



County of Santa Cruz Medical Office Building Environmental Impact Report

Scoping Meeting – April 2, 2020





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



Meeting Outline

**Introduction
& Meeting
Purpose**

**Proposed
Project
Overview**

**Environmental
Review
Process**

Comments

Introduction





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

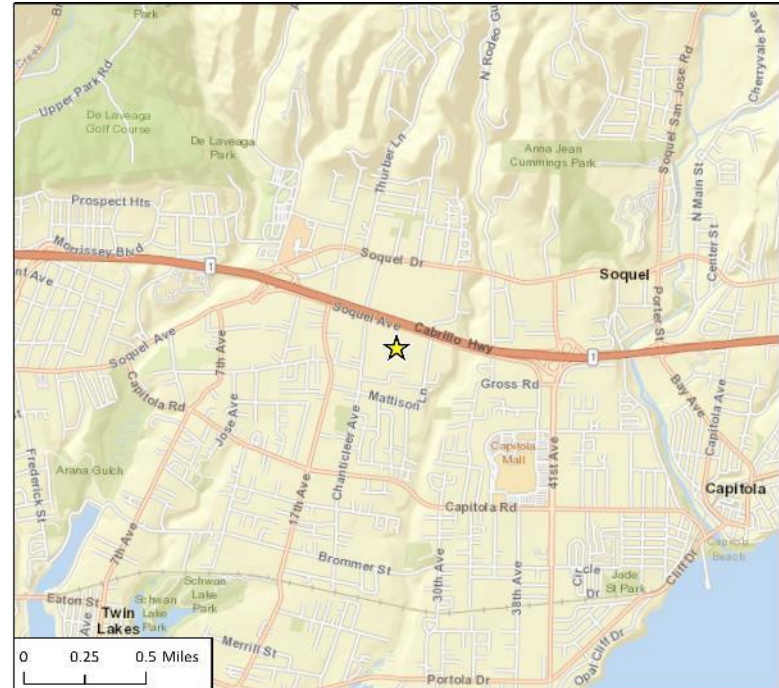
Project Overview





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



Imagery provided by Esri and its licensors © 2020.





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 Site Aerial



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 7 Project Location Landscape



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



Conceptual Site Plan





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



Conceptual Building Rendering





Project Description

- 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 replaced at lower depth
 - Road frontage improvements, including new sidewalk and bicycle lane

Environmental Review Process



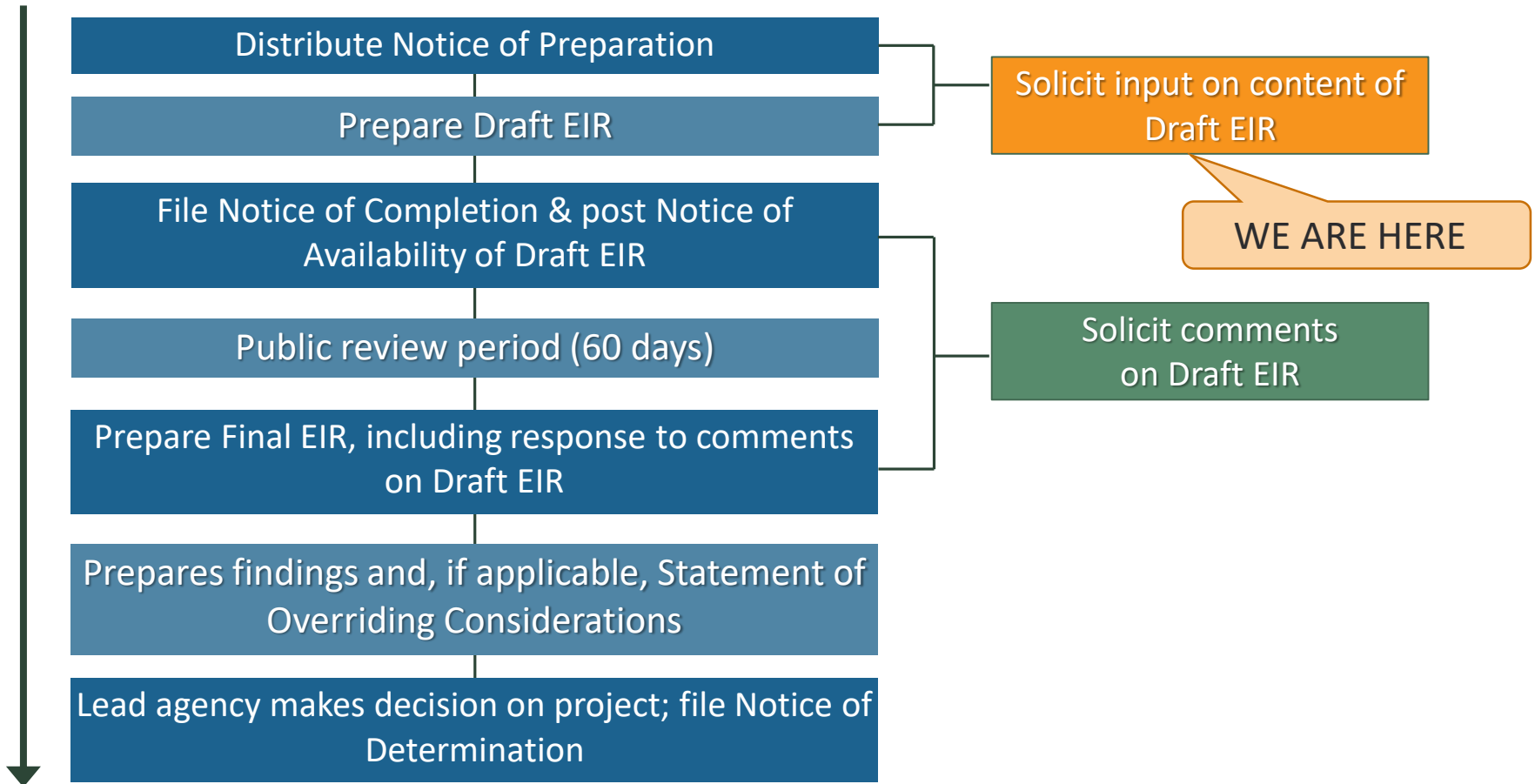


Purpose and Requirements of CEQA

- 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





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



Issues to be Analyzed

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



Issues to be Analyzed

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



Issues to be Analyzed

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



Issues to be Analyzed

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



Issues to be Analyzed

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



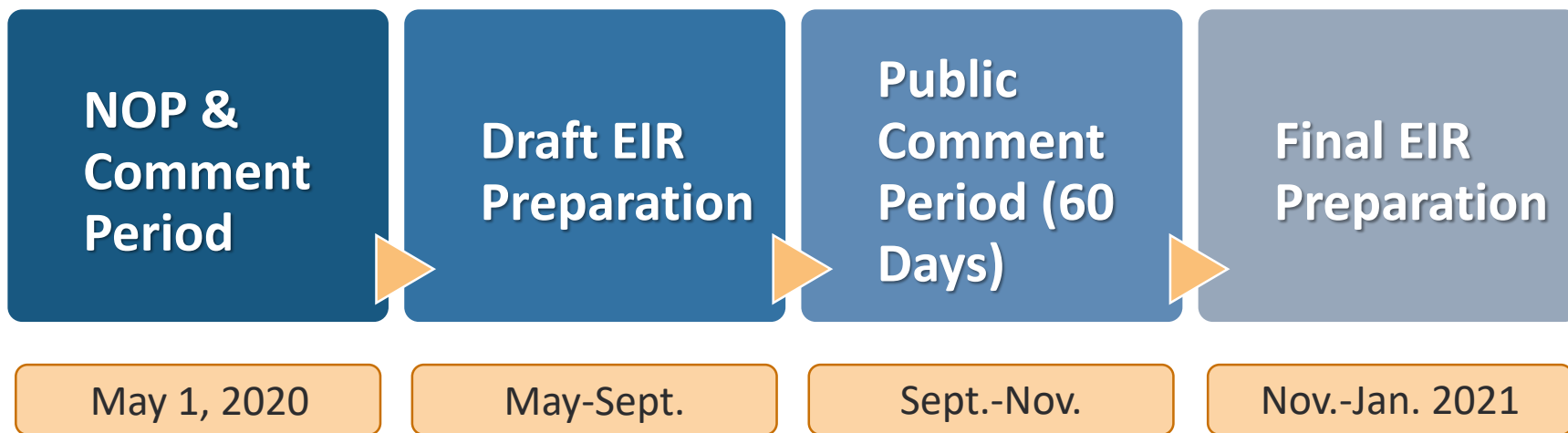
Issues to be Analyzed

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



Comments





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