



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TIDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

www.sccoplanning.com

Date: March 24, 2020 (Updated)

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. Friday, May 1, 2020 (note extended comment period).**

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 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.

Introduction

The purpose of an EIR is to inform decision makers and the public of the significant environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a project and its potential for significant effects on the environment; discuss methods of reducing or avoiding adverse environmental impacts; and consider alternatives to the proposed project. Prior to taking any action on the proposed project, the Board of Supervisors must, at a public hearing, certify that the EIR has been completed in compliance with CEQA, and reflects the independent judgment of the County. Separate notices of the availability of the Draft EIR for public review and comment and of the hearings on the project will be released at later dates.

Project Location

The proposed project site is a single parcel identified as Assessor's Parcel Number 029-021-47 that measures approximately five acres. The site is located on the southern frontage of Soquel Avenue, just south of the State Route (Highway) 1 Freeway in Santa Cruz County. The intersection of Soquel Avenue and Chanticleer Avenue is approximately 730 feet west of the proposed project site. The street address is 5940 Soquel Avenue, Santa Cruz, California 95062. Figure 1 and Figure 2, attached, show the proposed project location.

Project Setting

The proposed project site is zoned RM-2-R (Multi-Family Residential) and has a General Plan designation of R-UH (Urban High-Density Residential); a Planned Unit Development was previously approved for 100 units of housing on the site. The project site is relatively flat with frontage on a segment of Soquel Avenue that parallels Highway 1 in this area of the County. There is a single driveway for ingress/egress. The proposed project site is used primarily for miscellaneous storage and junkyard/salvage purposes. Several vehicle towing business and storage companies list the site as their address. Temporary storage containers are dispersed across much of the site, as are vehicles, boats, and campers which appear either no longer operational or rarely operated. In addition to temporary storage containers, the site contains an office trailer and attached workshop measuring approximately 2300-square feet and three sheds that range from 215 square feet to 1300 square feet on the proposed project site. A coarsely paved road leads to various areas of the proposed project site. The northwestern portion of the proposed project site is also paved with concrete.

As a result of the intensive use of the property for storage, the entire site is urbanized with little native vegetation cover present. However, there are several trees that remain. Additionally, the proposed project would involve a new stormwater outfall at Rodeo Gulch, approximately 1,200 feet east of the site. The proposed outfall area along Rodeo Gulch supports naturalized vegetation cover, including native trees.

A separate parcel adjoins an area of the proposed project site on the north, between the site boundary and Soquel Avenue. This site is developed with a landscape supply business. Light-industrial and commercial development adjoin the site to the east, including a roofing supply operation and a landscape nursery. A single-family manufactured home residential development is adjacent to the south side of the proposed project site. Some residences within this community lay within 10 feet of the property line of the proposed project site. An electrical supply store and an assisted living facility are located to the southwest of the project site. Three buildings of more recent construction and associated surface parking are located to the west of the proposed project site. These buildings include the Santa Cruz County Sheriff's Office, as well as professional offices housing private businesses. The surface parking area and building exteriors are landscaped. Chanticleer Avenue is located to the west of these buildings.

Project Description

The proposed project would be comprised of a new four-story medical office building measuring approximately 60 feet in height to finished roof and approximately 74 feet to top of mechanical screens on the rooftop. The proposed building would provide approximately 160,000 gross square feet of medical office use for specialty outpatient services. Services may include advanced medical and urgent care clinics, and outpatient surgery facilities, support services for urgent care and outpatient surgery including pharmacy, laboratory, imaging facilities, primary care, women's health, pediatric health, optometry, hearing, vision essentials, neurology, endocrinology, gastroenterology, hematology/oncology, infectious diseases, rheumatology, nephrology, pulmonology, sleep lab, orthopedics, podiatry, pain medicine, physical medicine and rehabilitation dermatology, health education, telehealth, café, and administrative office spaces. The facility would be open to the public from 8:00 a.m. to 8:00 p.m., but urgent care and ancillary functions would operate continuously, without closing. The expected number of on-site staff, at peak, would be approximately 300 to 350 persons.

The proposed project would also include the construction of a four-story parking garage across an internal roadway west of the proposed medical office building. It would accommodate five levels of parking, with 730 new vehicle parking spaces to serve the on-site medical uses. Approximately 47 of the parking spaces can accommodate charging stations for electric vehicles. Bike lockers would also be provided.

The proposed medical office building would be located on the eastern half of the site and would front Soquel Avenue. The proposed parking garage would be located on the western half of the site, set back from Soquel Avenue. A new driveway would be constructed from Soquel Avenue that facilitates circulation between the medical office building and parking garage. The driveway would also include a patient drop-off/pick-up zone outside of the medical office building. A separate driveway for service vehicles would be constructed providing access to the rear of the medical office building. A landscaped outdoor area with an approximately 4-foot-wide pedestrian pathway would be constructed at the far southern end of the site, providing a buffer between the proposed project and the existing residential community to the south. Figure 3, attached, provides a conceptual site plan. All current on-site uses would be removed or demolished from the site prior to grading and project construction.

The proposed project would include street frontage improvements along Soquel Avenue, including new pedestrian sidewalks and bicycle facilities, as well as potential off-site intersection improvements. The proposed project would also require utility and drainage improvements including new eight-inch sanitary sewer, eight-inch fire, and four-inch domestic water lines. PG&E would provide gas and electric service, though the proposed project would also include photovoltaic solar panels on the rooftop level of the parking garage. The proposed project includes off-site sanitary sewer and storm drainage improvements to accommodate the increased demand on infrastructure. A new stormwater outfall would be constructed along Rodeo Gulch, approximately 1,200 feet east of the site on APNs 029-031-11 and 029-031-14.

Potential Approvals and Permits Required

Discretionary approvals required for the proposed project include a General Plan amendment, rezone, and PUD. The General Plan amendment would change the land use designation of the proposed project site from urban high-density residential (R-UH) to Professional and Administrative Office Designation (C-O). The rezone would change the zoning district of the site from Multi-Family Residential (RM-2-R) to Professional-Administrative Office (PA). A Commercial Development Permit, Grading Permit, and Encroachment Permit would also be required by the County of Santa Cruz.

Possible state permits that may be required include a Streambed Alteration Agreement from California Department of Fish and Wildlife for the proposed outfall along Rodeo Gulch. A Regional Water Quality Control Board and federal permits may be required in association with the drainage outfall, as well.

Potential Environmental Effects

The County has determined that an EIR is the appropriate level of analysis for the proposed project. Pursuant to CEQA and California Code of Regulations Section 15064, the discussion of potential project effects on the environment in the EIR will provide a discussion of all issue and resource areas listed in Appendix G of the State CEQA Guidelines. The areas to be evaluated include the following:

- Aesthetics
- Agriculture and Forestry Resources
- 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 Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Some issue areas that are not present in the project area and clearly unaffected by the project will be only briefly discussed, including agriculture and forestry resources, recreation, and tribal cultural resources. The EIR analysis will particularly focus on impacts that the County has determined may be potentially significant. These impacts are related to aesthetics, hazards and hazardous materials, transportation, and public utilities and service systems, including water demand and supply, as summarized below. In accordance with State CEQA Guidelines (14 California Code of Regulations Section 15126.6), the EIR will describe a range of reasonable alternatives to the proposed project capable of meeting most of the project objectives and that would avoid or substantially lessen any potential significant effects identified.

Aesthetics

Highway 1 is designated as a scenic roadway in the County's General Plan in the proposed project area. The proposed project would be visible from Highway 1, and therefore, could impact existing visual character or quality, as seen from the highway and other public vantage points in the area. The proposed project would also include new sources of light and glare, including site and interior illumination, glazing and photovoltaic solar panel arrays. The analysis will evaluate these potential impacts.

Hazards and Hazardous Materials

The proposed project site is used for the storage of vehicles, boats, campers, scrap concrete, and other miscellaneous and unknown items and materials. Therefore, there is potential that hazardous materials have either intentionally been stored on-site or inadvertently leaked onto the site. The County is conducting a peer review of Phase I and Phase II Environmental Site Assessments provided by the project applicant. The EIR analysis will evaluate potential impacts from recognized environmental conditions identified in the Environmental Site Assessments based on past and current uses on-site. The analysis will also address the potential for operation of the project to generate medical wastes, such as disposable nitrile gloves, syringes, and surgeon masks.

Transportation

Until recently, transportation impacts were typically evaluated using automobile delay at intersections or along roadway segments, generally measured in terms of level of service (LOS). However, pursuant to Section 15064.3(a) of the 2019 State CEQA Guidelines, a project's effect on automobile delay shall no longer constitute a significant environmental impact. Vehicle miles traveled (VMT) is identified in Section 15064.3 as the most appropriate metric to evaluate transportation impacts. Therefore, the EIR analysis will evaluate VMT impacts of the project. This section will also evaluate potential impacts related to pedestrian and bicycle circulation, transit facilities, and emergency access. Although automobile delay is no longer considered a significant environmental impact under CEQA, a discussion of potential LOS deficiencies at study intersections resulting from the addition of proposed project trips will be included in the analysis for informational purposes and General Plan consistency.

Utilities and Service Systems

The proposed medical office building would generate demand for water, wastewater treatment, electricity, and other utilities. The EIR will evaluate the potential for this demand to exceed existing capacity or supply of utilities, such that expansion of existing utility facilities would be required. Water demand generated by operation of the proposed project will be compared to existing water supplies during several hydrologic conditions, including a normal water year, dry water year, and extended multiple dry years. Consistency with the County's sanitary sewer moratorium will be evaluated.

The analysis for all issue and resource areas will include direct and indirect impacts of the proposed project, as well as cumulative impacts. Consistent with Section 15130 of the State CEQA Guidelines, cumulative impacts will be discussed where the incremental impact of the proposed project is cumulatively considerable when combined with other area projects. The EIR will also evaluate the potential for the project to induce growth.

Figure 1 Regional Location



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★ Project Location 

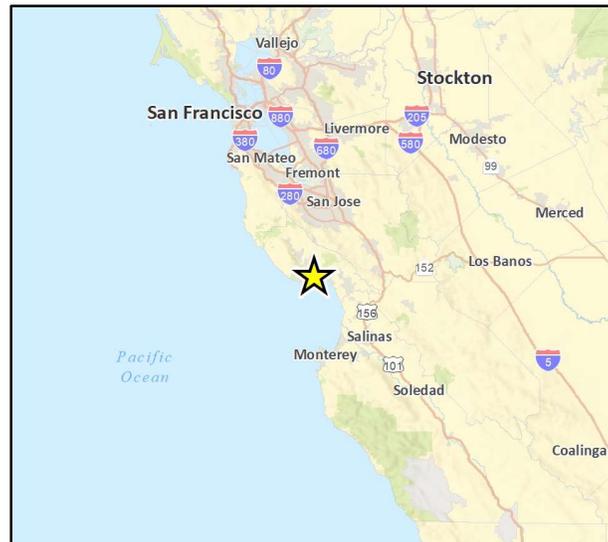


Fig 1 Regional Location

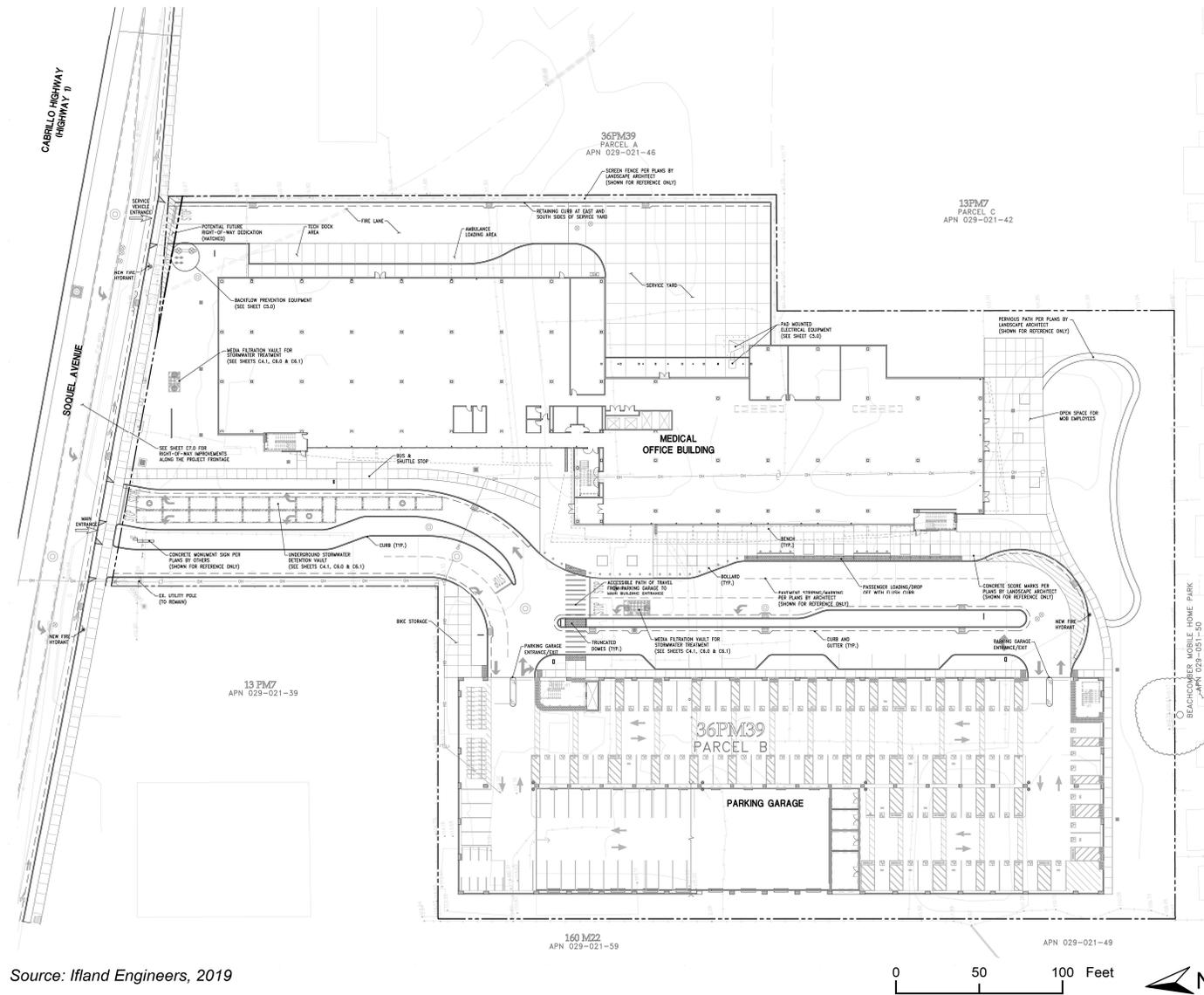
Figure 2 Project Vicinity



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Fig 2 Project Location

Figure 3 Conceptual Site Plan



Source: Ifland Engineers, 2019

Attachment 1
**Medical Office Building Project EIR Distribution List
for the Notice of Preparation**

COUNTY OF SANTA CRUZ

**County of Santa Cruz Department of Public Works
Traffic**

701 Ocean Street, Suite 410
Santa Cruz, CA 95060
Attn: Steve Wiesner

**County of Santa Cruz Department of Public Works
Sanitation**

701 Ocean Street, Suite 410
Santa Cruz, CA 95060
Attn: Kent Edler

County of Santa Cruz Dept. of Environmental Health

701 Ocean Street,
3rd Floor - Room 312
Santa Cruz, CA 95060
Attn: John Ricker

County of Santa Cruz Sheriff's Office

5200 Soquel Avenue
Santa Cruz, CA 95062
Attn: Sergeant Roy Morales

**County of Santa Cruz
Agricultural Commissioner**

175 Westridge Drive
Watsonville, CA 95076
Attn: Juan Hildalgo

**County of Santa Cruz
Commission on Disabilities**

701 Ocean Street, Room 30
Santa Cruz, California 95060

County of Santa Cruz Planning Commission

701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

**County of Santa Cruz Department of Public Works
Storm Water Management**

701 Ocean Street, Suite 410
Santa Cruz, CA 95060
Attn: Rachel Fatoohi

**County of Santa Cruz
Mosquito Abatement and Vector Control District**

640 Capitola Road
Santa Cruz, CA 95062
Attn: Paul Binding

County of Santa Cruz, Board of Supervisors

701 Ocean Street, Room 500
Santa Cruz, CA 95060
Attn: John Leopold, 1st District Supervisor
Zach Friend, 2nd District Supervisor
Ryan Coonerty, 3rd District Supervisor
Greg Caput, 4th District Supervisor
Bruce McPherson, 5th District Supervisor

**County of Santa Cruz Economic Development
Coordinator**

County Administration Office
701 Ocean St, Room 520
Santa Cruz, Ca 95060
Attn: Barbara Mason

LAFCO of Santa Cruz County

701 Ocean Street #318D
Santa Cruz CA 95060
Attn: Pat McCormick

**Santa Cruz County Regional Transportation
Commission**

1523 Pacific Avenue
Santa Cruz, CA 95060
Attn: Grace Blakeslee

County of Santa Cruz Clerk of the Board

701 Ocean Street, Room 500
Santa Cruz, CA 95060

LOCAL GOVERNMENTS

City of Santa Cruz

Water Department
212 Locust Street, Suite A
Santa Cruz, California 95060
Attn: Chris Berry

City of Capitola

Community Development Department
420 Capitola Avenue
Capitola, CA 95010
Attn: Katie Herlihy

REGIONAL GOVERNMENT

Association of Monterey Bay Area Governments

PO Box 2453
Seaside, CA 93955

SPECIAL DISTRICTS

Central Fire Protection District

930 17th Avenue
Santa Cruz, CA 95062

Santa Cruz Metropolitan Transit District

110 Vernon Street
Santa Cruz, CA 95060
Attn: Ciro Aguirre

PUBLIC LIBRARIES

Porter Memorial Library

3050 Porter Street
Soquel, CA 95073
Attn: References Desk

Capitola Branch Library

2005 Wharf Road
Capitola, CA 95010
Attn: References Desk

STATE OF CALIFORNIA

California Highway Patrol

Coastal Division
4115 Broad Street, Suite B-10
San Luis Obispo, CA 93401

California Department of Transportation

District 5
50 Higuera Street
San Luis Obispo, CA 93401-5415
Attn: Jennifer Calate

State of California

Governor's Office of Planning and Research

State Clearinghouse

P.O. Box 3044
Sacramento, CA 95812-3044

California Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

California Regional Water Quality Control Board

Region 3
895 Aerovista Place, Suite 101
San Luis Obispo, CA 93401-7906

Monterey Bay Air Resources District

24580 Silver Cloud Court
Monterey, CA 93940
Attn: Amy Clymo

Office of Historic Preservation

1725 23rd Street, Suite 100
Sacramento, CA 95816

FEDERAL

None

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Tuesday, April 7, 2020 12:15 PM
To: George Dix
Cc: Gary Black; Anais Schenk; Russell Chen; Rodolfo Rivas
Subject: [EXT] FW: MEDICAL OFFICE BUILDING SCOPING COMMENT

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon,

Here is a scoping comment on traffic.

From: Andrew Schifffrin <aschiff@ gmail.com>
Sent: Tuesday, April 7, 2020 11:03 AM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: MEDICAL OFFICE BUILDING SCOPING COMMENT

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi -

Thank you for the opportunity to respond to the NOP for the Medical Office Building project EIR.

I only have a comment on one potentially significant project impact..

In the Transportation section, the Draft EIR should contain a detailed analysis of the reconstruction of the Soquel Drive/Highway 1 interchange as a potentially feasible mitigation measure for the significant traffic impacts resulting from the proposed project. Reconstruction of this interchange could provide significant congestion relief on Highway 1 during peak hours by connecting the Auxiliary lanes that currently end at the interchange and those that are proposed between the interchange and 41st Avenue.

The interchange project would be expensive and is not included on the current list of near term Highway 1 project. However, the contribution of traffic impact fees from the proposed project could increase the financial feasibility of the project and the Santa Cruz County Regional Transportation Commission has the ability to revise the Highway 1 improvements priority list. The potential for this mitigation measure to significantly reduce the traffic impacts resulting from the proposed project justify its full consideration.

Thank you.
Andy Schifffrin



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George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, May 1, 2020 10:30 AM
To: George Dix
Subject: [EXT] FW: New medical facility concerns

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From: amethyst.ware@gmail.com <amethyst.ware@gmail.com>
Sent: Thursday, April 30, 2020 5:41 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: New medical facility concerns

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello,
I live in the Beachcomber Mobile Home Park in Live Oak, and today, I learned from a neighbor about plans for a new medical facility at 5940 Soquel Ave., which is very near to my home. I have concerns regarding the impact this will have on my family and community.

As things are now, Soquel Avenue, which is a frontage road, becomes very backed up for several hours each day. Resolving the issue would require not just improvements to the road but also to the intersection it feeds onto and the intersection at 41st Avenue. (This has, been affected by the current shelter-in-place order, but of course, that is temporary.) Traffic is a nightmare from 3-7 every day. Adding to traffic without first resolving the issue would very unwise; it would significantly impact the stress and well-being of everyone living in this area. It would likely also further slow traffic on this portion of Highway 1, since much of current traffic seems to be commuters attempting to escape Highway 1 traffic.

Currently, there is also no public transit running to the proposed building site. This means limited access to impoverished and at-risk populations. If a bus line were added, bus drivers and passengers would face the same severe traffic. All of this--the traffic problems and the lack of public transit--means the community will have stress and difficulty in accessing the facility. Additionally, local residents will find already unmanageable traffic congestion made worse.

Thank you for taking my concerns into account. If there are plans to address the issues I have raised, I would appreciate whatever information you can provide.

Sincerely,
Amethyst Ware

Sent from my Verizon LG Smartphone

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, May 4, 2020 9:32 AM
To: George Dix
Subject: [EXT] FW: NOP Scoping request

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-----Original Message-----

From: Bob Morgan <robertmorgan@baymoon.com>
Sent: Friday, May 1, 2020 12:43 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Cc: Rick Longinotti <longinotti@baymoon.com>
Subject: NOP Scoping request

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Ms. Hansen,

I'm writing on behalf of the Campaign for Sustainable Transportation and would like to make two requests of the E.I.R. study.

1) We ask that all vacant properties along the Soquel Dr. transportation corridor between the highway 1 intersection and the 41st Ave, intersection be examined as potential sites for the medical facility. We are concerned that the medical project at its current planned location is not accessible by transit.

2) We also ask that all transit options to the facility be explored to enable patients and employees to go to and fro by transit.

Thank you.

Best regards,

Bob Morgan

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Wednesday, March 25, 2020 10:26 AM
To: David Carlson; Anais Schenk; Alyson Tom; Ashleigh Trujillo; Robert Hambelton; John Ricker; Robert Hambelton; George Dix; Russell Chen; Rodolfo Rivas
Cc: Jonathan DiSalvo
Subject: [EXT] FW: Notice of Preparation for Environmental Impact Report

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good morning,

Below please find a public comment received on the NOP for the medical office building. This comment involves traffic, stormwater, waste water, aesthetics, noise, population/housing.

Best,
Stephanie

From: Becky Steinbruner <ki6tkb@yahoo.com>
Sent: Tuesday, March 24, 2020 8:46 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>; Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Cc: Becky Steinbruner <ki6tkb@yahoo.com>
Subject: Re: Notice of Preparation for Environmental Impact Report

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Ms. Hansen,
Thank you for this information. Due to the COVID-19 mandates, and the fact that all libraries, including the Porter Memorial, are closed, and the Capitola Library is still under construction, I feel that an additional 30 days for public comment is reasonable and should be granted.

I have read the document briefly and would like to submit the following comment:

- 1) Traffic impacts of the project **must** be evaluated via a two-week-long continuous traffic analysis conducted **once the COVID-19 shelter-in-place mandates have been lifted and normal commerce restores**. The traffic count must be done to accurately count the traffic flows on the Soquel Avenue frontage road throughout 24-hour periods on weekdays as well as weekends.
- 2) Traffic impacts on local businesses and residents in Live Oak must be evaluated to determine what, if any, mitigations are possible. Adding another freeway on-ramp for southbound Highway One in the Kaiser area could relieve the already congested Soquel Avenue frontage road. The valid and meaningful traffic analysis must be an integral part of the EIR. The previous traffic analysis was done by cameras in operation for a brief two hours on a weekday and was unacceptable and meaningless.
- 3) There is currently NO Metro bus service to this area. The applicants must be required to pay for adding this service to the proposed facility, including the cost of the additional buses, drivers and passenger stations. The bus needs to enter

the Kaiser premises for passenger service to the door of the main medical facility entrance to accommodate the elderly and infirm with mobility challenges. This must be addressed in the EIR and the funding of the new Metro service in perpetuity be made a condition of the project approval.

4) The shoulder on either side of Soquel Avenue frontage road is narrow and poorly-maintained, making bicycle traffic hazardous. Existing stormwater drainage grates are in the narrow shoulder and force bicyclists to veer into the lane of auto traffic. The proposed Kaiser medical facility applicants must be required to create wider shoulders along Soquel Avenue, preferably with a protected bike lane on both sides of the the busy roadway. Enhancing bicycle and pedestrian use to accommodate the increased trip visitations to the area

4) Storm water drainage is already problematic, causing the area of Far West Nursery growing grounds adjacent to the proposed Kaiser facility to flood frequently in the winter rainy season. The proposed Kaiser facility will add significantly to the impervious surface area and cause further potential flooding to the nearby nursery and possibly to the adjacent Beach Comber Mobile Home Park, an affordable housing community. This must be addressed in the EIR.

5) The applicant must hold a public meeting in the Beach Comber Mobile Home Park community room, with Spanish translation, in order to provide equitable noticing and meaningful input for those residents. These residents will be significantly impacted by construction and the imposing four-story structures looming over their homes and backyards. How will Kaiser screen their community to preserve their privacy from views of and by the Kaiser facility? **This must be addressed NOW, as well as for later EIR comment and notifications thereof.**

Beachcomber Mobile Home Park in Live Oak

Beachcomber Mobile Home Park is located at 2627 Mattison Lane in the Live Oak area of Santa Cruz, Ca, 95062. This affordable housing mobile home park is a medium sized park of 71 units, with a great commute location. This is an all age co-op park. There are income limitations in order to be able to qualify to live in this park. Contact the park at the number at the bottom of the page to see about qualifying if this park is of interest. Space fee was approximately \$370 as of 2017.

6) The Sanitary Sewer conveyance system in the Rodeo Basin in the proposed Kaiser medical facility is currently at over-capacity, according to Mr. Kent Edler's comment on the PureWater Soquel Project Advanced Treatment Facility EIR, which is planned for a parcel nearby. How will the proposed Kaiser medical facility sewage train affect the over-capacity system? Kaiser should be required to pay for any and all sewage conveyance upgrades. This must be addressed in the EIR.

See Page 35-36 in this document:

https://www.soquelcreekwater.org/sites/default/files/documents/PWS_Responses_to_Comments_chapter3a.pdf

Impact 4.17-1, Impact CU-UTL, 3.8.1 The Chanticleer site is located in the SCCSD "Rodeo Basin", which has been declared by the SCCSD Board as overcapacity. New non-residential connections in this basin are limited to 1,000 gpd of discharge. The DEIR discusses a separate 8" brine conveyance from the AWPf at the Chanticleer site to the City of Santa Cruz WWTP, however the DEIR is silent on whether a new connection to the SCCSD sanitation system will be required, and if so, what the expected discharge will be. SCCSD is putting together a project to resolve the overcapacity declaration, however that may take 3+ years. SCCSD staff is available to discuss options (such as a connection point outside of the Rodeo Basin) with District staff if the expected discharge will exceed 1,000 gpd. Section 3.8.1 lists SCCSD as a local agency which may require a sewer connection and discharge permit. As discussed above, please provide more information on whether a connection to SCCSD's system is needed and what the expected discharge amount is.

7) Aesthetics of the looming four-story structures on the neighborhoods and from the Highway One corridor must be addressed in the EIR with realistic and effective mitigations.

8) Winter shadowing impacts on the growing grounds of Far West Nursery directly adjacent will be significant. How will Kaiser mitigate the impacts on the nursery's livelihood and operation? This must be addressed in the EIR.

9) Noise must be evaluated not only for construction phase but also the operational impacts. How many sirens will the neighborhood residents and business owners have to hear on a daily basis? What are the expected operating hours of the Kaiser medical facility? Are weekends included? The neighborhoods already hear a lot of noise from the freeway and the flea market across the freeway, as well as sirens of emergency responders going to Dominican Hospital. This must be addressed in the EIR.

10) The existing Nigh storage yard is in fact home to many impoverished citizens living in unconventional structures or campers. While not permitted, it is a real and significant population that will be displaced by the proposed Kaiser medical facility. There must be adequate attention given to relocation of these people or they will be forced to scatter to local business parking lots and vacant areas. How will Kaiser provide housing for these displaced impoverished people? This must be addressed in the EIR.

11) There are also a few legitimate small business owners operating from within the proposed Kaiser medical site, such as Dogherra's Towing. How will this proposed project impact the small businesses dependent upon the site location and costs? How will Kaiser mitigate this significant negative economic impact on business owners? This must be included in the EIR.

12) The parcel that is proposed for the Kaiser medical facility is one of the last R-Combining Overlay areas established by the County Planning Department in 2008 to be designated for dense affordable housing. Where will Kaiser relocate those 102 affordable housing units designated in the R-Combining Overlay by the County Planning Department?

A report last year to the Planning Commission provided some information that has been somewhat elusive to the public, namely the locations of the R-Combining Districts for very dense affordable housing were identified in about 2008. (page 9 of Exhibit A here: <http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/PLNSupMaterial/PC/agendas/2019/20190313/006.pdf>)

One of those is the Nigh Property, 5940 Soquel Avenue, and would provide a spot for 102 affordable housing units on 5.1 acres. How is the Kaiser applicant going to mitigate the loss of 102 affordable housing units in Santa Cruz County? One possibility could be to require inclusion of on-site affordable housing for staff, as is currently being considered by the County for applications at other medical facilities and schools. The loss of the R-Combining affordable housing the County had planned must be addressed in the EIR.

13) Please require flagging and staking of the two proposed buildings to provide the public with meaningful and visible physical delineation of the proposed buildings. Please include easily-visible signage along Chanticleer Avenue and Soquel Avenue to alert passersby of current comment opportunities, picture of the proposed buildings, and comment deadline information.

Thank you for the notification of this critical environmental study. **Please extend the comment period, make the documents available in areas accessible to the public when COVID-19 mandates for shelter in place are lifted**, and hold Spanish translated meetings at the BeachComber Mobile Home Park and Live Oak Grange.

Please acknowledge that you have received this message. Thank you.

Sincerely,
Becky Steinbruner
3441 Redwood Drive
Aptos, CA 95003
831-685-2915

On Wednesday, March 25, 2020, 12:33:00 AM UTC, Stephanie Hansen <stephanie.hansen@santacruzcounty.us> wrote:

Good afternoon,

As required under 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 located at 5940 Soquel Avenue in unincorporated Santa Cruz. You are receiving this notice because you previously indicated your interest in this project or attended a community meeting on the project.

The County of Santa Cruz has determined that an EIR is the appropriate environmental document to evaluate the potential environmental impacts of the 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. Attached you will find the required Notice of Preparation (NOP) required under CEQA, which also includes a detailed description of the project and its location.

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 project may have on the physical environment, ways in which those effects might be minimized, and potential alternatives to the project that should be addressed in the EIR. 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.** 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

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>

Thank you for your interest in this project and our community.

Stephanie Hansen, AICP

Principal Planner

Sustainability and Special Projects

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

(831) 454-3112

stephanie.hansen@santacruzcounty.us

George Dix

Subject: RE: [EXT] FW: EIR Notice of Preparation for Medical Office Building

From: Robert Hambelton <Robert.Hambelton@santacruzcounty.us>

Sent: Wednesday, March 25, 2020 11:00 AM

To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>

Cc: Ashleigh Trujillo <Ashleigh.Trujillo@santacruzcounty.us>

Subject: RE: EIR Notice of Preparation for Medical Office Building

Stephanie; Thank you. My only comment on the NOP would come to late, as it went out yesterday. Although we will surely continue receive correspondence through DPW, I suggest that future notices include the Santa Cruz County Sanitation District, under the heading of "Special Districts", as we are, officially, a separate legal entity.

Apart from my role as a County employee, I must say I would be pleased to see the zoning change proposed. I have long been disappointed by zoning for multi family housing along freeway frontages, as evidenced by the new housing along the southern stretches of Highway 85 in Santa Clara County. I believe that few, even those of moderate or desperate means, wish to live overlooking a freeway. I further believe, *with no scientific evidence to back me up*, that living in such a location can only have negative long term psychic and possible respiratory repercussions for children who grow up in such a setting. Further, the remoteness of daily services make this site largely "unwalkable" for children, families, the elderly, or those with limited mobility. I, for one, decided against locating my parents in the MHP behind this parcel for this very reason. I think medical offices is a much better use. Just my 2 cents.

Bob Hambelton, DPW (831) 454-2783

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Thursday, March 26, 2020 11:27 AM
To: George Dix
Subject: [EXT] FW: Notice of Preparation for Environmental Impact Report

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi George,

Here is another public comment. Let me know if you want me to forward these as they come, or hold on to them, or a combo, depending on the substantive natures of the comments.

-----Original Message-----

From: Bob Morgan <robertmorgan@baymoon.com>
Sent: Wednesday, March 25, 2020 2:44 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Cc: Michael Guth <mguth@guthpatents.com>
Subject: Re: Notice of Preparation for Environmental Impact Report

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Ms. Hansen,

I have just seen notification of the EIR public comment for the Kaiser project.

I respectfully ask that the comment period be extended by 45 days to allow all of us coping with County Covid -19 accomodations, including the access to public libraries, where the EIR would be accessible, time to review the document, research and write valid responses and submit them to the department.

This crisis is unprecedented. I hope the planning department considers the extraordinary circumstances in which we are living and extends the comment period.

Respectfully,

Bob Morgan

DEPARTMENT OF TRANSPORTATION

CALTRANS DISTRICT 5
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
www.dot.ca.gov/dist05/



*Making Conservation
a California Way of Life.*

April 6, 2020

SCr-1-14.27

SCH#2020039067

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

**COMMENTS FOR THE NOTICE OF PREPARATION (NOP)-MEDICAL OFFICE BUILDING
PROJECT, SANTA CRUZ, CA**

Dear Ms. Hansen:

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the Medical Office Building Project NOP which proposes a new four-story medical office building and the construction of a four-story parking garage. Caltrans offers the following comments in response to the NOP:

1. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.
2. As a result of Senate Bill (SB) 743, effective July 2020 Caltrans will replace vehicle level of service (LOS) with vehicle miles traveled (VMT) as the primary metric for identifying transportation impacts from local development. The focus now will be on how projects are expected to influence the overall amount of automobile use instead of traffic congestion as a significant impact. For more information, please visit: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. At times, certain locations of concern, such as at-grade connections to State Routes without channelization, may still require future study or conflict analysis.
3. Employing VMT as the metric of transportation impact Statewide will help to promote Green House Gas (GHG) emission reductions consistent with SB 375 and can be achieved through influencing on-the-ground development. Implementation of this

Stephanie Hansen
April 6, 2020
Page 2

change will rely, in part, on local land use decisions to reduce GHG emissions associated with the transportation sector, both at the project level, and in long-term plans (including general plans, climate action plans, specific plans, and transportation plans) and supporting Sustainable Community Strategies developed under SB 375.

4. Caltrans appreciates the applicant's early commitment to fulfilling SB 743 goals of lowering VMT's and GHG's in the planning process by providing 47 electric vehicle (EV) charging stations along with new pedestrian and bicycle infrastructure.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3157 or email christopher.bjornstad@dot.ca.gov.

Sincerely,



Chris Bjornstad
Associate Transportation Planner
District 5 Development Review



Campaign for Sustainable Transportation

Rick Longinotti, Co-chair Rick@sustainabletransportationSC.org

April 18, 2020

Comments on the Notice of Preparation for the Kaiser office building

The Campaign for Sustainable Transportation welcomes the development of new Kaiser medical facilities in Santa Cruz. However, our organization is concerned about the proposed location of the medical building on Soquel Ave, the frontage road next to Highway 1. This location will not support our County's goal to make important destinations accessible without a trip by car. The closest bus stop is on Capitola Rd, a fifteen minute walk.

We are concerned that any mitigation that proposes a bus route detour from Capitola Rd. could increase travel time on that route, at the expense of riders who are not headed to the medical facility. The widely-accepted principle of transit planning is to keep bus routes from deviating from linear transit corridors. Development should follow transit routes, rather than transit following development.

It may be a helpful mitigation to require that Kaiser fund a new bus route on 17th Ave that allows transfers from routes along Portola, Brommer and Capitola Rd. Since new routes are very expensive, perhaps the most practical solution would be to locate the Kaiser facility on Soquel Dr. where there is frequent transit service. The environmental review should consider the vacant parcels along Soquel Dr.

The current concept for the project includes 730 parking spaces, a larger parking facility than any in Santa Cruz outside of UCSC. This indicates that a large number of auto trips are expected. Our community is making an effort to reduce vehicle trips and this project would reverse our progress. We request that the environmental review analyze alternative commute modes and incentives for employees, including paying employees to commute by bike, bus, and vanpool, in order to minimize the size of parking facilities.

We hope that the environmental review will take into account the causal link between increasing auto dependency by poor land use decisions and rates of obesity, asthma, stress, and traffic injuries and deaths.

Thank you,



George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, May 4, 2020 9:51 AM
To: George Dix; Anais Schenk; Russell Chen; Rodolfo Rivas; Gary Black; Ben Rosenfeld; Venter, Frederik; john@swiftconsultingservice.com
Subject: [EXT] FW: Capitola NOP Response 5940 Soquel Avenue
Attachments: Capitola NOP Response 5940 Soquel Avenue.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good morning all,

Please see attached a scoping comment from the city of Capitola, relative to two points we discussed last week—40th and cumulative projects. I'd like to quickly confirm the "reasonably foreseeable" definition to make sure our decision not to include the mall redevelopment is solid.

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Sent: Friday, May 1, 2020 3:02 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Capitola NOP Response 5940 Soquel Avenue

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Stephanie,

Please see attached response to 5940 Soquel Avenue project. We are still anticipating the mall development project. I look forward to coordinating with you.

Regards,

Katie Herlihy, AICP
Community Development Director

City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(831) 475-7300 ext. 216



Planning Counter Hours: 1 - 4 p.m., Monday - Friday



420 Capitola Avenue
Capitola, California 95010
Telephone: (831) 475-7300
FAX: (831) 479-8879
Website: www.ci.capitola.ca.us

April 22, 2020

Stephanie Hansen, AICP, Principal Planner
Santa Cruz County Planning Department
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

**Subject: Medical Office Project - 5940 Soquel Avenue Notice of Preparation (NOP)
(State Clearinghouse #2020039067)**

Dear Ms. Hansen:

Thank you for sending the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Medical Office Project at 5940 Soquel Avenue to the City of Capitola for review and comment. We appreciate the opportunity to review the NOP and provide you with our comments.

Project Understanding

The project site is an approximately five-acre parcel (APN 029-021-47) located at 5940 Soquel Avenue, just south of State Route (Highway) 1 in Santa Cruz County, near the intersection of Soquel Avenue and Chanticleer Avenue. The proposed project site has a General Plan designation of *R-UH (Urban High-Density Residential)* and is zoned *RM-2-R (Multi-Family Residential)*.

As stated in the NOP, the project proposes a new four-story medical office facility approximately 60 feet in height. The proposed building would provide approximately 160,000 square feet of medical office use for specialty outpatient services. Services may include advanced medical and urgent care clinics, and outpatient surgery facilities, support services for urgent care and outpatient surgery including pharmacy, laboratory, imaging facilities, primary care, women's health, pediatric health, optometry, hearing, vision essentials, neurology, endocrinology, gastroenterology, hematology/oncology, infectious diseases, rheumatology, nephrology, pulmonology, sleep lab, orthopedics, podiatry, pain medicine, physical medicine and rehabilitation dermatology, health education, telehealth, cafe, and administrative office spaces.

The project would also include a four-story parking garage west of the proposed medical office building. It would accommodate five levels of parking and include 730 new vehicle parking spaces to serve the proposed medical uses.

Comments Regarding the EIR Analysis for the Kaiser Medical Project

The City of Capitola respectfully submits the following comments on the NOP. We would appreciate consideration and analysis of these issues in the Draft EIR currently being prepared for the project.

1. Traffic/Circulation – Evaluate Opening 40th Avenue

The City of Capitola requests the Draft EIR, in particular the traffic analysis prepared for the EIR, evaluate the potential impacts and implications of opening 40th Avenue to through traffic. The City is particularly interested in how opening 40th Avenue might alter traffic and circulation from this site and generally in the local area.

2. EIR Cumulative Analysis

The City of Capitola completed a conceptual review process for a potential project to redevelop a substantial portion of the Capitola Mall property during the fall of 2019. The Capitola Mall is 46.16 acres in total and is located on the west side of 41st Avenue, between Clares Street and Capitola Road. The existing Mall contains a total of 640,631 square feet of building area on ten parcels and is surrounded by a mix of existing commercial development, with some residential development to the west and southwest.

The conceptual review process provides an opportunity for an applicant to receive early feedback from the City and the public on a concept prior to submitting a full application. In this case, the applicant, Merlone Geier Partners, sought guidance and feedback on a preliminary design for redevelopment of 31.44 acres of the 46.16-acre Capitola Mall with a mix of commercial, retail, and residential uses. Attached is a copy of the conceptual review application submitted by Merlone Geier.

The City is currently awaiting the submittal of a formal application for this project by Merlone Geier, which is expected later this spring. While the formal application has not been filed yet, this project is in-process and is considered a "reasonably foreseeable" cumulative project for the purposes of CEQA analysis. The City requests that Santa Cruz County carefully consider all reasonably foreseeable cumulative projects in the region, particularly the future Capitola Mall redevelopment project, as part of the EIR's cumulative impact analysis. City Staff will make ourselves available to answer any questions you have about the Mall redevelopment or the status of the City's planning review process.

Thank you again for the opportunity to comment on the environmental analysis for this project. If you have any questions or want to discuss these comments, please contact me at 831.475.7300 or by email at kherlihy@ci.capitola.ca.us.

Respectfully,



Katie Herlihy, AICP
Community Development Director



420 Capitola Avenue
Capitola, California 95010
Telephone: (831) 475-7300
FAX: (831) 479-8879
Website: www.ci.capitola.ca.us

April 22, 2020

Stephanie Hansen, AICP, Principal Planner
Santa Cruz County Planning Department
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

**Subject: Medical Office Project - 5940 Soquel Avenue Notice of Preparation (NOP)
(State Clearinghouse #2020039067)**

Dear Ms. Hansen:

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Thank you again for the opportunity to comment on the environmental analysis for this project. If you have any questions or want to discuss these comments, please contact me at 831.475.7300 or by email at kherlihy@ci.capitola.ca.us.

Respectfully,



Katie Herlihy, AICP
Community Development Director



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



April 22, 2020

Ms. Stephanie Hansen
Santa Cruz County Planning Department
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060
stephanie.hansen@santacruzcounty.us

Subject: Medical Office Building Project, Notice of Preparation, SCH #2020039067,
Santa Cruz County

Dear Ms. Hansen:

The California Department of Fish and Wildlife (Department) has reviewed the Notice of Preparation (NOP) prepared by the County of Santa Cruz Planning Department (County) for the Medical Office Building project (Project) located in Santa Cruz County. The Department is submitting comments on the NOP regarding potentially significant impacts to biological resources associated with the Project.

DEPARTMENT ROLE

The Department is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources (e.g., biological resources). The Department is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT LOCATION AND DESCRIPTION SUMMARY

The Project is located at an existing storage and junkyard/salvage facility, 5940 Soquel Avenue, Santa Cruz, CA 95062 in Santa Cruz County; Assessor's Parcel Number 029-021047.

The Project includes the development of the existing facility into a four-story 160,000 gross square foot medical office and a four-story parking garage. The Project will also include the construction of photovoltaic solar panels on the parking garage rooftop and a new stormwater outfall along Rodeo Gulch.

COMMENTS AND RECOMMENDATIONS

The Department offers the following comments and recommendations to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on biological resources.

Ms. Stephanie Hansen
Santa Cruz County Planning Department
April 22, 2020
Page 2 of 5

COMMENT 1: Cumulative impacts

The Project has a potential to contribute to cumulative impacts, such as increasing deleterious material (e.g., trash, pollutants, etc.) into Rodeo Gulch due to the increase of visitors to the Project area, and increase in stream flow due to funneling of storm runoff throughout the Project to an outfall at Rodeo Gulch. Any cumulative impact to biological resources should be mitigated to the extent possible or avoided.

COMMENT 2: Stream hydromodification

Issue: The Project could increase impervious surfaces at the Project site. Impervious surfaces, stormwater systems, and storm drain outfalls have the potential to significantly affect fish and wildlife resources by altering runoff hydrograph and natural streamflow patterns.

Evidence the impact would be significant: Urbanization (e.g., impervious surfaces, stormwater systems, storm drain outfalls) can modify natural streamflow patterns by increasing the magnitude and frequency of high flow events and storm flows (Hollis 1975, Konrad and Booth 2005).

Recommendations to minimize significant impacts: The Department recommends that storm runoff be dispersed as sheet flow through the property rather than funneled to a stormwater outfall. The Department also recommends incorporating permeable surfaces throughout the Project to allow stormwater to percolate in the ground and prevent stream hydromodification.

COMMENT 3: Artificial lighting

Issue: The Project could increase artificial lighting. Artificial lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife.

Evidence the impact would be significant: Night lighting can disrupt the circadian rhythms of many wildlife species. Many species use photoperiod cues for communication (e.g., bird song; Miller 2006, determining when to begin foraging (Stone et al. 2009), behavior thermoregulation (Beiswenger 1977), and migration (Longcore and Rich 2004). Aquatic species can also be affected, for example, salmonids migration can be slowed or stopped by the presence of artificial lighting (Tabor et al. 2004, Nightingale et al. 2006).

Recommendations to minimize significant impacts: The Department recommends eliminating all non-essential artificial lighting. If artificial lighting is necessary, the Department recommends avoiding or limiting the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active. The Department also recommends that outdoor lighting be shielded, cast downward, and does not spill over onto other properties or upwards into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>).

Ms. Stephanie Hansen
Santa Cruz County Planning Department
April 22, 2020
Page 3 of 5

COMMENT 4: Nesting Birds

Issue: Project construction could result in disturbance of nesting birds.

Evidence the impact would be significant: Noise can impact bird behavior by masking signals used for bird communication, mating, and hunting (Bottalico et al. 2015). Birds hearing can also be damaged from noise and impair the ability of birds to find or attract a mate and prevent parents from hearing calling young (Ortega 2012).

Recommendations to minimize significant impacts: If ground-disturbing or vegetation-disturbing activities must occur during the breeding season (February through early-September), the Project applicant is responsible for ensuring that implementation of the Project does not result in violation of the Migratory Bird Treaty Act 1918 or Fish and Game Code.

To evaluate and avoid for potential impacts to nesting bird species, the Department recommends incorporating the following mitigation measures into the Project's draft Environmental Impact Report, and that these measures be made conditions of approval for the Project.

Recommended Mitigation Measure 1: Nesting Bird Surveys

The Department recommends that a qualified avian biologist conduct pre-activity surveys for active nests no more than seven (7) days prior to the start of ground or vegetation disturbance and every 14 days during Project activities to maximize the probability that nests that could potentially be impacted are detected. The Department also recommends that surveys cover a sufficient area around the Project site to identify nests and determine their status. A sufficient area means any area potentially affected by the Project. Prior to initiation of ground or vegetation disturbance, the Department recommends that a qualified biologist conduct a survey to establish a behavioral baseline of all identified nests. Once Project activities begins, the Department recommends having the qualified biologist continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, The Department recommends stopping the work causing that change and consulting with the Department for additional avoidance and minimization measures.

Recommended Mitigation Measure 2: Nesting Bird Buffers

If continuous monitoring of identified nests by a qualified avian biologist is not feasible, the Department recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is compelling biological or ecological reason to do so, such as when the Project site would be concealed from a nest site by topography. The Department recommends that a qualified avian biologist advise and support any variance from these buffers.

Ms. Stephanie Hansen
Santa Cruz County Planning Department
April 22, 2020
Page 4 of 5

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Permit must be obtained if the Project has the potential to result in “take” of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (CEQA section 21001(c), 21083, and CEQA Guidelines section 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency’s FOC does not eliminate the Project proponent’s obligation to comply with Fish and Game Code section 2080.

Lake and Streambed Alteration Program

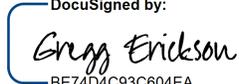
Notification is required, pursuant to the Department’s LSA Program (Fish and Game Code section 1600 et. seq.) for any Project-related activities that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. The Department, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. The Department may not execute the final LSA Agreement until it has complied with CEQA (Public Resources Code section 21000 et seq.) as the responsible agency.

FILING FEES

The Department anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code Section 711.4; Pub. Resources Code, section 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by the Department.

Thank you for the opportunity to comment on the Project’s NOP. If you have any questions regarding this letter or for further coordination with the Department, please contact Ms. Monica Oey, Environmental Scientist at (707) 428-2088 or monica.oey@wildlife.ca.gov; or Ms. Randi Adair, Senior Environmental Scientist (Supervisory), at randi.adair@wildlife.ca.gov.

Sincerely,

DocuSigned by:

BE74D4C93C604EA...
Gregg Erickson
Regional Manager
Bay Delta Region

Ms. Stephanie Hansen
Santa Cruz County Planning Department
April 22, 2020
Page 5 of 5

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George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 27, 2020 9:11 AM
To: George Dix
Subject: [EXT] FW: Kaiser Santa Cruz MOB

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good morning George,

Please add to comments.

From: George Hurley <georgeh@dpr.com>
Sent: Monday, April 27, 2020 8:35 AM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Kaiser Santa Cruz MOB

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Stephanie, my name is George Hurley. I am a resident at 319 Arthur Avenue, Aptos. I was on the virtual town hall meeting concerning the entitlement process for the Kaiser Santa Cruz MOB. I asked if, in light of the Coronavirus Pandemic, Santa Cruz would be trying to expedite this project to make available the wonderful facility for the community. The entitlements have been ongoing for a year and will continue to mid-2021. 3 years to entitle a project, especially a healthcare project, seems very long. I asked the question on the Webinar but was not sure where the answer would be provided. Please let me know.

I hope you are remaining safe and thank you for your support. Talk soon.

George Hurley
319 Arthur Avenue
Aptos, CA 95003
408.398.7599 (M)

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, May 4, 2020 9:26 AM
To: George Dix
Subject: [EXT] FW: Medical center project

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good morning George,

Starting with this email, I'm sending you the rest of the timely comments.

-----Original Message-----

From: heather hutchison <hez_lindsey@hotmail.com>
Sent: Friday, May 1, 2020 12:05 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Medical center project

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Stephanie -

I am a resident of the Beachcomber Mobile Home Park and have a few concerns about the medical center project.

I feel it may be overly ambitious and that Soquel Ave might have a hard time supporting the additional traffic especially during peak traffic hours. If the size of the project is not reduced it seems like a traffic light at the end of Mattison Lane will be needed so area residents can get out onto Soquel Ave during peak traffic times.

I also have concerns about the proximity of the parking structure to property line and feel the current proposal will have a negative impact on the Beachcomber Mobile Home Park residents at the end of the park next the adjoining fence line. If the parking structure is changed so that it is aligned with the medical center building it would add an additional landscape area to create more of a buffer and reduce the negative impact on our residents.

Thank you for hearing my concerns -

Heather Hutchison
2627 Mattison Lane, #11
Santa Cruz, CA 95062

Sent from my iPhone

> On May 1, 2020, at 9:27 AM, Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us> wrote:
>
> Good morning Heather,
>
> I have not received any emails from you.

>
> Stephanie
>
> -----Original Message-----
> From: heather hutchison <hez_lindsey@hotmail.com>
> Sent: Friday, May 1, 2020 9:23 AM
> To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
> Subject: Please confirm
>
> ****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****
>
> Hi Stephanie -
>
> Please confirm you got my previous email as it never showed up in my sent box. Might be because I used the link in a email though.
>
> Stay safe -
> Heather Hutchison
>
> Sent from my iPad

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 6, 2020 4:33 PM
To: George Dix
Subject: [EXT] FW: Comments Regarding Medical Office Building Project

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: John Hall <jhall5@ucsc.edu>
Sent: Monday, April 6, 2020 1:26 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Comments Regarding Medical Office Building Project

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I hereby register my very strongest objections to the proposal for a medical building on Soquel Ave. near Chanticlear.

In terms of urban planning, this is absolutely the wrong location for a project of this magnitude. The Highway 1 interchanges at Soquel Ave. and 41st Street are already extremely overburdened and there is no easy mitigation for the traffic problems that would be created by locating the facility at the planned location.

In addition, the location is not presently served by convenient public transportation and any added public transportation would likely be a spur line, which would not facilitate its use by disabled or elderly people.

I am all in favor of increased medical services in the county, but the public has the right to expect a location that will not create additional transportation problems.

Thank you for your consideration,

John Hall

[John R. Hall](#)
Research Professor of Sociology
University of California - Santa Cruz and Davis
[The Ways Out: Utopian Communal Groups in an Age of Babylon, 2nd edition](#)
<https://sociology.ucsc.edu/about/directory-emeriti.php?uid=jhall5>
<https://ucdavis.academia.edu/JohnHall>

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, March 27, 2020 10:40 AM
To: George Dix
Subject: [EXT] FW: Project Question

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi George,

Fowarding another comment.

From: Jean Brocklebank <jeanbean@baymoon.com>
Sent: Friday, March 27, 2020 10:28 AM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Project Question

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Stephanie ~ FYI.

Jean

Begin forwarded message:

From: Jean Brocklebank <jeanbean@baymoon.com>
Date: March 27, 2020 10:24:09 AM PDT
To: bill@millermxfield.com
Cc: John Leopold <John.Leopold@santacruzcounty.us>
Subject: Project Question

Dear Bill ~

I received an auto reply from Leslie when I used the email link (5940soquel@gmail.com) from the EIR Scoping Project newsletter about the April 2 virtual meeting. *Here is the auto reply:*

From: Leslie Ruble <leslie@millermxfield.com>
Subject: Automatic reply: Project Question
Date: March 27, 2020 10:14:10 AM PDT
To: Jean Brocklebank <jeanbean@baymoon.com>

Leslie is no longer with Miller Maxfield. Please contact Bill Maxfield at 831.227.6469 or bill@millermxfield.com

And here is *my original message* to 5940soquel@gmail.com:

From: Jean Brocklebank <jeanbean@baymoon.com>

Date: March 27, 2020 10:14:00 AM PDT

To: 5940soquel@gmail.com

Subject: Project Question

The EIR Scoping session should be postponed.

There will be hundreds of people interested in this and the internet is working at capacity now with all of the virtual meetings. Additionally, this disenfranchises those who do not have high speed internet.

Additionally, it appears that for some reason April 2 is becoming full of virtual meeting, including one County advisory commission meeting.

Jean Brocklebank
Santa Cruz, CA 95062

For the record, the Santa Cruz public cannot be properly engaged in the EIR Scoping session as planned. Please postpone the meeting until the public is well-served.

Thank you,
Jean

George Dix

To: Stephanie Hansen
Subject: RE: [EXT] FW: Notice of Preparation for Kaiser Permanente Medical Office Building & Parking Structure

From: Linda Wilshusen <l-j-w@pacbell.net>

Sent: Thursday, April 30, 2020 12:31 PM

To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>

Cc: John Leopold <John.Leopold@santacruzcounty.us>; Regional Transportation Commission <info@sccrtc.org>

Subject: Notice of Preparation for Kaiser Permanente Medical Office Building & Parking Structure

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

April 30, 2020

Dear Ms. Hansen -

Thank you for the opportunity to comment on the Notice of Preparation for the Kaiser Permanente Medical Office Building and Parking Structure. My comments pertain to the Transportation section.

1. The substantive expected increase in VMT from this project will be one of its most challenging impacts to mitigate, especially as it will affect Live Oak neighborhoods, residents and businesses who are dependent on nearby intersections and interchanges for access to Highway 1 both north and southbound, for access to businesses and services on the north side of the freeway, and for access into Santa Cruz and the 41st Avenue business districts. All intersections associated with the Highway 1 interchanges at Soquel Ave/Drive and 41st Avenue should be analyzed for impacts and potential operational improvements and mitigation measures/projects, as well as all local and signalized intersections along the Soquel Avenue frontage road.

2. A recent traffic study for a nearby commercial development proposal - CVS, proposed to be located at the on/off ramps on the north side of the Highway 1/Soquel Avenue/Drive interchange - included quite a bit of discussion of that interchange. In my recent (4/27/20) comments on the draft Mitigated Negative Declaration for that project, I stated, "In numerous places in the traffic study, as well as in the MND, there are statements to the effect that 'Caltrans plans to reconstruct the Highway 1/Soquel Drive interchange' (p. 48, MND). It also notes that 'the project is not yet funded.' In fact, this fantasy project is not on any public list to compete for funding, including the County's own list, anytime in the foreseeable (25 years) future and probably never. The County should not allow prospective developers to even reference these 'plans' as part of their project traffic analysis." I echo this comment now for this NOP, and request that this comment also be applied to any similar 'plans' for reconstruction of the 41st Avenue and Bay Avenue Interchanges. While Highway 1 is a state highway under the purview of Caltrans, identifying funding for operational and capacity increasing projects are the responsibility of regional transportation agencies where the state facility is located; lists referenced above include the constrained project list of the *2040 Santa Cruz County Regional Transportation Plan* and Measure D (2016).

3. Also from my comments for the proposed nearby CVS: "The County and the Regional Transportation Commission should consider requiring that this developer [CVS], together with others that are proposing new significant development in the area adjacent to Highway 1 [Kaiser, Dignity Health, PAMF], commission a study of a new freeway overcrossing at 17th Avenue. Unlike in the City of Santa Cruz and Capitola (with three each), the Highway 1 segment between the Soquel Drive and 41st Avenue interchanges has zero underpasses or overcrossings for local traffic. While there is (now-outdated) logic to the 70-year history of this gap, it's time to think about how the mid-County would be best served by operational improvements that reduce the barrier to

local trips posed by the freeway, both in Live Oak and in the Aptos area." Again, I echo this comment now for this NOP, adding that the *17th Avenue Overcrossing Study* should specifically include a financing plan which distributes capital costs equitably to new and recent development as well as to users of the interchanges and the freeway.

4. Improved pedestrian and bicycle access to and from the (funded) Chanticleer Ave. Bicycle/Pedestrian Highway 1 Overcrossing should be included as project mitigations. Adequate, secure bicycle parking should be included in the project.

5. This part of Live Oak is particularly poorly served by public transit: Santa Cruz Metro provides no bus service at all along Soquel Avenue between the two Highway 1 interchanges at Soquel Drive and 41st Avenue, nor along any local streets north of Capitola Road. A required mitigation measure should be new, fully funded public transit service along Soquel Ave. connecting with other local and regional service (existing and planned), as determined by Metro via a public planning process.

Thank you very much for considering these comments. Please add me to your mailing list for future notifications about this project.

Linda Wilshusen
1115 Live Oak Ave.
Santa Cruz CA 95062
l-j-w@pacbell.net

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, May 1, 2020 10:36 AM
To: George Dix
Subject: [EXT] FW: New Kaiser

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From: marcella cantalupo <marcellacantalupo@sbcglobal.net>
Sent: Thursday, April 30, 2020 7:33 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: New Kaiser

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Stephine,

I'm writing this letter to address the the massive project that Kaiser Permanente is planning to build located at at 5940 Soquel Avenue.

I have been a resident at the Beachcomber Mobile Home Park for the past 18 years. I wanted to express my concerns regarding the impact and the disturbance these structures will bring, as well the serious traffic it imposes on our community.

Traffic is a serious issue on the Frontage Road, and literally backs up to Rodeo Gulch Road every afternoon. People already race up and down Rodeo Gulch Road and Mattison Ln looking for quicker alternatives. With an additional 350 people coming into work as well as the clients, I don't see how the Soquel Frontage Road can accommodate this kind of traffic flow, with the existing traffic issues we already have? I feel it will be literary impossible to get in and out of our park on any given day due to this massive medical building and excess traffic it will bring.

Also the noise factor as well as affecting our view from this giant building that will be looming in the back of our park? How does Kaiser plan on accommodating us with the volume of noise, lighting and view?

I think the building would be far more suited for Soquel Ave where a vacant Toys R Us and Marshall's is located. There is lots of space and room to grow. There are a lot of accommodations such as a drive through CVS planning to go in as well, from what I understand. It would make more sense being next to Sutter and Dominican, where all the medical facilities are together and people don't get confused as to with which side of the freeway?

I also feel that we need to have the County Planning Department come to our park and host a meeting regarding this entity that will affect our precious community and quality of life. Although we are a small park and considered a disadvantaged community we still deserve to be informed and receive proper noticing.

Thank You,

Sincerely,
Marcella Cantalupo

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 6, 2020 2:36 PM
To: George Dix
Subject: [EXT] FW: Kaiser Permanente Scoping Session

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-----Original Message-----

From: Michael Lewis <malewis@calcentral.com>
Sent: Sunday, April 5, 2020 9:46 AM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Kaiser Permanente Scoping Session

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I was unable to join the teleconferenced scoping session for the Kaiser Permanente project, due to computer limitations. When and how will the presentation and materials of the scoping session be available for public review?

Thank you,

Michael Lewis
LiveOak

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 20, 2020 5:56 PM
To: George Dix
Subject: [EXT] FW: Medical Office Building and Parking - Proposed

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Merrily Rosenthal <rosenthal3726@comcast.net>
Sent: Friday, April 17, 2020 3:32 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Medical Office Building and Parking - Proposed

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Stephanie;

In regards to the proposed Medical Office Building on Soquel Avenue between Mattison Lane and Chanticleer Avenue.

We would like to ask a question about a concern that we have had for a long time.

Soquel Avenue (frontage road) along Highway 1 traveling towards 41st Avenue becomes a major traffic jam during times of heavy traffic on the freeway. As we have observed it happens at the stop sign at Soquel and Gross Road, it is a nightmare to try and turn left to get onto 41st Avenue. Especially as 40th Avenue is blocked and no traffic can go through to Clares Street....If at least that was opened it would allow access so that cars weren't stuck waiting to turn left.

Now with the Medical Building being proposed we would like to ask how the planning department will address the increased backup of traffic on Soquel Avenue.

Santa Cruz keeps building and adding but where is the planning to insure that travel can be assured in a safe and timely manner?

We would appreciate hearing your response to our concern.

Thank you,

Jerry and Merrily Rosenthal
831-479-7274

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, May 1, 2020 10:33 AM
To: George Dix
Subject: [EXT] FW: Medical Building Office Project.

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Margaret Ware <megware@sbcglobal.net>
Sent: Thursday, April 30, 2020 5:57 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Medical Building Office Project.

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Ms. Hansen,

I read over the project details with great distress. The Beachcomber Mobile Home park has been our home for 18 years, and over this time I have seen the traffic on Soquel Avenue frontage road get more congested each year. My son lives only a few miles away in the town of Soquel and on some days it takes 20 to 30 minutes to get to his house. Traffic from 3:00pm to 6:00pm is pretty crazy Monday through Friday. We just can't handle this kind of added traffic on this side of the freeway!!

Adding so much more traffic on this side of the freeway seems insane, and will affect our property values in the coming years. I protest the building of this monster complex our side of the freeway!!!

There is no public transportation on this side of the freeway, and the impact on our Beachcomber community would be monstrous.

The vacated Toys-R-Us site makes so much more sense, there is public transportation already operating a block from there. We have no public transportation nearby and the project will disastrously impact a community of souls trying to have a decent life like we are here at Beachcomber. We have so little compared to most of the county, please don't destroy our present quality of life!!!

Please hear us!! We don't want to become victims in this plan by the county. We deserve a good life too!! Please hear us now!! Go to the vacated commercial site on the business side of the freeway!! Please!!!

Sincerely,
Margaret Ware
Beachcomber Space 23

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, March 27, 2020 12:58 PM
To: George Dix
Subject: [EXT] FW: 5940 Soquel Avenue EIR scoping meeting

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Michael Lewis <malewis@calcentral.com>
Sent: Friday, March 27, 2020 11:01 AM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Cc: Bill Maxfield <bill@millermxfield.com>; John Leopold <John.Leopold@santacruzcounty.us>
Subject: 5940 Soquel Avenue EIR scoping meeting

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

The EIR Scoping Session for the 5940 Soquel Avenue project should be postponed until the public can attend in person. Notice of this meeting has not been publicly distributed, with less than a week before the scheduled meeting time. I only learned of this from someone who had received an email, which I did not receive. I find nothing about the meeting on the County Planning Department website.

Low income and elderly residents may not have access to adequate computer resources to download the required application and participate in a high bandwidth live stream. During the Covid-19 response, our Internet access is overstressed due to higher demands by work from home users, which makes downloads and live streams difficult and sometimes impossible to access.

In addition, the information provided on the announcement is unclear and inaccurate. The contact email address (5940soquel@gmail.com) goes to a person who no longer works for the consultant. What little information provided in the announcement about the download and systems requirements to access the teleconference (e.g., access to the app is not restricted to the Google Chrome browser), which will lead to confusion and prevent some residents from participating in the scoping session.

Please reschedule this scoping session until Covid-19 restrictions are lifted and all interested residents will be able to attend and participate in this important meeting.

Michael Lewis
Live Oak
[Santa Cruz Online](#)

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 6, 2020 2:18 PM
To: George Dix
Subject: [EXT] FW: Comments Regarding Medical Office Building Project

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

-----Original Message-----

From: nita hertel <nitahertel@gmail.com>
Sent: Saturday, April 4, 2020 4:14 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Comments Regarding Medical Office Building Project

CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

I want to say, I think it is great that Kaiser is planning a medical facility to serve its members. I oppose the location due to its lack of access to public transportation. It is crucial that the public is served by mass transit especially in these essential services. Please advise them to return with a plan for a site that is more compatible with our need for lower greenhouse gas emissions and to better serve those who will be using the site.

Thank you,
Nita Hertel

NATIVE AMERICAN HERITAGE COMMISSION



March 25, 2020

Stephanie Hansen, AICP
 County of Santa Cruz Planning Department
 701 Ocean Street 4th Floor
 Santa Cruz, CA 95060

CHAIRPERSON
Laura Miranda
 Luiseño

Re: 2020039067, Medical Office Building Project, Santa Cruz County

VICE CHAIRPERSON
Reginald Pagaling
 Chumash

Dear Ms. Stephanie:

SECRETARY
Merri Lopez-Keifer
 Luiseño

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

PARLIAMENTARIAN
Russell Attebery
 Karuk

COMMISSIONER
Marshall McKay
 Wintun

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

COMMISSIONER
William Mungary
 Paiute/White Mountain
 Apache

COMMISSIONER
Joseph Myers
 Pomo

COMMISSIONER
Julle Tumamali-Stensile
 Chumash

COMMISSIONER
[Vacant]

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

EXECUTIVE SECRETARY
Christina Snider
 Pomo

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

NAHC HEADQUARTERS
 1550 Harbor Boulevard
 Suite 100
 West Sacramento,
 California 95691
 (916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance; and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
- a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Staff Services Analyst

cc: State Clearinghouse

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 6, 2020 2:29 PM
To: George Dix
Subject: [EXT] FW: proposed Kaiser facility

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Paula Mack <mattsonc@cruzio.com>
Sent: Saturday, April 4, 2020 6:48 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: proposed Kaiser facility

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I am opposed to locating the new Kaiser facility on the Soquel Ave. frontage road-it is too far from existing bus lines, and will therefore discourage use of bus transportation. Our county needs to promote alternatives to car trips in order to reduce fossil fuel consumption.

The 730 space parking garage is not going to merely accommodate 730 car trips. Most medical appointments are between 15 and 30 minutes, so the number of spaces represents at minimum several thousand car trips every day. The freeway and surface streets in that area are already at capacity.

The new facility should be located in an area that is on an existing bus line, like on Soquel Dr.

Sincerely, Paula Mack
1111 Hope Way, Santa Cruz 95062

Stephanie Hansen, AICP, Principal Planner
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
stephanie.hansen@santacruzcounty.us

Dear Ms. Hansen,

I am writing to you as a resident of Santa Cruz County in response to the EIR NOP and scoping meeting about the proposed new medical facility at the address of 5940 Soquel Avenue that was held on April 2.

I attended the virtual presentation on April 2nd, and found the meeting to be tremendously informative. I feel that the EIR will be thorough, professionally prepared, and will fully evaluate the potential environmental impacts of the project. We are in the midst of a global health pandemic due to the outbreak of COVID-19, and our County, like many others, will find itself overwhelmed and under prepared for a viral spread of this nature. This has caused the Governor to allow remote online meetings such as this. Although admittedly unusual, the County staff and EIR consultants thoroughly and clearly outlined the project and potential impacts to be studied. The public participants were given ample opportunity to express their views and concerns.

This project will increase access for local residents to healthcare providers, and will improve overall our collective outcomes for public health and our quality of life. Kaiser members such as myself are in need of more facilities of this nature, as they are already extremely difficult to site, permit, and build. It is of paramount importance that the review of this project not be held up for unfounded concerns about "process".

I think it needs to be emphasized at the outset and considered carefully in the EIR analysis that the medical trips that will access this new facility are really redirected trips that are already using the County road network. This facility will have little impact on traffic generally, because all the patients who will be using it are local. Traffic on our roads and highways may actually see a reduction because Kaiser members like me will no longer have to travel outside of the area to access specific care. It should also be emphasized that this project will provide ample on-site parking so as to not impact the surrounding residences and businesses.

Currently the site is an underutilized storage yard with problems related to drainage and stormwater. This project will dramatically improve the aesthetics of the area and the existing drainage issues.

In short, I find that the information presented at the scoping meeting was extremely helpful and informative. I hope the EIR process is completed in an efficient manner and the County permit review is likewise expedited as efficiently as possible, given the current health crisis and the need for more health care facilities. Thank you for the opportunity to speak to this project.

Sincerely,
Robert Singleton

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Friday, May 1, 2020 10:24 AM
To: George Dix
Subject: [EXT] FW: Comments Regarding Medical Office Building Project

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Good morning George,

Expecting a few last minute comments today.

-----Original Message-----

From: Sharon Hall <laselvagal44@gmail.com>
Sent: Thursday, April 30, 2020 2:42 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Comments Regarding Medical Office Building Project

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To: County of Santa Cruz Planning Department Principal Panner, Stephanie Hansen

April 30,2020

Dear Stephanie Hansen,

Thank-you for the information and opportunity to comment on the proposed Medical Office building and parking garage at 5940 Soquel Ave. SC,CA 95062.

I will be greatly impacted by this massive five acre development as I live directly behind the project on the south side in the Beachcomber Mobile Home Park- space 31. The road into complex will lead directly to my home.

Primarily, I am worried about the hundreds of people and cars flooding this area; the noise generated; the air and light pollution generated if this project proceeds as currently laid out.

The size of development is huge and will bring hundreds and hundreds of cars to this small sparsely developed area. I don't want 700 cars or more coming and going just on the other side of my fence. Does it have to be this big? Horns honking, car alarms blaring. Can the scope and size be scaled down? There is currently a full hospital with emergency room directly across the freeway.

The hours of operation are long- 12 hours opened for regular business and 24 hour urgent care. I worry about all the pollution from the cars and people.

Noise will be a big issue. Green house gas emissions will be a big issue.

The four story parking complex with solar panels on top will generate a lot of light coming directly into my bedroom windows.

Traffic of course will be monstrous as well. Soquel is a small road with no room to add a left turn lane. That road is currently clogged everyday with people commuting on the side road not the freeway. What will happen with 350 employees and hundreds of patients every day coming and going? It will be a loud, pollution-spewing mess for us who live here.

Rain water drainage. Currently there is no maintenance of the roads, the area is largely flat and I have had water flooding into my back yard- see enclosed photo taken last year of the lake directly behind my fence. I see the plans for storm water drainage from the front of property to Rodeo Gulch but is the rainwater from the back of the property going to be properly graded and drainage put in?

I attended the public information display several months ago and I saw the plans that include a green belt to buffer the activity from us but I saw no provisions for a fence between our small mobile home and this massive medical facility. Have any plans been put forward to mitigate the noise, light and pollution that will come with the development? I suggest a tall wall might help. I've seen the wall at the Homestead Kaiser in Santa Clara and it is really tall. We need at least the same.

I really hope the EIR will address these and other issues.

Sincerely,
Sharon

Sharon Hall
laselvagal44@gmail.com
408/ 316-6554

George Dix

From: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Sent: Monday, April 6, 2020 2:27 PM
To: George Dix
Subject: [EXT] FW: Kaiser development

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

From: Mike & Elizabeth Saint <m6e3saint@gmail.com>
Sent: Saturday, April 4, 2020 4:16 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Kaiser development

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

While I welcome the development of new Kaiser medical facilities in Santa Cruz, I am concerned about the proposed location of the medical building on Soquel Ave, the frontage road next to Highway 1. This location will not support our County's goal to make important destinations accessible without a trip by car. The closest bus stop is on Capitola Rd, a fifteen minute walk. If it was decided to add a bus route stop to accommodate serving this new facility it would increase travel time on that bus route, further dis-incentivizing the use of mass transit. Development should follow transit routes, rather than transit following development.

Our community should be making an effort to reduce vehicle trips and this project would reverse this progress. Please do not approve this project at this location. There are other locations more conveniently located along the bus route that should be considered.

Sincerely,
Elizabeth Saint

*Santa Cruz Metropolitan
Transit District*



Stephanie Hansen, AICP, Principal Planner
Santa Cruz County Planning Department
701 Ocean St, Fourth Floor
Santa Cruz, CA 95060
Stephanie.Hansen@santacruzcounty.us

Via email:

Santa Cruz METRO has reviewed the plans circulated by the County for a specialty medical office building proposed to be located at 5940 Soquel Ave, Santa Cruz, CA 95062.

As previously expressed by METRO during the initial review conducted the County in 2018, medical facilities are typically sited along main corridors that are already served by transit (e.g. Dominican Hospital and myriad other medical facilities along Soquel Drive). METRO's preferred recommendation would be that the developer and proposed tenant work to secure a location along an established transit corridor.

METRO does, however, acknowledge that suitable sites of this size are few, and therefore it may not be possible to locate elsewhere. However, with a site such as the proposed site that is not along a major arterial, METRO cannot make any promises that bus service will be provided to this location.

If the developer proceeds at this location, METRO asks that the developer and tenant explore ways to provide connections to the transit network, financially supported by the tenant. METRO has held initial exploratory discussions with the developer and proposed tenant toward that goal.

METRO requests that the EIR analyze:

- The additional delay to METRO buses traveling along Soquel Ave and Soquel Drive from Capitola Road to 41st Ave, resulting from the increased traffic at the Soquel Ave & SR 1 intersection, the Soquel Drive & Soquel Ave intersection, and the Soquel Drive & Paul Sweet Road/Commercial Way intersection, resulting from increased traffic generated by the proposed project.
- The additional delay to buses traveling along Capitola Road from Soquel Ave to 41st Ave, and along 41st Ave from Capitola Mall to Soquel Drive, resulting from increased traffic generated by the proposed project.

METRO requests that the EIR analyze potential mitigations:

- Shuttle service from the proposed medical office building to the Capitola Mall Transit Center
- Fixed route transit service from Watsonville, Capitola, and Santa Cruz to the proposed medical office building, combined with METRO transit passes provided to employees

*Santa Cruz Metropolitan
Transit District*



METRO requests that the EIR analyze potential mitigations to the roadway network to facilitate transit:

- ADA-compliant bus stops on both sides of Soquel Ave and signalized crossing of Soquel Ave at the project entrance/exit
- Sidewalks on both sides of Soquel Ave from 17th Ave to Mattison Lane
- A vehicular crossing over SR 1 at 17th Ave – open to all vehicles or transit/bicycle/pedestrian only
- Transit-only access gate on 40th Ave permitting transit through-travel from Soquel Ave to Clares St/ Capitola Mall via 40th Ave.

Pete Rasmussen
Transportation Planner
Santa Cruz METRO
prasmussen@scmttd.com
831-420-2585



SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION

1523 Pacific Ave., Santa Cruz, CA 95060-3911 • (831) 460-3200 FAX (831) 460-3215 EMAIL info@sccrtc.org

May 1, 2020

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

RE: Notice of Preparation (NOP) of an Environmental Impact Report for Medical Office Building

Dear Ms. Hansen,

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the proposed Medical Office Building located on the southern frontage of Soquel Avenue, just south of the State Route (Highway) 1 Freeway in Santa Cruz County. The Santa Cruz County Regional Transportation Commission (RTC) serves as the Regional Transportation Planning Agency (RTPA) for Santa Cruz County. The Regional Transportation Commission is responsible for delivering a full range of convenient, reliable and efficient transportation choices for the community, including projects funded by Measure D (2016).

The proposed project would be comprised of a new four-story building for medical office use and specialty outpatient services. The facility would be open to the public from 8:00 a.m. to 8:00 p.m., but urgent care and ancillary functions would operate continuously, without closing. The expected number of on-site staff, at peak, would be approximately 300 to 350 persons. The proposed project would also include the construction of a four-story parking garage with five levels of parking, with 730 new vehicle parking spaces to serve the on-site medical uses. Approximately 47 of the parking spaces can accommodate charging stations for electric vehicles. Bike lockers would also be provided.

RTC appreciates that the NOP acknowledges that the project could have potentially significant impacts on transportation and that the environmental review will include an evaluation of impacts to pedestrian and bicycle circulation, and transit facilities, in addition to automobile travel. RTC also appreciates that the environmental review will include a discussion of potential LOS deficiencies at study intersections resulting from the addition of proposed project trips, even though automobile delay is no longer considered a significant environmental impact under CEQA.

RTC submits the following comments regarding the project and its potential environmental impacts:

1. The proposed project is in the vicinity of the RTC's 41st Avenue to Soquel Avenue/Drive Auxiliary Lane Project. The 41st Avenue to Soquel Avenue/Drive Auxiliary Lane Project will construct northbound and southbound auxiliary lanes between the 41st Avenue and Soquel Avenue/Drive interchanges and construct a new bicycle and pedestrian overcrossing at Chanticleer Avenue. RTC requests that the project sponsor work with RTC Staff, Sarah Christensen, schristensen@sccrtc.org, to ensure that the proposed medical office building design does not interfere with the 41st Avenue to Soquel Avenue/Drive Auxiliary Lane Project design.
2. Historically the section of Highway 1 in the project vicinity has been the busiest in the county serving over 100,000 vehicles a day, providing access to the primary regional commercial/retail activity centers on 41st Avenue and regional medical facilities located on Soquel Drive. The proposed project will add another medical facility destination and new trips to an already busy roadway network. This will result in increased traffic in the vicinity, including nearby intersections, Highway 1 mainline and Highway 1 interchanges at Soquel Avenue/Drive and 41st Avenue. The Traffic Impact Analysis should include a detailed analysis of impacts on roadways and Highway 1. As noted in the NOP, CEQA Guidelines identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate transportation projects. RTC supports VMT as a metric to evaluate impacts of transportation projects. The 2040 Regional Transportation Plan utilizes VMT as an indicator of an environmental, and equitable transportation system that supports investment in the local economy. In addition, the Traffic Impact Analysis should evaluate potential mode conflicts in the project vicinity resulting from increased traffic volumes. Proposed transportation mitigation measures should be reviewed by the RTC and designed to work in coordination with the 41st Avenue to Soquel Avenue/Drive Auxiliary Lane Project.
3. RTC requests that the project sponsor work with the RTC to identify regional and local multi-modal traffic circulation improvements, which could include, but aren't limited to intersection signal improvements, interchange improvements at both the Soquel and 41st interchanges, and improved bicycle and pedestrian connections and enhancements. At a minimum the proposed project should:
 - a. extend the sidewalk at the front of the proposed medical office building to connect with the sidewalk in front of 5200 Soquel Avenue. Filling this gap in sidewalk will provide a continuous pedestrian facility from the proposed medical office building to the Chanticleer Pedestrian Overcrossing and to services on the inland side of Highway 1. The pedestrian/bicycle overcrossing at Chanticleer Avenue provides an alternative route for bicyclists and pedestrians currently using the Soquel or 41st interchanges to cross over Highway 1; and,
 - b. fund public transit service along Soquel Avenue. Currently Santa Cruz Metro does not provide transit service on Soquel Avenue between Highway 1 and 41st Ave.

Access to transit service is needed to provide an alternative for individuals who do not have access to a vehicle and to reduce the number of vehicle trips to the medical office building.

4. The RTC supports reducing the number of single-occupant vehicle (SOV) trips made by employees to the proposed project site by replacing SOV trips with trips using transportation alternatives including, but not limited to, carpooling, vanpooling, riding the bus, bicycling, and walking. RTC staff recommends the project sponsor discourage the provision of unlimited, free parking for employees in favor of effective, long-term employer-based Transportation Demand Management (TDM) programs. For example, the project sponsor should consider providing preferential parking for carpools, vanpools and bicycles in the new parking areas and incentives for employees to use transit.

RTC encourages the project sponsor to coordinate with the RTC's Cruz511 Program to provide transportation solutions. Cruz511 offers employers in Santa Cruz County access to an online "trip manager" system (<https://my.cruz511.org>) that provides employers, residents and visitors access to rideshare matching, multi-modal trip planning, bikeshare and transit resources, and integration with a host of other mobility services such as Waze and Strava. Employers can also conduct workplace challenges where commuters in the program earn rewards by tracking and confirming their sustainable trips, then redeem them instantly for premium rewards. Cruz511 staff will coordinate with the employee transportation coordinator (ETC) to setup the employer commute network, provide program collateral, and assist with outreach and onboarding employees in to the commute network.

5. RTC staff recommends the development of safe, direct and pleasant pedestrian walkways; provisions for lighting at pedestrian crosswalks within the facility; and fully accessible pedestrian facilities, such as curb cuts. Specifically, the site plan should include direct, designated pedestrian access from sidewalks on adjacent roadways to the front entry of the building and nearby transit stops.

If you have any questions about these comments, please contact Grace Blakeslee of my staff at gblakeslee@sccrtc.org.

Sincerely,



Guy Preston
Executive Director

CC: Commissioner Leopold



**SANTA CRUZ COUNTY
GROUP**

Of The Ventana Chapter

P.O. Box 604, Santa Cruz, CA 95061

<https://ventana2.sierraclub.org/santacruz/>

email: sierraclubsantacruz@gmail.com

May 10, 2020

Santa Cruz County Planning Department

Attn: Stephanie Hansen, AICP

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

Re: Medical Office Building Project; APN 029-021-47; Notice of Preparation of a DEIR

The Sierra Club has completed its review of the Notice of Preparation (NoP) of a Draft Environmental Impact Report, dated March 24, 2020, and is concerned that the document is lacking in several important respects. First, the NoP does not discuss nor identify for study the runoff from this project as waterflow across the Live Oak plain, which implicates jurisdictional wetlands concerns. Second, this project raises significant concerns regarding transportation impacts, which we highlight in more detail below. The Sierra Club acknowledges that this submission is dated after the revised due date of May 1, 2020, but notes that the Governor's Office of Planning and Research has released numerous guidelines related to impacts of COVID-19 since this NoP's issuance, which certainly appear to give (if not encourage) local jurisdictions discretion to extend their deadlines. The Sierra Club asks the County of Santa Cruz to exercise their discretion in this case.

Runoff/Drainage/Jurisdictional Wetlands Impacts

Prior environmental study of this project area determined that water flowing across this property had, and still does, flow through its historic pathway and this pathway includes jurisdictional wetlands under the Clean Water Act section 404. Any proposal to re-route the historic flow across this property instead into a drainage pipe along the Soquel Frontage Road is impermissible. As County law requires that there not be a change to pre-development runoff patterns, re-routing all runoff away from its historic flow southeast represents an impermissible change to pre-development runoff. Further, starving the wetlands southeast of this property is also not permissible. In the April 2008 EcoSystems West Wetlands Study undertaken for this area, wetlands were found and mapped. Further, an accompanying drainage study linked the wetlands southeast to Rodeo Creek Gulch. Combining these two studies (undertaken for the R-Combining District rezoning for the Nigh Lumber property) led to clear evidence that section 404 wetlands were involved.

In addition, all runoff from this site should be treated as required by the County's Runoff and Pollution Control Runoff Ordinance 7.79, including the use of on-site filtration such as by the use of bio-swales and other means.

The impacts to the watercourse on the Live Oak plain by the proposed diversion of historic waterflows are a significant impact that must be included in the DEIR. The proposed changes with this project present not merely cumulative impacts, but direct and significant impacts. The DEIR must address this concern.

Transportation Impacts

With regard to transportation, the Sierra Club believes that, absent significant mitigations, the scope and location of this proposed development will substantially increase vehicle miles traveled, both in the immediate area and, potentially, in the County as a whole. The proposed location of this facility makes it difficult to imagine employees or patients walking or taking transit to this facility. The site is a fifteen minute walk from the nearest, infrequent, bus line on Capitola Rd. The proposal includes 730 parking spaces, which indicates the large number of auto trips expected to be generated by this facility.

The Sierra Club policy on land-use states that "an essential strategy for reducing urban related carbon emissions is supporting dense, mixed-use communities and land uses that prioritize walking, biking or transit to meet daily transportation needs." In the case of the proposed Kaiser Development, this would mean relocating the facility to the North side of the freeway, where it would part of a more dense urban environment with access to frequent transit service. This would put the development in line with the County's own General Plan which states, "Encourage concentrated commercial centers, mixed residential and commercial uses, and overall land use patterns which reduce urban sprawl and encourage the reduction of vehicle miles traveled per person."

In addition, years of community planning were involved with the heavily funded Sustainable Santa Cruz County Plan (SSCCP), which included significant public process and was accepted by the Santa Cruz County Board of Supervisors on October 28, 2014. A project such as this was envisioned, and is properly located in the Medical District, which is across the freeway (SSCCP Figures 7-2, 7-3, 7-4). In contrast, the SSCCP reviewed this location as part of its Soquel Avenue District, and does not plan for this use in this District. Both of the aforementioned Districts have Circulation Improvement plans that will be upset by this project. We request that the EIR evaluate other locations to the north side of the freeway.

If the project continues to be scoped at the proposed location on the south side of Highway One, substantial mitigations spanning a fairly wide area would need to be constructed so as to allow and encourage access to the facility by ways other than the private automobile. We suggest that the following mitigations be considered.

- Completion of the proposed pedestrian bridge over the freeway at Chanticleer. The new bridge should include rental bicycles and scooters on both sides of the bridge. Kaiser staff should be available to help the disabled and elderly get across.
- A new bus line on 17th Ave that connects Portola Ave., Brommer St., Capitola Rd., and Soquel Ave. (We discourage consideration of detours in the route of the bus lines along Capitola Rd. Detours from linear bus routes typically undermine travel time and ridership)

- Protected bike lanes and complete sidewalks with wheelchair ‘bumps’ on Soquel Ave between the facility and the planned bicycle and pedestrian bridge at Chanticleer Ave. We note that once the bridge is completed, it will still be a .6 mile walk from Kaiser to transit on Soquel Dr.

The Sierra Club suggests that caution is exercised regarding ‘mitigations’ that include widening streets to automobiles. While these kinds of projects could conceivably increase level of service to certain areas, they could also encourage increased vehicle miles traveled in the area, a potential that would need to be thoroughly studied as part of an EIR. The unintended consequences of these kinds of ‘improvements’ is one reason why the new standard for EIRs is for vehicle miles traveled, not for levels of service at intersections.

We further note that local residents understand that there is already a lunch time rush hour in the vicinity of the Soquel-Highway 1 interchange that appears to be workers from the hospital and other medical facilities using automobiles to drive to have lunch. We also note that any traffic studies not taken prior to the shelter-in-place guidelines were implemented would not be valid representations of traffic patterns unless taken after the current crisis is over.

Lastly, we want to suggest any mitigations required of the project are completed BEFORE the facility opens, and are conditions of the use of the facility. This very much includes the pedestrian bridge at Chanticleer

Summary

We trust our suggestions for improving the review of this project will be carefully considered. Thank you for the opportunity to submit our comments and suggestions. Should you have any questions or wish to discuss these matters in more detail, please contact the undersigned.

A handwritten signature in black ink, appearing to read 'Micah Posner', written in a cursive style.

Micah Posner, Executive Committee Chair

Sierra Club, Santa Cruz Group

George Dix

Subject: RE: [EXT] FW: Comment to NOP Medical Office Building on Soquel Avenue

From: WENDY SCHADLE <wendy.schadle@comcast.net>
Sent: Thursday, April 2, 2020 7:24 PM
To: Stephanie Hansen <Stephanie.Hansen@santacruzcounty.us>
Subject: Comment to NOP Medical Office Building on Soquel Avenue

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hello Stephanie,

Thank you for the information last night.

My mother, Clarice Renollet is the owner of two parcels on Mattison Lane that may be affected by the project's Offsite Stormwater Outfall Area. My questions are, how deep are the outfall drainage pipes installed and do the drainage pipes disallow future development in the area of installation?

Please let me know if you need additional information.

Regards,
Wendy Schadle
10793 Deep Cliffe Drive
Cupertino, CA 95014