

Medical Office Building Project
Environmental Impact Report
Scoping Meeting Summary
April 2, 2020, 6 p.m. - 7:30 p.m.

The scoping meeting for the Medical Office Building Environmental Impact Report (EIR) was held online via GoTo Meeting and within the Planning Large Conference Room at the County Government Center. Approximately 45 online participants (including members of project team) attended.

Stephanie Hansen, Principal Planner, County of Santa Cruz, opened the meeting and began the presentation at 6:15pm:

- Explained online meeting format due to Covid-19 and established ground rules for comments and discussion
- All online meeting participants will be muted during presentation and unmuted as needed for comments to give everyone an opportunity to speak
- Presentation will be available online with associated material

Ms. Hansen introduced project team:

- Stephanie Hansen—Principal Planner (Santa Cruz County Planning Department)
- George Dix—Consultant Project Manager (Rincon Consultants)
- Gary Black – Traffic Engineer (Hexagon Transportation Consultants)
- Additional project team members attending online

Mr. Dix presented the meeting outline and began introduction:

- Purpose of scoping meeting: first step to initiate the EIR process

Ms. Hansen presented the project overview:

- Project Site – 5940 Soquel Avenue, Live Oak
- Project Setting – South of Highway 1 between Chanticleer Avenue and Mattison Lane
- Project Site Aerial
- Project Description & Conceptual Site Plan – four-story medical office building with a range of services, including a five-level parking garage, site and access improvements, and offsite improvements that include drainage to Rodeo Gulch
- Site Renderings
 - Main building on left, parking garage on right
 - Visual screen around parking garage facades
 - Landscaping and trees and variety of plantings to soften the main structure and parking garage

Mr. Dix presented the environmental review process

- Purpose and Requirements of CEQA
 - CEQA process needed for projects that require discretionary approval
- The EIR Process

- Project currently in the beginning steps: Distribute Notice of Preparation and Prepare Draft EIR
- Draft EIR will prepared in next coming months
- Opportunity for public comment similar to this during 60-day public review period
- Final EIR will include final mitigation measures
- EIR certification is separate from project approval Project not automatically approved at EIR certification.
- Issues to be Analyzed
 - Mineral and Agricultural Resources will not be analyzed because those resources don't exist on the site
 - Cumulative impacts include impacts of projects separate from this project proposal
 - Elaborated more on specific impacts that have been identified and will be analyzed in detail for this project
 - Shading impacts will be addressed although it is outside of the California Environmental Quality Act (CEQA) impacts, to incorporate specific concerns of community into analysis
 - Examples of medical waste: rubber gloves, face masks, syringes, etc.
 - The site is not a listed hazardous site; however, there may be listed sites in the area that impact the project site
 - Vehicle miles traveled (VMT) refers to how many miles vehicle travels regardless of vehicle type or passengers. This tool used because it links directly to impacts of greenhouse gas emissions.
 - Ingress and egress, site distance, potential circulation issues.
 - Level of service (LOS) is delay of vehicles at an intersection; can be acceptable or unacceptable. New CEQA guidelines do not include LOS impacts, replaced by VMT. LOS will still be analyzed to help decision-makers in determining impact as it related to County policies.
Informational, not part of CEQA analysis.
- EIR Milestones
 - Major milestones and tentative dates currently scheduled

Public Comments:

Ms. Hansen presented We Welcome Your Input:

- Looking for input on what the EIR should address
- Original scoping meeting comment period was April 22nd, but the comment period has been extended to May 1, 2020 at 5 p.m.
- Written comments can be directed to Ms. Hansen via mail or email.
- Please limit comments to approximately three minutes to allow everyone time to be heard. Please be courteous and wait for an other's question/comment to finish before speaking.

George Hurley

- Under conditions you did a great job presenting the project. Appreciate presentation and project and in support of it. Is there a way to expedite the project considering the widespread coverage on the shortage of medical space to treat Covid-19 victims?

Unknown caller (muffled audio)

- Traffic flow question. As you know, this project site is near Hwy 1 exit that many people use. There is normally a lot of backup on this street as it is. I can imagine if people are waiting for appointments, etc. there may be even more backup on Soquel with this project. Concern about traffic congestion issues in the area.

Comments on chat:

Robert Singleton:

- I have no comments, thank you for the wonderful presentation.

Unknown caller:

- I have no comments.

Mr. Dix reiterated that the presentation can be printed and sent to anyone who cannot access the presentation online. There will be plenty of time to provide comments until May 1, 2020, as mentioned. We also encourage everyone to share this presentation with people they know, especially for people who wanted to attend this meeting but were unable to do so.

Ms. Hansen closed by saying that all comments can be directed to her either by email or snail mail. The County office has limited function during this health crisis, so mail and email are the best ways to provide comments. Also, the comment period has been extended to May 1, 2020. Ms. Hansen wished all safety and health during the crisis.