



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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**KATHLEEN MOLLOY, PLANNING DIRECTOR**

[www.sccoplanning.com](http://www.sccoplanning.com)

**Date:** March 24, 2020

**To:** All recipients on the distribution list (Attachment 1)

**Lead Agency:** County of Santa Cruz Planning Department

**Contact:** Stephanie Hansen, AICP, Principal Planner  
Santa Cruz County Planning Department  
701 Ocean Street, Fourth Floor  
Santa Cruz, California 95060

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

**Project Title:** Medical Office Building

**Project Applicant:** PMB Real Estate Services

In implementing its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the County of Santa Cruz Planning Department (as Lead Agency) will prepare an Environmental Impact Report (EIR) for the Medical Office Building project (proposed project). In accordance with Section 15082 of the CEQA Guidelines, the County of Santa Cruz Planning Department has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies with sufficient information about the proposed project and its potential environmental effects.

The County of Santa Cruz has determined that an EIR is the appropriate environmental document to evaluate the potential environmental impacts of the proposed project. The EIR will address all resource and issue areas listed in Appendix G of the State CEQA Guidelines, with particular attention to Aesthetics, Hazards and Hazardous Materials, Transportation, and Utility and Service Systems.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day period, which starts on March 24, 2020, and concludes on April 22, 2020, during which time the County Planning Department welcomes input from responsible and trustee agencies and interested members of the general public. Responses to this NOP should focus on the potentially significant environmental effects the proposed project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the proposed project that should be addressed in the EIR. Agencies will need to use the EIR prepared by the County when considering permits or other approvals for the proposed project. If agencies send no response by the end of the review period, the Planning Department may presume that the agencies have no comment to make regarding the scope of the EIR. Comments may be submitted in writing or via email to:

Stephanie Hansen, AICP, Principal Planner  
 Santa Cruz County Planning Department  
 701 Ocean Street, Fourth Floor  
 Santa Cruz, California 95060  
 stephanie.hansen@santacruzcounty.us

Because of time limits imposed by state law, **all comments related to this NOP must be postmarked or received no later than 5:00 p.m. on April 22, 2020.**

Agencies and interested members of the public are invited to attend a **Public EIR Scoping Meeting** on April 2, 2020, from 6:00 p.m. to 7:30 p.m. This meeting will include a brief overview of the EIR process and allow time for oral comments on the scope of the EIR. Due to public health concerns, the scoping meeting will be a web-based video conference that can be accessed via the following link:

<https://global.gotomeeting.com/join/284683261>

Participation without visuals is also possible via telephone using the following dial-in information:

Phone number: 571-317-3122  
 Access Code: 284-683-261#

The NOP and proposed project information are available for public review online at the following web address:

<http://www.sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>

The proposed project, its location, and potential environmental effects are described on the following pages.



March 24, 2020

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

**Stephanie Hansen, AICP**

**Principal Planner**

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Title

**ACCOMMODATIONS FOR PERSONS WITH DISABILITIES**

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. If you are a person with a disability, specifically a communication disability, and you would like to request a reasonable modification or accommodation to fully participate in the meeting via videoconference or telephone, please contact the Planning Department at (831) 454-3137 or [Bernice.shawver@santacruzcounty.us](mailto:Bernice.shawver@santacruzcounty.us) at least 24 hours in advance of the meeting to discuss your accessibility needs. Persons with disabilities may request a copy of the agenda and presentation in an alternative format.