



**NOTICE OF AVAILABILITY**  
of  
**Draft Environmental Impact Report**  
for the  
**MEDICAL OFFICE BUILDING PROJECT**  
Application #: 191075  
SCH #: 2020039067

In accordance with the California Environmental Quality Act (CEQA), the County of Santa Cruz has completed a Draft Environmental Impact Report (EIR) addressing the potential environmental impacts associated with the proposed development of a medical office building in the Community of Live Oak, in unincorporated Santa Cruz County. The notice is to inform the public and interested agencies of the availability of the Draft EIR, indicating where and how copies of the Draft EIR can be obtained or are otherwise available for public review. Also indicated herein are the start and end dates of the review period, within which comments on the Draft EIR can be submitted to the County of Santa Cruz Planning Department.

**Project Location and Description:** The project is located at 5940 Soquel Avenue on the south side of Highway 1 between Chanticleer Avenue and Mattison Lane. Development of the proposed project consists of the construction of an approximately 160,000 square foot medical office building, parking garage with 730 parking spaces, and on-site and off-site improvements for utilities, transportation operations, and bicycle and pedestrian facilities. The project would require a General Plan Amendment from Urban High-Density Residential (R-UH) to Professional and Administrative Offices Designation (C-O) and a rezoning from Multi-Family Residential (RM-2-R) to Professional and Administrative Offices (PA) District. The project requires the following County permits/approvals: Planned Unit Development (PUD) Approval, Commercial Development Permit, Riparian Exception, Demolition Permit, Preliminary Grading Approval, Grading Permit, Encroachment Permit, Department of Public Works approval of road and drainage improvements, Building Permit.

**Environmental Impacts of the Project:** The Draft EIR identifies significant impacts in the following CEQA environmental issue areas: aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and utilities and service systems (cumulative effects). As described in the Draft EIR all of these impacts can be fully mitigated, with the exception of cumulative impacts on utilities and service systems, specifically water supply. The project contributes to a cumulative impact on water supply, which remains significant and unavoidable.

**Public Review and Comment:** The 60-day public review period for the Draft EIR starts on June 9, 2021, and ends on August 9, 2021. Comments on the Draft EIR must be submitted in writing and received by the County of Santa Cruz no later than 5:00 p.m. on August 9, 2021, to be considered. Pursuant to Section 15088a of the CEQA Guidelines, late comments will be considered only at the County's discretion. Written comments must be directed to:

Stephanie Hansen, Principal Planner  
County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
[stephanie.hansen@santacruzcounty.us](mailto:stephanie.hansen@santacruzcounty.us)

The Draft EIR, including technical appendices, is available for public review at the following locations:

County of Santa Cruz Planning Department 701 Ocean Street, 4 <sup>th</sup> Floor Santa Cruz, CA 95060	Porter Memorial Library* 3050 Porter Street Soquel, CA 95073	Live Oak Branch Library* 2380 Portola Drive Santa Cruz, CA 95062
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\*Available for review when permitted by COVID-19 restrictions. Call the library for confirmation.

The Draft EIR can also be viewed on the County's website at [CEQA Documents Open for Public Review \(sccoplanning.com\)](http://sccoplanning.com). A compact disc (CD) or thumb drive of the Draft EIR can also be purchased at the County of Santa Cruz Planning Department.

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 require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.



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Fig. 2-4 Off-Site Improvement Areas