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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 #: 2020039067

Project Title: Medical Office Building

Lead Agency: Santa Cruz County Planning Department

Contact Name: Stephanie Hansen

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Project Location: 5940 Soquel Avenue, Santa Cruz (*City*) Santa Cruz (*County*)

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

The project is a new 4-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 building would provide approximately 160,000 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 persons. The project would also include the construction of a 4-story parking garage across an internal roadway west of the proposed medical office building, which would accommodate 5 levels of parking with 730 vehicle parking spaces, including approximately 47 charging stations for electric vehicles and bike parking. A new driveway would be constructed from Soquel Avenue that includes a patient drop-off/pick-up zone and a separate driveway for service vehicles would be constructed to the rear of the medical office building. The project includes landscaping and utilities, as well as street frontage improvements along Soquel Avenue (sidewalks and a Class II bike lane), and off-site bicycle, traffic, and utility improvements.

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

The proposed project would contribute to a significant and unavoidable cumulative impact to water supply. Additionally, mitigation measures were identified for the following topics that would reduce the respective potentially significant impacts of the project to less than significant:

• Aesthetics: Use of Channel Letters for Signage Visible from Highway 1
• Biological Resources: Construction Worker Environmental Awareness Training; Limits of Construction Work around Riparian Areas; Preconstruction Surveys for special-status species; Preconstruction surveys and other protection measures for San Francisco Dusky-Footed Woodrat; Bat Surveys and Avoidance; Nesting Bird Surveys and Avoidance; Erosion and Sediment Control; Oak Woodland Riparian Revegetation
• Cultural and Tribal Resources: Cultural Resources Construction Monitoring; Procedures for Unanticipated Discovery of Cultural Resources
• Geology and Soils: Geotechnical Investigation Update; Procedures for Protection of Paleontological Resources
• Hazards and Hazardous Materials: Asbestos and Lead Inspection and Removal; Preparation of Soil Management Plan; Site Remediation
• Hydrology and Water Quality: Preparation of Operations and Maintenance Agreement

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

The EIR scoping process did not identify any areas of known controversy for the proposed project. Public comments received in response to the Notice of Preparation of a Draft EIR and input received at the scoping meeting held by the County included comments about aesthetics, biological resources, off-site drainage resources, greenhouse gas emissions, stormwater runoff, noise, level of service and traffic improvements, vehicle miles traveled, transit operations, bicycle facilities, transportation demand management, tribal consultation, location of the project, and alternatives analysis.

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

California Department of Fish and Wildlife
California Department of Transportation
Central Coast Regional Water Quality Control Board
City of Santa Cruz Water Department
Santa Cruz County Sanitation District