Docusign Envelope ID: 13D05A9E-F6DF-8269-8144-9CA012584F46

Notice of Determination

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
Department of Fish and Wildlife
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
Contact: Alexis Harrison
Email: Alexis.Harrison@wildlife.ca.gov
Phone: (707) 815-2779

Lead Agency
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060
Contact: Jonathan DiSalvo
Email:
jonathan.disalvo@santacruzcountyca.gov
Phone: (831) 454-3157

SUBJECT: Filing of Notice of Determination pursuant to Section 21108 of the Public Resources Code

State Clearinghouse Number: 2008092113

Project Title: 5940 Soquel Avenue Project (Lake or Streambed Alteration Agreement No. EPIMS-SCR-59744-R3)

Project Location (Santa Cruz County):

Project Location 1 – Northern Ditch: The Project is located at an unnamed tributary to Rodeo Creek Gulch, in the County of Santa Cruz, State of California; Latitude 36.98421, Longitude - 121.97608; or immediately north of 5940 Soquel Avenue, Santa Cruz, CA, 95062; Assessor's Parcel Number (APN) 029-021-47.

Project Location 2 – Southern Ditch: The Project is located at an unnamed tributary to Rodeo Creek Gulch, in the County of Santa Cruz, State of California; Latitude 36.98256, Longitude - 121.97678; or 5940 Soquel Avenue, Santa Cruz, CA, 95062; Assessor's Parcel Number (APN) 029-021-47.

Project Location 3 – Outfall: The Project is located at Rodeo Creek Gulch a tributary to the Pacific Ocean, in the County of Santa Cruz, State of California; Latitude 36.98295, Longitude - 121.97076; or immediately east of the outfall is 6898 Soquel Ave, Santa Cruz, CA 95062; Assessor's Parcel Number (APN) 029-021-47.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-SCR-59744-R3), pursuant to Fish and Game Code section 1602, the project Applicant, Soquel Ave Group LLC, as represented by Matt Gingery.

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Soquel Avenue Group LLC proposes to construct an approximately 5-acre multifamily residential development with 100 townhome-style condominiums and associated infrastructure, utilities, community amenities, landscaping, stormwater biofiltration facilities, and a protected seasonal wetland to provide compensatory mitigation for impacts to waters of the State. The Project is limited to the demolition and removal of all existing onsite structures, mass grading of the entire Project Area, and construction of Project components. Offsite construction activities include road frontage improvements along Soquel Avenue, installation of a new storm drain pipe in Soquel Avenue, and the construction of a storm drain outfall in Rodeo Creek Gulch. All stormwater generated by the Project would be treated and discharged to Rodeo Creek Gulch at the new outfall.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on September 21, 2026 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was not** adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

Signature: DocuSigned by: Craig Weightman 7988F6C4FDC24F2... *Date:* 9/21/2026

Craig J. Weightman, Environmental Program Manager

Date Received for filing at LCI: