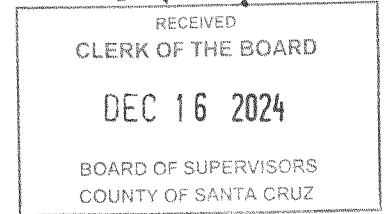




037-24M



CITY OF SANTA CRUZ
**Notice of Intent to
Adopt a Mitigated Negative Declaration**

The Administrator of Environmental Quality of the City of Santa Cruz is preparing to issue a Mitigated Negative Declaration of environmental impact for the following proposed project:

Project: Santa Cruz City Schools Educator Workforce Housing **Application No:** CP24-0104

Project Location: 313 Swift Street (APN 003-161-32) in the City of Santa Cruz, California

Project Applicant: Santa Cruz City Schools
133 Mission Street, Suite 100, Santa Cruz, CA 95060

Project Description: The proposed project consists of a Planned Development Permit, Coastal Permit, Design Permit, and Heritage Tree Removal Permit for demolition of select existing features and proposed construction of a new, four-story, approximately 120,604 square-foot multifamily educator workforce housing project encompassing approximately 100 residential units, approximately 119 parking spaces, new landscaping, and associated site modifications, including the removal of five heritage trees. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Significant Effects on the Environment: Hazardous Materials.
The Administrator of Environmental Quality of the City of Santa Cruz has reviewed the proposed project and has determined that the project, with mitigation measures as conditions of project approval, will not have a significant effect on the environment.

Public Review Period: December 16, 2024 through January 14, 2025

A copy of the Mitigated Negative Declaration and Initial Study document may be reviewed on the City's website at <http://www.cityofsantacruz.com/ceqa> or may be reviewed at the address below, Monday through Thursday, from 7:30 AM to 11:30 AM, or by appointment. Contact Timothy Maier at the email address or phone number below to make an appointment to review the Mitigated Negative Declaration and Initial Study.

Timothy Maier, Department of Planning and Community Development
809 Center Street, Room 101, Santa Cruz, CA 95060
tmaier@santacruzca.gov / Phone: (831) 420-5129

Comments on the Mitigated Negative Declaration should be submitted in writing or emailed to Timothy Maier at the Department of Planning and Community Development at the address above until 5 PM on January 14, 2025. Following the close of the public comment period, the City of Santa Cruz Planning Commission will consider a recommendation to the City Council regarding adoption of the proposed Mitigated Negative Declaration, at a hearing on a date to be determined. If you have any questions or comments, please contact Timothy Maier.

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 12/16/2024
AND ENDING 1/14/2025 (Rev. 4/13)

CITY OF SANTA CRUZ
Mitigated Negative Declaration

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

Project: Santa Cruz City Schools Educator Housing

Application No.: CP 24-0104

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

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

Applicant: Santa Cruz City Schools

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

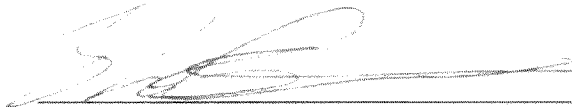
The City of Santa Cruz Department of Planning and Community Development has reviewed the proposed project and has determined that the project, based on the Initial Study attached hereto, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to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

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

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

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

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



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

12/10/24
Date