

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Medical Office BuildingLead Agency: Santa Cruz County Planning DepartmentContact Name: Stephanie Hansen, AICPEmail: Stephanie.Hansen@santacruzcounty.us Phone Number: (831) 454-3112Project Location: 5940 Soquel Avenue, Santa Cruz Santa Cruz
City County

Project Description (Proposed actions, location, and/or consequences).

The project is 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, including a range of medical services, 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 would operate continuously. The expected number of on-site staff, at peak, would be approximately 300 to 350 persons. The 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, including approximately 47 charging stations for electric vehicles and bike lockers. A new driveway would be constructed from Soquel Avenue that 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. The 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 project would also require utility and drainage improvements including a new 8-inch sanitary sewer, 8-inch fire, and 4-inch domestic water lines. The project includes off-site sanitary sewer and storm drainage

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts include Aesthetics (the project is adjacent to a County-designated scenic roadway [Highway 1]), Hazards and Hazardous Materials (the current site includes vehicle storage and the proposed project includes medical waste), and Utilities and Service Systems (the project includes extensive linear improvements for sewer, water, and drainage to accommodate the utility needs of the project). There will be in-depth discussion on traffic and transportation, as the project is adding daily traffic to an already congested roadway system. This analysis will address vehicle miles traveled (VMT) and level of service impacts to streets and the state highway system will be discussed for informational purposes. Mitigation for any significant impacts will be discussed in the document, but mitigation measures have yet to be determined.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic was the major area of concern identified at a community meeting held for the project.

Provide a list of the responsible or trustee agencies for the project.

Potential permitting agencies include the City of Santa Cruz Water, California Department of Fish and Wildlife, the Central Coast Regional Water Quality Control Board, and the Santa Cruz Sanitation District. Depending on the location of the stormwater outfall relative to the Ordinary High Water Mark for Rodeo Gulch, federal permitting from the U.S. Army Corps of Engineers may be necessary.