

City of Santa Cruz

Community Development Department
809 Center Street, Room 101 Santa Cruz, CA 95060
Director: Lee Butler, AICP, LEED AP
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831-420-5110



July 1, 2026

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

RE: 307 Chestnut Street Residence

To Interested Agencies and Persons:

The City of Santa Cruz, as the lead agency, is preparing an Environmental Impact Report (EIR) on the project described herein. Please respond with written comments regarding the scope and the content of the EIR as it may relate to your agency's area of statutory responsibility or your areas of concern or expertise. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project, if any is required. **Responses are due within 30 days of the receipt of this Notice, as provided by State law.** The contact person's name and address are listed below. Please include the name and phone number of a contact person at your agency in your response.

1. **Project Location.** As shown in **Figure 1 Project Location**, the approximate 6,250-square-foot project site is located at 307 Chestnut Street (APN 006-502-11) in the City of Santa Cruz.
2. **Project Description.** The proposed project consists of a Residential Demolition Authorization Permit, Design Permit and Heritage Tree Removal Permit to demolish an existing single-family dwelling, construct a new single-family dwelling unit and remove two heritage-sized trees on a parcel located within the Santa Cruz Downtown Historic District. The project proposes demolition of an existing single-family residential structure on a parcel containing two existing structures and construction of a new two-story single-family residential structure. The proposed new dwelling unit would contain a total of eight bedrooms and three bathrooms within a two-story structure with an approximate total floor area of 2,002 square feet. The new dwelling unit would be located generally within the footprint of the existing dwelling being demolished.

An adjacent single-family residential structure that is located on the project site would remain in place and would not be demolished, modified, or otherwise affected by the proposed development. This existing residence would continue to function independently from the proposed project.

3. **Project Applicant.** Peter Cook
4. **Probable Environmental Effects of the Project.** After completing a preliminary review of the project, as described in Section 15060 of the CEQA Guidelines, and preparing an Initial Study for the project,

the City has determined that an EIR should be prepared to assess the potentially significant environmental impacts of this project. The City has identified the following possible effects of the project as topics for analysis in the EIR. No other potentially significant impacts were identified based on the reviews in the Initial Study. The Initial Study is available for review on the City's website at: <https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Environmental-ReviewCEQA>.

- *Cultural Resources* – Potential impacts to historical resources will be evaluated.
- *Required EIR Sections* – Unavoidable impacts, growth inducement, cumulative impacts and project alternatives.

The City will consider the written comments received in response to this Notice of Preparation in determining whether any additional topics should be studied in the Draft EIR.

5. Contact Person:

Rina Zhou, Senior Planner, RPP, MCIP
City of Santa Cruz Community Development Department
809 Center Street, Room 101
Santa Cruz, CA 95060
Phone: (831) 420-5104
Email: rzhou@santacruzca.gov

Responses to this Notice of Preparation are due by **July 31, 2026**.

Sincerely,



Rina Zhou, RPP, MCIP
Senior Planner

Attachments:

Figure 1 Project Location
307 Chestnut Street Residence Initial Study (Available online at:
<https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Environmental-ReviewCEQA>)

Figure 1: Location Map

