zone districts and within the Cedar Street Village Corridor and Pacific Avenue Retail District Subareas of the Downtown Plan.</p>

		<p>- The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards.</p> <p>- The project will produce no adverse urban impact as it is an urban redevelopment project within downtown Santa Cruz.</p> <p><b>- See Attach P: Land Development</b></p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p><b>Soil Suitability</b></p> <p>- Cornerstone Earth Group (CEG) prepared a <i>Geotechnical Investigation</i> for the project, dated June 2, 2022. CEG determined that: “From a geotechnical viewpoint, the project is feasible provided the concerns [identified in the report] are addressed in the project design.” CEG discussed each of the “concerns” and provided recommendations to address each in the report. The concerns identified were: Potential for significant seismic settlements; potential for ground deformation and significant surficial cracking; potential for lateral spreading; undocumented fill and re-development considerations; shallow groundwater; presence of cohesionless soils; shoring and underpinning considerations; and differential movement at on-grade to on-structure transitions.</p> <p>- The City requires 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.</p> <p><b>Slope</b></p> <p>- 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.</p> <p>- <i>Verified through Web Soil Survey downloads from the USDA, NRCS website at <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html</a> downloaded 12.6.23</i></p> <p><b>Erosion</b></p> <p>- 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.</p> <p>- The City will require that standard BMP’s be followed during construction to minimize construction related erosion from the site during construction activities.</p> <p>-Development of the proposed project will cover the entire site in hardscape and structures and will have no erosion potential.</p> <p><b>Storm Water Runoff and Drainage</b></p>

		<p>Per the Downtown Plan Amendments Draft EIR:</p> <p>“Impact 4.5-1: Stormwater Drainage. Future development accommodated by the proposed plan amendments could result in stormwater runoff, but would not substantially alter the existing drainage pattern of the area, substantially increase the rate or amount of surface runoff, exceed the capacity of existing or planned storm drain facilities, cause downstream or off-site drainage problems, or increase the risk or severity of flooding in downstream areas.”</p> <ul style="list-style-type: none"> <li>- The proposed project will replace existing hardscape and structures with the same and will not alter drainage patterns or increase stormwater runoff.</li> <li>- 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.</li> <li>- 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,</li> <li>- 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.</li> <li>- 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.</li> <li>- Storm Water runoff will not be commingled with sewage.</li> <li>- <i>Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></li> </ul> <p><b>- See Attach P: Land Development</b></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p><b>Earthquake Faults and Earthquake Potential</b></p> <ul style="list-style-type: none"> <li>- Although several significant earthquake faults are located within 25 kilometers of the project site, the site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. No known surface expression of fault traces is thought to cross the site; therefore, fault rupture hazard is not a significant geologic hazard at the site.</li> <li>- <i>Verified by: Santa Cruz County GIS</i></li> <li>- 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.</li> </ul>

- 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 (1% slope) and, therefore, there is no landslide potential.

#### **Liquefaction Potential**

- The site is not currently mapped by the State of California but is within a zone mapped as having a very high liquefaction potential by the County of Santa Cruz per maps in the Santa Cruz County GIS system

- 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**

- The project site is located in a mapped Tsunami Inundation Area. The proposed project, though, would not lessen or worsen the potential for tsunami damage, although it may increase in the number of people potentially exposed to tsunami hazards. However, because dangerous tsunamis typically have originated at such a great distance, it is possible to issue fairly long-range warnings of their approach and evacuate people if necessary. 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 CGS Informaton Warehouse: Tsunami Hazard Area Map*

- *Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

#### **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 Viewers and Santa Cruz GIS*

### **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 two currently developed parcels.

*- Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017*

### **Hazardous Materials**

- A Phase I ESA prepared on the project site identified two (2) off-site RECs with potential for vapor intrusion into buildings, which will likely require further evaluation and, if determined to be present, will be mitigated and 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 storage and disposal of hazardous materials in conformation with City and State regulations.

- See the *Contamination and Toxic Substances* factor above and *Mitigation Measures and Conditions* section at the end of this document.

*- Verified by Phase I/II ESA prepared by Weber, Hayes & Associates (WHA), dated September 22, 2022*

### **Construction Site Safety**

		<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>- <b>See Project Description; Attach F: Contamination and Toxic Substances; and Attach P: Land Development.</b></p>
Energy Consumption	1	<p>- The project is designed to be all electric and is targeting a Green-Point Rated Gold Level certification. Additionally, the non-residential portions of the project will be folded into the Green-Point Rated certification and meet the overall sustainability criteria for the development. This includes specific requirements for the City of Santa Cruz.</p> <p>The project has several primary climate vulnerabilities – wildfires, heat, and precipitation change. To mitigate local impacts of climate change in the community, DTLMUP will incorporate a number of climate adaptation infrastructure, landscape, and built environment features.</p> <ul style="list-style-type: none"> <li>• To protect residents from the deterioration in air quality during wildfires, the building will be designed with a tight building envelope, the ability to disable continuous ventilation, and a minimum of MERV 13 filters on the mechanical systems.</li> <li>• Fire hazard prevention measures include fire resistant outdoor furniture, a class A fire rated roof, fire rated soffits at eaves and balconies, and a 6’ noncombustible vertical zone around the property.</li> <li>• With the number of extreme heat days expected to increase over time, DTLAHP will take a number of steps to reduce the heat island effect and maintain thermal comfort for its residents, including the installation of an Energy Star rated and Cool Roof Rating Council (CRRC) approved Cool Roof, with high solar reflectivity and R38 insulation.</li> <li>• The DTLAHP will increase the permeable surfaces compared to the previous use. Street trees, landscape planters designed to collect rainwater, and a green roof will provide the opportunity for rainwater to infiltrate into the ground and reduce the likelihood of flooding in an extreme precipitation event.</li> <li>• DTLAHP includes significant resident and public bicycle parking to encourage reduced car usage which mitigates pollution generated by the private vehicles of residents and the public.</li> <li>• To support the resident’s use of alternative modes of transportation, the ownership entity will provide free transit passes to all residents for a period of three years, more than one secured bicycle parking space per unit, and workshops on bicycle maintenance and commuting.</li> <li>• Limit the use of vinyl and volatile organic compounds (VOCs) in building materials.</li> </ul> <p>- Onsite solar energy generation to help meet the needs of the shared areas.</p> <p>- <b>See Attach 1 – Project Description</b></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<ul style="list-style-type: none"> <li>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base.</li> <li>- Additionally, the project may create some new permanent jobs to operate the project 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.</li> <li>- The project will not result in the displacement of existing jobs and may create jobs in the commercial and daycare facilities onsite.</li> </ul>
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> <li>- The project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents.</li> <li>- Development of the project will produce some displacement as the site contains one structure with an operating business which will be relocated.</li> <li>- The City of Santa Cruz will prepare and implement a relocation plan prior to demolition of the structures on the project site ensuring that both federal and state relocation requirements are complied with.</li> <li>- <b>See Attach Q: Socioeconomic</b></li> </ul>
Environmental Justice	1	<ul style="list-style-type: none"> <li>- 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 Downtown Library Affordable Housing project will be a 124-unit, 8-story concrete, and wood frame structure with a mix of Studio, 1-BR, 2-BR, and 3-BR units. Nineteen (19) units will be set aside for extremely low-income (ELI) households, one (1) unit will be set aside as an unrestricted Manager’s unit, and the remaining 104 units will be restricted to low-income individuals and families (30% to 60% AMI). Up to 50 units will come with Section 8 Project Based Vouchers so families will not be paying more than 30% of their income for housing. Units may be restricted at deeper affordability levels by funding or other requirements.</li> <li>The project is located in a desirable area of the City, downtown near many shops and services, including the transit hub providing convenient access to local amenities, services, employment opportunities, and transportation throughout the city and county and to neighboring counties.</li> <li>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</li> </ul>

	<p>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 <i>Historic Preservation</i> 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 – it is located 2 blocks east of the downtown national historic district.</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 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>
--	---

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p><b>Educational Facilities</b></p> <p>- The proposed project includes retail and commercial space, neither of which will impact educational facilities, and up to 124 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 County 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 Bayview Elementary (K-5), Mission Hill Middle School (6-8), and Santa Cruz High School (9-12). 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>

- Per the School Accountability Report Card for Bayview ES, enrollment was 522 in the 2016-17 academic year and 328 in the 2021-22 academic year, declining significantly. Mission Hills declined from 594 to 565 in the same period while Santa Cruz HS increased 10% from 1,027 to 1,131.

- 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 and are considered mitigation of any potential effects of development on schools. The Santa Cruz City Elementary and High School Districts currently charge school impact fees.

- *Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017 and School Accountability Report Cards for the years 2016-17 and 2021-22.*

### **Cultural Facilities**

- 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.

- 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

- 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 wealth of cultural activities. There are also miles of nature trails around the Santa Cruz coastal wetlands.

- 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.

		<p>- “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, . . .”</p> <p>- <i>Extracted from City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>- Additionally, there is adequate public transportation serving these cultural facilities.</p> <p>- <b>See Attach R: Community Facilities &amp; Services</b></p>
Commercial Facilities	1	<p>- The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in 52 more affordable housing provides more disposable income for spending on hard and soft goods.</p> <p>- The project will include up to 9,5 SF of commercial space on the ground – 3<sup>rd</sup> floors, an approximately 1,312 SF childcare facility and a 40,000 SF+ public library.</p> <p>- 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 and a current pending project which includes the construction of a new central Metro bus terminal with buses serving the entire City, County and with buses to surrounding counties.</p> <p>- <b>See Attach R: Community Facilities and Services</b></p>
Health Care and Social Services	2	<p><b>Health Care</b></p> <p>- 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 (124 units), the net impact will be low and less than significant.</p> <p>- 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.</p> <p>- The Palo Alto Medical Foundation, a division of Sutter Health, is located at 2025 Soquel Avenue, approximately 1.9 miles from the project site, and provides Urgent Care services. A second facility at 1301 Mission Street is located approximately 1.0 miles from the project site.</p>

		<p>- Dominican Hospital of Dignity Health is a full service hospital located at 1555 Soquel Drive, approximately 2.7 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.</p> <p>- Kaiser Permanente Medical Offices are approximately 2 blocks from the project site.</p> <p>- See included maps depicting the many medical facilities and offices in the area.</p> <p><b>Social Services</b></p> <p>- Due to the relatively small size of the proposed project (124 units), the project is not expected to significantly increase demand for social services.</p> <p>- 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.</p> <p>- 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> <p><b>- See Attach R: Community Facilities &amp; Services</b></p>
Solid Waste Disposal / Recycling	2	<p>- 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.</p> <p>- 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 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> <p>- 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</p>

		<p>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).</p> <p>- 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.</p> <p>- <i>Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p>- 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.</p> <p>- 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.</p> <p>- 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.”</p>
Waste Water / Sanitary Sewers	2	<p>- 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 (RWQCB).</p> <p>- In December 2023, the Regional Water Quality Control Board approved the City’s Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES). The new permit will take effect in February for a five-year term. They also approved the Waste Discharge and Water Reclamation Requirements (GRRP) for the Pure Water Soquel Groundwater Replenishment Reuse Project.</p> <p>- 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).</p> <p>- The WWTF has a permitted wastewater treatment capacity of 17.0 million gallons per day (mgd) and is currently treating a daily average of less than 10 mgd</p>



		<p>per the city’s website (3.1.24).</p> <ul style="list-style-type: none"> <li>- The project will not require or result in the relocation or construction of new public or private utilities and service facilities.</li> <li>- <i>Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017 and City website</i></li> </ul>
Water Supply	2	<ul style="list-style-type: none"> <li>- The City of Santa Cruz will supply water to the project and has adequate water supplies available to serve the proposed project.</li> <li>- 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.”</li> <li>“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.</li> <li>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.”</li> <li>- 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.</li> <li>- 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.”</li> <li>- <b>See Attach R – Community Facilities and Services</b></li> </ul>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Public Safety - Police</b></p> <ul style="list-style-type: none"> <li>- 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).</li> </ul>

- The Police Department operates out of one police station/headquarters, located in downtown. 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 that may result from the Downtown Plan 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*

#### **Public Safety - Fire**

-The project will be served by the City of Santa Cruz Fire Department. Per the Downtown Plan DEIR: "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 prevention, community risk reduction, public education, disaster preparedness training, and ongoing emergency management preparation."

- Fire Station #1 at 711 Center Street is within the downtown area and is closest to the project site. Discussions with Fire Department staff in May 2017 indicated that the downtown facility is "inadequate for equipment, personnel, and storage."

- "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

		<p>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>- Per the Downtown Plan DEIR, “increased population density associated with potential new development accommodated by the Plan that would result in increased fire protection and emergency service demands. Existing and future development and growth within the City would result in the need to construct new or expanded fire stations, however, the impacts of fire station construction or expansion are not expected to be significant.”</p> <p>- <i>Extracted from the City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></p> <p><b>Public Safety – Emergency Medical Services</b></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>
Parks, Open Space and Recreation	2	<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, 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>- <i>Verified by: City of Santa Cruz Downtown Plan Amendments Draft Environmental Impact Report, dated July 2017</i></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. The closest County park to the planning area is the Pinto Lake Park, which is located approximately two miles north of the planning area, along Green Valley Road. The park is approximately</p>

		<p>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><b>See Attach R: Community Facilities and Services</b></p>
<p>Transportation and Accessibility</p>	<p>2</p>	<p><b>Accessibility</b></p> <ul style="list-style-type: none"> <li>- The project is required to and will meet all Federal, State and Local regulations governing accessibility.</li> <li>- The Santa Cruz Metropolitan Transit Districts (SCMTD) Pacific Station, its main depot, is located at 902 Pacific Avenue, a couple of blocks south of this project site. The Metro provides fixed-route and commuter bus service for the City of Santa Cruz and Santa Cruz County throughout the year. The entire system can be accessed from this location with at least 18 bus routes originating from this location providing access to the entire County and surrounding counties.</li> </ul> <p><b>See Attach R: Community Facilities and Services</b></p> <p><b>Transportation</b></p> <p><i>Temporary Impacts</i></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul> <p><i>Permanent Impacts</i></p> <ul style="list-style-type: none"> <li>- A Transportation Impact Study, dated January 31, 2023, prepared by Kimley Horn reached the following significant findings: <ul style="list-style-type: none"> <li>• The proposed project is estimated to generate 2,144 new daily trips with 82 new trips occurring during the AM peak-hour and 269 new trips occurring during the PM peak-hour.</li> <li>• As defined by the City, the addition of the proposed project to the Existing (2022) and Cumulative (2030) scenarios does not result in any of the study facilities operating below acceptable City LOS thresholds.</li> <li>• Except for the northbound right movement at the Soquel Avenue intersection with Front Street (Intersection #1) and the eastbound right movement at the Cathcart intersection with Front Street (Intersection #2), the project does not cause any queue lengths to exceed the available storage or increase queue lengths that are deficient without the addition of the project. The northbound right movement at Intersection #1 is shared with the second through lane (shared through-right) and so the through trips affect the queue length at this intersection. As there is significant storage for the approach as a whole (one lane into two at the intersection) it is not anticipated that any safety issues will arise with this increased queue length. For the eastbound right movement at Intersection #2, while the 95th percentile queue exceeds the available storage, the average queue</li> </ul> </li> </ul>

		<p>length is only 14-feet. In addition, the project only adds 4 trips per hour at this movement or one vehicle every 15 minutes. Therefore, no safety issues are anticipated at this intersection either due to the identified queue length with the addition of the project.</p> <ul style="list-style-type: none"> <li>- The project proposes to include 200+ bicycle parking spaces for both resident and public bicycle parking.</li> <li>- The proposed project includes a 235-space on-site integral parking structure for resident and public use and will, therefore, have no negative impacts on parking.</li> </ul> <p><b>See Attach T – Transportation</b></p>
--	--	---

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p><b>Unique Natural Features</b></p> <ul style="list-style-type: none"> <li>- The project site is flat with no unique natural features and currently contains a commercial buildings and parking lot.</li> <li>- <i>See Project Information, Aerial photos and USGS Map</i></li> </ul> <p><b>Water Resources</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- <i>See Water Supply factor above</i></li> <li>- See “Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff” factor above for information on the issue of storm water runoff.</li> <li>- 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.</li> <li>- <b>See Attach I: Farmland Preservation and USGS map</b></li> </ul>
Vegetation, Wildlife	2	<p><b>Vegetation</b></p> <ul style="list-style-type: none"> <li>- The project site is located in downtown Santa Cruz, a built-up urban area, in between two main streets and is fully developed with structures and hardscape with some trees on the site but with no other vegetation.</li> <li>- Dryad, LLC prepared a <i>Tree inventory and evaluation</i>, dated January 18, 2022. Dryad identified 12 trees on site 9 of which qualify as protected Heritage Trees,</li> </ul>

		<p>though all are non-native. Per Dryad, none of the trees were in good condition with only two (2) judged as viable candidates for relocation based on their condition and longevity potential. Five (5) trees were judged worthy of preservation and the remaining seven (7) would require extensive preservation efforts and site improvements which may not succeed in the trees being able to be preserved.</p> <ul style="list-style-type: none"> <li>- The report contains four (4) recommendations for potential relocation of trees and retention of trees, with the fourth recommendation to consider removing and replacing all 12 trees.</li> <li>- Dryad provided an addendum at the City’s request to clarify the information contained in the original report and to review tree impacts produced by a new site plan. In reviewing the revised plans, Dryad stated that his data and tree characterizations did not change but also that all 12 trees must be removed to accommodate the new site plan, reiterating that only two (2) trees are potentially viable for transplant.</li> <li>- A second addendum was prepared at the request of the City reevaluating tree no. 4, a southern magnolia. The tree was found to be a “poor candidate for retention on site, and it’s existing condition renders it a poor candidate for relocation . . .”</li> </ul> <p><b>Wildlife</b></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul> <p><b>- See Attach S: Vegetation, Wildlife and Attach 2_Maps and Photos</b></p>
Other Factors	--	- N/A
Climate Change Impacts	2	<p>- 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 tsunamis, sea level rise, drought (water resources), and seismicity. 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 likely be more at risk for each of those factors.</p> <p><i>Drought (Water Resources)</i> – 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 underhoused residents. 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 and watering.</p>

		<p><i>Seismicity</i> – 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.</p> <p><b><i>EPA EJScreen Climate Change Factors</i></b></p> <p>The EPA EJScreen includes a section on Climate Change that looks at four (4) Factors: 100 Year Floodplain; Sea Level Rise; Wildfire Risk and Flood Risk. The following are the EJScreen Climate Change Factors for the project site.</p> <p><b>100 Year Floodplain</b> – This factor estimates that the entire site will be within the 100-year floodplain. This is accurate except that when the current flood control improvements are complete and certified the project will be within the 100-year floodplain but protected by levee.</p> <p><b>Flood Risk</b> – Related to the above, this factor estimates the percentage of properties at risk of flooding - the site is currently located at the 85<sup>th</sup> percentile for for properties at risk of flooding and is projected to be the same in 30 years. In addition to the site to be protected by levee, the ground floor will be floodproofed to 2’ above the base flood elevation offering increased protection to the potential for flooding.</p> <p><b>Sea Level Rise</b> – 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 of affecting the site.</p> <p><b>Wildfire Risk</b> – Indicates that the entire site is projected to be 0 for fire 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><b>- See Attach R – Climate Change</b></p>
Energy Efficiency	1	<p>The project helps reduce greenhouse gases due to the city’s requirement that it meet city green building codes and the site being conveniently located near the main transit facility, Santa Cruz Metro Station, which provides access to the entire region, reducing the need for travel by car. The project also proposes to include 200+ bicycle parking spaces to encourage bicycle use. The site is within walking distance of many 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 must 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"> <li>• All installed toilets use 1.28 gallons per flush or less.</li> <li>• Kitchen faucets use a maximum of 1.8 gallons per minute.</li> <li>• Residential bathroom faucets use a maximum of 1.5 gallons per minute or are WaterSense qualified.</li> <li>• Showerheads use a maximum of 2.0 gallons per minute or are WaterSense qualified.</li> <li>• Clothes washing machines are Energy Star qualified.</li> <li>• Dishwashing machines are Energy Star qualified.</li> <li>• Separate meters are required for each multi-family residential unit.</li> <li>• Dedicated landscape water meters.</li> <li>• 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%.</li> <li>• Turf, moderate to high water use plants and water features are limited to no more than 25% of the landscaped area.</li> </ul>
--	---

**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:

- Weber, Hayes & Associates – Site inspection for Phase I/II ESA – February 9, 2022; May 5 & 6, 2022
- Cornerstone Earth Group – Site inspection for Geotechnical Investigation – April 11, 18, 19, 2022
- CMS Environmental Services – Limited Asbestos and Lead-Based Paint Survey – August 11, 2023



## **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
- NEPAssist 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**

- Santa Cruz County GIS Coastal Zone Map downloaded 10.20.23

### **Contamination and Toxic Substances**

- Weber, Hayes & Associates – Phase I /II ESA, dated September 22, 2022
- **Geocheck Area Radon Information**
- Adanta, Inc. – Limited Asbestos and Lead-Based Paint Sampling, dated August 17, 2023

### **Endangered Species Act**

- USFWS – Critical Habitat for Threatened & Endangered Species downloaded 12.6.23
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011  
Including *Figure 4.8-3 Sensitive Habitat Areas*

### **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 12.6.23
- TIGERweb, downloaded 1.22.24

### **Floodplain Management**

- FIRM map 06087C0332E, dated May 16, 2012

### **Historic Preservation**

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Native American Heritage Commission
- Consultation letters to all on the NAHC Contacts List sent on 12.6.23
- Kanyon Sayers-Roods, Consultant/Tribal Monitor of the Indian Canyon Band of Costanoan Ohlone People
  - email response received on 12.18.23
- Ed Ketchum, Historian of the Amah Mutsun Tribal Band – email response received 12.7.23
- National Register of Historic Places (NRHP) Records Search
- City of Santa Cruz Draft EIR, Downtown Plan Amendments – Section 4.4, dated July 2017
- PAST Consultants LLC – Historic Evaluation for 113 – 119 Lincoln St., Santa Cruz, CA, dated 3.14.22
- Santa Cruz GIS – Historic District Map
- Conditions of Approval for the Project on Property at 112, 119 Lincoln St. – CP22-0128
- The USGS, Santa Cruz Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

### **Noise Abatement and Control**

- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011
  - Including *Figure 4.13-1 Current Noise Contours, Figure 4.13-1 Future Noise Contours and Figure 4.4-4*
- City of Santa Cruz Noise Ordinance
- Salter – Downtown Library Mixed-Use Noise Impact Analysis, dated 2 February 2023
- 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 1.22.24

### **Wetlands Protection**

- Wetlands Map downloaded from <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/> downloaded on 12.5.23

### **Wild and Scenic Rivers Act**

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA> on 12.5.23

## **ENVIRONMENTAL JUSTICE**

### **Environmental Justice**

- HUD Environmental Justice Partner Worksheet

### **Environmental Assessment Factors**

- NEPAassist
- 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
- County of Santa Cruz GIS Maps
- City of Santa Cruz Public Works Website
- City of Santa Cruz Wastewater System

- City of Santa Cruz
- 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
- Weber, Hayes & Associates, Phase I/II ESA, dated September 22, 2022
- Cornerstone Earth Group – Geotechnical Investigation, dated June 2, 2022
- Adanta, Inc – Limited Asbestos and Lead-Based Paint Sampling, dated August 17, 2023
- 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 12.6.23
- City of Santa Cruz General Plan, 2030 Draft EIR, dated September 2011  
Including *Figure 4.8-3 Sensitive Habitat Areas*
- Kimley Horn – Transportation Impact Study, Draft dated January 31, 2023
- MTS Master Transportation Study, VI-9 Regional Planning
- Santa Cruz Metropolitan Transit District (METRO) website
- EPA EJScreen – Climate Change Data
- Dryad, LLC – Tree Inventory and Evaluations, dated 1.18.22 plus Addenda 1 and 2
- 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.

### **Public Outreach [24 CFR 50.23 & 58.43]:**

- Consultation letters and responses mailed to tribal contacts and the State Historic Preservation Officer
- Santa Cruz City Council – 6.23.20 – Voted to approve project
- Community Meeting – 9.21.22
- Public Hearing on Heritage Tree Permit – 12.12.22
- Public Hearing on Project Application – 2.23.23
- Santa Cruz City Council – 3.14.23 – Public Hearing, Entitlements Approved

### **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]:**

The City of Santa Cruz (“City”) issued a Request for Proposal (“RFP”) for this site. It was described as a mixed-use TOD development project on City owned land as well as a smaller adjacent parcel that was privately owned at the time of the RFP (see Exhibit A). This RFP is part of a larger redevelopment of the downtown Santa Cruz area that will include affordable housing, a new state of the art downtown library, ancillary supporting commercial retail and affiliated public parking in a consolidated parking structure. The City sought proposals from interested parties with affordable housing development experience to partner with the City to develop the project.

The project developers, For the Future Housing and Eden Housing, proposed this project in response to the RFP. The proposed project is consistent with the RFP requirements and the City of Santa Cruz’s General Plan and meets a significant City-identified need in respect to the provision of affordable housing for low- and very low-income residents of the City and placing residents near the city core of services and transportation. Consideration of other alternatives to the proposed site were not considered as the RFP was site specific.

**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.

**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 and provide a state of the art library for use by project residents and all area residents.

**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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measures and Conditions</b>
<p><b>Flood Insurance</b></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><i>According to FIRM map 06087C0332E dated May 16, 2012, the project site is located in Zone A99 a “Special Flood Hazard Area Without Base Flood Elevation (BFE)” determined.</i></p> <p><i>- Flood insurance is available and is required for as long as the project site remains in a flood zone.</i></p>
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><i>- Prior to issuance of a building permit for the project, the applicant shall provide the Zoning Administrator with written verification that all permit requirements of the Monterey Bay Unified Air Pollution Control District relative to asbestos investigation and disposal, if necessary, have been fulfilled in accordance with Federal, State and local laws.</i></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><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p><i>- Further asbestos sampling will be required in the areas unable to be accessed and tested prior to demolition to determine if the areas not sampled contain asbestos containing materials.</i></p>
<p><b>Historic Preservation</b></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><i>- 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</i></p>

	<p><i>age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:</i></p> <p><i>a. Immediately cease all further excavation, disturbance, and work on the project site;</i></p> <p><i>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;</i></p> <p><i>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;</i></p> <p><i>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.</i></p>
<p><b>Noise Abatement and Control</b></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 ensure that indoor noise levels are no greater than DNL 45 dBA. .</i></p>
<p><b>Hazards and Nuisances Including Site Safety and Noise</b></p>	<p><i>- The City shall require the Applicant to incorporate the following construction noise best management practices into all applicable project bid, design, and engineering documents:</i></p> <p><i>1) Construction work hours shall be limited to the hours of 7 AM to 10 PM.</i></p> <p><i>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.</i></p> <p><i>3) Heavy equipment engines shall be covered and exhaust pipes shall include a muffler in good working condition.</i></p> <p><i>4) 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><i>5) 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</i></p>

	<p><i>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><i>6) No radios or other amplified sound devices shall be audible beyond the property line of the construction site.</i></p> <p><i>7) 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><b>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</b></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><b>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</b></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 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><b><i>Section 16.19.140 Best Management Practices for Construction Activity</i></b></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</i></p>

	<i>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>
--	--

**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.

**Preparer Signature:** Roy Hastings **Date:** 11.8.24

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

**Certifying Officer Signature:** Brian Borguno **Date:** 11/8/2024

**Name/Title:** Brian Borguno / Development Manager

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).