Meeting Format

**Presentation:** First +/- 30 minutes

*Participants are muted*

**Comments:** Remainder of meeting

*Participants are unmuted*

Entire meeting is recorded and will be made available on County website
Project Team

**Stephanie Hansen** – Principal Planner
*Santa Cruz County Planning Department*

**George Dix** – Project Manager
*Rincon Consultants*

**Gary Black** – Traffic Engineer
*Hexagon Transportation Consultants*
Scoping Meeting Purpose

- Inform the community and agencies about the proposed project and the EIR
- Solicit input regarding the EIR scope
- Inform the community about future opportunities for input
- Begin the EIR process
Project Site

- APN 029-021-47
- Approximately 5 acres
- Located at 5940 Soquel Avenue
- Southern frontage of Soquel Avenue, just south of Highway 1
- Approximately 770 feet east of Chanticleer Avenue
Project Setting

- Zoned RM-2-R (Multi-Family Residential) with a Planned Unit Development (PUD) approved for 100 units of housing
- General Plan designation of R-UH (Urban High-Density Residential)
- Access is a single driveway from Soquel Avenue
- Site is used primarily for miscellaneous storage and junkyard/salvage purposes
- Little native vegetation cover is present; however, there are several trees on the site
- Proposed outfall area along Rodeo Gulch supports naturalized vegetation cover, including trees
Project Description

- Medical office building (eastern half of site)
- Parking garage (western half of site)
- New driveway from Soquel Avenue
- Landscaped outdoor area and pathway
- Soquel Avenue frontage improvements
- Offsite wastewater and stormwater improvements
- Offsite intersection improvements
Project Description

New medical office building

- Approximately 160,000 square feet
- Four story building
- Maximum height:
  - 60 feet to finished roof
  - 74 feet to mechanical screens
- Used for specialty outpatient
- Open from 8:00 a.m. to 8:00 p.m., but urgent care and ancillary functions would operate continuously
- Maximum number of on-site staff would be approximately 300 to 350
New parking garage
- Four stories
- 730 parking spaces
  - 47 spaces for EV charging
- Photovoltaic solar panels on rooftop level
- Artistic metal screening on exterior

New driveway from Soquel Avenue
- Includes patient drop-off/pick-up zone outside of the medical office building
- Separate driveway for service vehicles at rear of the medical office building

Landscaped outdoor area
Site Renderings
Site Renderings
Project Description

- Landscaped open space at rear of lot with pathway
- Buildings set 100 feet from south property line to minimize shading and other impacts to residences
- Stormwater treatment
  - Underground treatment vault beneath new driveway
  - New outfall at Rodeo Gulch, approximately 1,200 feet east of the site
- Sanitary sewer
  - Offsite, connect to existing sewer main on Chanticleer Avenue
  - Existing sewer main on Chanticleer Avenue and Rodriguez Street to be replace at lower depth
  - Road frontage improvements, including new sidewalk and bicycle lane
Purpose and Requirements of CEQA

- CEQA = California Environmental Quality Act
- Inform decision making
- Disclose potentially significant environmental impacts
- Identify ways to avoid or reduce environmental impacts (mitigation measures)
- Consider alternatives
- Foster public participation and interagency coordination
The EIR Process

1. Distribute Notice of Preparation
2. Prepare Draft EIR
3. File Notice of Completion & post Notice of Availability of Draft EIR
4. Public review period (60 days)
5. Prepare Final EIR, including response to comments on Draft EIR
6. Prepares findings and, if applicable, Statement of Overriding Considerations
7. Lead agency makes decision on project; file Notice of Determination

Solicit input on content of Draft EIR

Solicit comments on Draft EIR

WE ARE HERE
Issues to be Analyzed

Aesthetics
Air Quality
Biological Resources
Cultural Resources
Energy
Geology and Soils
Greenhouse Gas Emissions
Hazards and Hazardous Materials
Hydrology and Water Quality
Land Use and Planning
Noise
Population and Housing
Public Services
Recreation
Transportation
Tribal Cultural Resources
Utilities and Service Systems
Wildfire
The EIR analysis will focus on impacts that may be potentially significant, including:

- Aesthetics
- Hazards and hazardous materials
- Transportation
- Utilities and service systems

The EIR will:

- Provide mitigation measures to reduce or avoid significant impacts if and to the extent feasible
- Evaluate cumulative impacts
- Evaluate alternatives to the proposed project
Potential aesthetic impacts to consider:

- Obstructing or changing scenic vistas
- Changing views from Highway 1, a County-designated scenic roadway in the project area
- Degrading visual character or quality of the area from public vantage points
- Conflicts with policies governing scenic quality
- Light and glare impacts
Potential hazards and hazardous materials impacts to consider:

- Hazards from accidental release of hazardous materials
  - Current and past uses of site could have resulted in contamination of soil or groundwater, or both
  - Construction would expose soils and generate dust
- Hazards from routine use or disposal of hazardous materials, such as medical wastes
- Hazardous emissions within 0.25 mile of schools
- Potential for impacts from hazardous waste sites in the area
Potential transportation impacts to consider:

- Conflicts with plans and policies addressing circulation, including transit, roadway, bicycle, and pedestrian facilities
- Vehicle miles traveled (VMT)
  - Technical study is being prepared
- Geometric design hazards, such as unsafe driveway egress
- Emergency access
Traffic delay:

- Per State CEQA Guidelines Section 15064, traffic delay, such as Level of Service (LOS) deficiencies, shall no longer be considered significant environmental impacts.
- EIR will disclose potential LOS deficiencies resulting from project trips at study intersections for informational purposes only.
- EIR will evaluate intersection improvements designed to address deficiencies as part of the proposed project.
Potential utilities and service systems impacts to consider:

- Expansion or relocation of utilities resulting in impacts
- Availability of adequate water supplies for the project
  - Normal water year
  - Dry year
  - Three consecutive dry years
- Wastewater treatment capacity
  - Consistency with County sanitary sewer moratorium
- Solid waste and landfill capacity
EIR Milestones

- **NOP & Comment Period**
  - May 1, 2020

- **Draft EIR Preparation**
  - May-Sept.

- **Public Comment Period (60 Days)**
  - Sept.-Nov.

- **Final EIR Preparation**
  - Nov.-Jan. 2021
We Welcome Your Input

- Environmental issues and project alternatives
- **Written** comments to be included in record
- Direct written comments to:
  Stephanie Hansen, AICP, Principal Planner
  Santa Cruz County Planning Department
  701 Ocean Street, Fourth Floor
  Santa Cruz, California 95060
  stephanie.hansen@santacruzcounty.us

- **Written comments due:**
  May 1, 2020 @ 5:00 PM