



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

April 18, 2024

Scott Turnbull, Superintendent
Soquel Union Elementary School District
620 Monterey Avenue
Capitola, CA 95010

City of Capitola
420 Capitola Avenue
Capitola, CA 95010

RE: Notice of Final Action on Application #24-0115

**New Brighton Middle School & Monterey Avenue Park
#24-0115 APN: 036-151-01, -02**

Proposed land exchange by and between the City of Capitola and the Soquel Union Elementary School District regarding a portion of New Brighton Middle School, 620 Monterey Avenue (APN: 036-151-01), located within the Community Facility Zone, for a portion of Monterey Avenue Park (APN: 036-151-02), located within the Parks/Open Space Zone. This project is in the Coastal Zone and does not require a Coastal Development Permit.

Property Owner: City of Capitola; Soquel Union Elementary School District
Representative: Community Development Department, Filed: 03.05.24

The above matter was presented to the Planning Commission on April 4, 2024, and was **approved**, with the following findings and conditions. Any modifications to the conditions and findings are indicated below in strikeout and underline notation.

Adopted Findings:

1. The approval of #24-0115 is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 12 exemption set forth in State CEQA Guideline §15312;

2. The City Exchange Parcel to be disposed of by the City and acquired by the District is to be used and developed by the District to enhance the recreational facilities at the New Brighton Middle School as part of a larger redevelopment of the District Parcel as depicted on Attachment 2. The District's intended use of the City Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Parks and Open Space (P/OS);
3. The District Exchange Parcel to be acquired by the City is to be used and developed by the City to enhance the recreational facilities at Monterey Avenue Park, as well as to maintain and enhance pedestrian access to the Park from within the Cliffwood Heights neighborhood as depicted in Attachment 2. The City's intended use of the District Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Public/Quasi Public (P/QP); and
4. The Planning Commission has reviewed and considered the proposed exchange of the District Exchange Parcel and City Exchange Parcel by and between the District and the City and hereby finds the City's proposed acquisition of the District Exchange Parcel from the District and disposition of the City Exchange Parcel to the District is consistent with the Capitola General Plan.

Should you have any questions on this matter, do not hesitate to call.

Respectfully,

Sean Sesanto
Associate Planner

cc: Claudia Weaver, Lozano Smith Attorneys