

## City Manager's Weekly Update

December 6, 2019

### PLANNING AND COMMUNITY DEVELOPMENT

#### 126 Eucalyptus

Last week our department received a pre-application for a senior housing development on the Oblates of St. Joseph property bordered by West Cliff Drive, Pelton Avenue, and Eucalyptus Avenue. The proposed development will keep much of the Oblates campus intact but will redevelop three acres of the western side of the site, including the former Gateway School location.



*Current Site View from Eucalyptus Avenue*

The project will provide 100 senior housing units that will include a combination of assisted living, independent living and memory care units and will also feature dining and other communal amenities for the residents. Potentially sensitive features of the site that will be analyzed during project review include the site's mapping for monarch butterfly habitat as well as the site's listing on the city's Historic Building Survey. As this proposal qualifies as a "Large Development Project" under the City's Community Outreach Policy, a community meeting will be scheduled, likely after the first of the year once City staff has had a chance to review the plans. Clara Stanger is the planner working on the project. To stay informed, the public can use the project's webpage to sign up for e-notifications and other project related information. The project webpage can be found at [www.cityofsantacruz.com/126euca](http://www.cityofsantacruz.com/126euca).



*Proposed Site*



*Proposed Site Plan*

### **Front St/Riverfront Mixed-Use Project**

An application for a seven-story, mixed-use project at 418, 428, 440, 504, and 508 Front Street is currently under review (CP18-0153). The project is in the environmental review stage and it has been determined that the project is located in an area that was previously analyzed for such development in the certified EIR's for the General Plan 2030 and the Downtown Plan amendments in 2017. Section 21083.3 of the Public Resources Code and Section 15183 of the CEQA guidelines allows for streamlining to avoid repetitive analysis provided in certified EIR's and allows for the application of CEQA to be limited to effects that are peculiar to the project or project site.



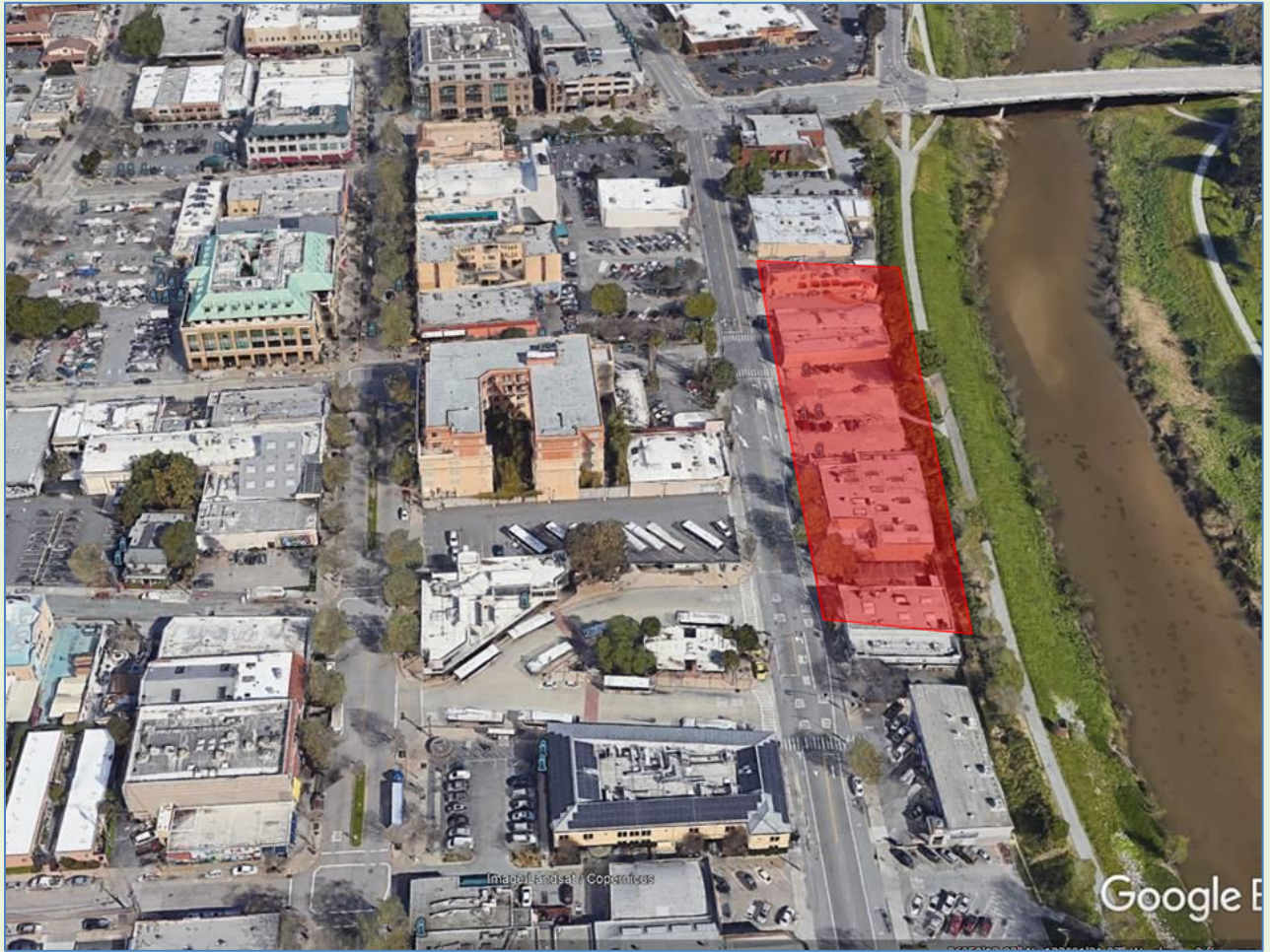
A checklist was prepared to determine the impacts that were analyzed in existing certified EIR's and to determine the impacts that are peculiar to the project and project site. The checklist

identified the following topics that require further analysis in the project EIR: Cultural Resources/Historic Resources, Energy Conservation, and Growth Inducement. The checklist has been made available to the public on the city's website, at the public planning counter, at the public library, and through the State Clearinghouse, and was advertised with the EIR Notice of Preparation (NOP). The NOP was distributed to individuals, agencies, departments and organizations that have signed up for such notifications or that were determined by the city to have the potential for concern with the environmental effects of the project. The next step in the CEQA process is the preparation of a Draft EIR, however, the City elected to first hold a public scoping meeting to gather input on the scope of the document.

A scoping meeting is a voluntary action that is not required by CEQA guidelines but is encouraged to provide early consultation with interested parties. The scoping meeting was advertised on the City's website and in the NOP and was held on December 4, 2019 at 5:30 p.m. at the Loudon Nelsen center. Approximately forty people attended to the meeting. Project Planner Samantha Haschert, provided an overview of the project while Stephanie Strelow representing Dudek, the city's environmental consultant, provided an overview of the CEQA process.

Attendees requested that the EIR scope include additional analysis of soils improvement and foundation design considerations for the project site, as well as impacts to potential riparian resources on the outbound side of the levee. A majority of attendees were members of the public supporting the interests of the 418 Project, a non-profit movement arts center in a building that is proposed to be demolished as a part of the mixed-use project. The applicants, who were also in attendance, confirmed that they were in discussions with the 418 Project representatives to incorporate their use into the new building. The public has until December 19, 2019 to provide comments on the scope of the EIR. At the conclusion of the NOP comment period, staff will finalize the scope of work and the consultant will begin preparation of the Draft EIR. Once the Draft EIR is completed, the public will have 45 days to review and comment on the document. Responses to those comments will then be completed resulting in the Final EIR. After the EIR is complete, the project will begin the public hearing process, which is expected to occur in late spring.





## WATER

It's hard to believe that we're already reaching the end of 2019, but it does finally feel like winter has arrived. With the onslaught of last week's storms (albeit later in the season than usual) our total rainfall is at 11.02" compared to 7.68" at the same time last year. Of that 11", 9.30" fell in just the last week alone. Loch Lomond Reservoir is in good shape, but hasn't spilled just yet.

Speaking of the reservoir, we reached a milestone this week with the Newell Creek Dam inlet/outlet replacement project by getting through 100% design review process. All the elements of the project are falling nicely into place – though the project is incredibly challenging both technically and logistically, the team working on it is a model of efficiency and collaboration.



*Newell Creek Dam inlet/outlet replacement project team celebrates their progress!*

Just as it never fails that your heater/plumbing/car will go out during a holiday, nor does it fail that water mains will break or leak during the holidays. Last week was no exception, with a number of leaks in the coastal zone, where several old cast-iron water mains remain.

We're in the home stretch with the replacement of University 5 tank and it's a good thing. The neighbors have been incredibly patient with this year-long project and are surely growing weary of having us in their neighborhood working.

The big news this week is that with the recent rainfall, we're ready to start year two of water transfers with Soquel Creek Water District. Last year's transfers were successful and very educational. This year the study area is expanded significantly which will allow us to get closer to "real" conditions for transfers.

## PARKS AND RECREATION

### **By the numbers**

945= # of tickets sold to Civic events for 8 upcoming events

### **Civic Auditorium**

The Tony Hill Room floor project is complete! An outside vendor installed the hard wood floors and Civic staff repainted the room! As a reminder, the Tony Hill room can be booked for your next city meeting through the Outlook calendar: look for "ConfRm Civic ABC Room". Layout options can be found here: <http://www.cityofsantacruz.com/government/city-departments/parks-recreation/civic-auditorium/tony-hill-room-abc>



### **Louden Nelson Community Center**

Enjoy a night of creativity this First Friday!





## PUBLIC WORKS

### Engineering

On Tuesday a sinkhole at Ocean and Soquel was discovered and barricaded. We began emergency repair work the next morning. Repair time is estimated at one to two weeks. Construction hours are 8 a.m. until 5 p.m. weekdays.



Our Broadway, California Street and Soquel Avenue Project continued last week with the installation of hot mix asphalt on Broadway, from Clay to Ocean, and on California at Laurel. The project also fixed some failing pavement areas on Ocean, from Jewell St to Ocean St Extension. The project is funded by Measure D and Measure H tax dollars.



*California at Laurel Before*



*After*

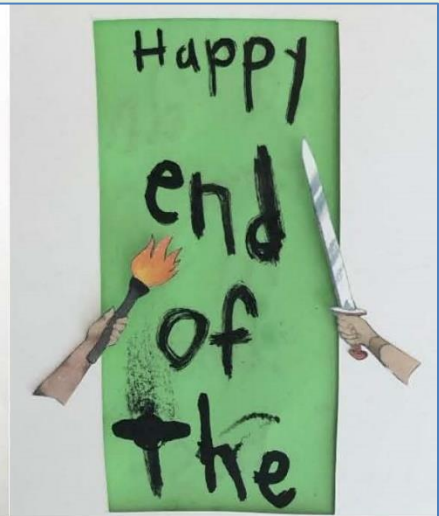
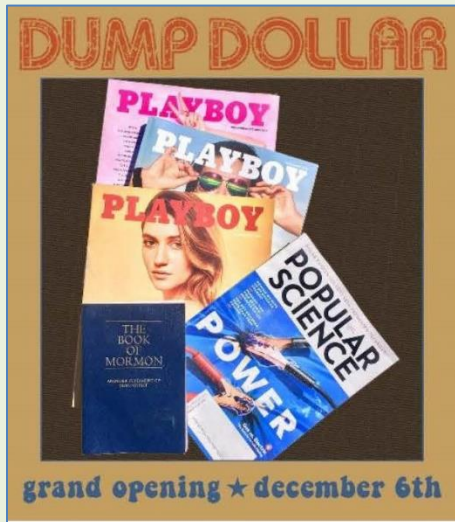


*Broadway*



### **Resource Recovery**

Our fourth annual Santa Cruz Recycled Art Project exhibit opens this Friday at R. Blitzer Gallery. Read all the details about this inventive artwork in our Santa Cruz Waves column: [ENGAGE WITH SANTA CRUZ RECYCLED ART DEC. 6 – 18 AT R. BLITZER GALLERY](#)



### **Wastewater Treatment Facility**

Thanksgiving week we discovered the conveyor belt that moves collected rags from the influent channel had stopped working. While mechanics worked feverishly to complete the repair, operators raked rags out of the influent channels and filled a portable 'hopper' until the conveyor belt was running again.





*Operator raking an influent channel. Mechanics replacing barscreen conveyor bearings. 'Hopper' used to collect rags removed by the barscreen while conveyor was being repaired.*

Mechanics and Operators worked together on a Confined Space project (working in an environment not designed for human occupation with limited ingress and egress) to complete replacing valve gearboxes inside Solids Contact Tank #3. Prior to this, the gearboxes in certain isolation gates had become inoperable.



Last week environmental conditions became optimal for operators to perform a dye test on the outfall pipe. This test involves placing food-grade dye into the effluent vault at the treatment facility. A plane flies over the outfall pipe to photograph it when dye becomes visible in the ocean. This test checks the integrity of the pipe, ensuring there aren't any leaks.

Mechanics worked with a contractor to rebuild Cogeneration Engine #2, part of the annual maintenance program. Operations performed a Cogeneration Engine #1 Stand-Alone Test where instead of generating electricity and feeding it back to PG&E to offset our imported power, we turned it into a regular generator capable of feeding the facility demands directly. A farewell lunch was held for an operator who worked at the facility for 28 years.



*Mechanics and contractors rebuilding Cogeneration Engine #2. Operator removing paddles from Cogeneration Engine #1 control panel, part of the Stand-Alone Test. A recently retired operator received a recognition of service plaque.*

### **Traffic Engineering/Community Outreach**

Our roadways are shared spaces where we all have rights and responsibilities. Especially given our stormy weather, be mindful of others and heed the rules of the road. Read more in [English](#) and [Spanish](#).



## LIBRARY

**Vote for the Friends of the SC Public Libraries at  
your New Leaf Community Market!**



***You'll benefit the remodel of the Garfield Park Library and bring in up to \$100,000 in matching funds! Vote December 2nd through 16th, 2019.***

It's coming up on that time again! Time for New Leaf Community Markets Customers to get out and vote for their favorite community organizations, to become the next round of recipients of Envirotokens donations! Vote at any New Leaf Market locations throughout Santa Cruz county.

The top 6 vote recipients in each store location, will be named Envirotokens Recipients for that New Leaf location from January 1, 2020, through Mid-June.

### **Feeling Good Workshop**

**Thursday, December 12th • 5:30 pm-6:45 pm**

**Downtown Library, 224 Church St.**

Feeling Good Wellness Center will be offering a panel discussion to give the community the opportunity to ask questions that would help them with their general needs for the information they are looking for. Their goal is to offer free information and psycho-education to the public.



Feeling Good Wellness and Training Center is a new addition to the community of Santa Cruz and surrounding areas, offering therapy and support to families and individuals. Clinicians bring a wide range of expertise including treatments for trauma, eating disorders, PTSD and OCD, parenting struggles, veteran's issues, and aging-related conditions. Services related to women's health, chronic health conditions, and chronic pain, as well as a specific program tailored to families adjusting to post-divorce or transitioning to divorce.

For more information about this workshop visit: <https://santacruzpl.libcal.com/event/5850971>