

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Freedom Campus Master Plan

Lead Agency: County of Santa Cruz Planning Department Contact Person: Matt Johnston
 Mailing Address: 701 Ocean Street 4th Floor Phone: 831-454-5357
 City: Santa Cruz Zip: 95060 County: Santa Cruz

Project Location: County: Santa Cruz City/Nearest Community: City of Watsonville
 Cross Streets: Freedom Boulevard and Crestview Drive Zip Code: 95076

Longitude/Latitude (degrees, minutes and seconds): 122 ° 45 ' 51.7068 " N / 36 ° 55 ' 39.5976 " W Total Acres: 9.5
 Assessor's Parcel No.: 019-017-07 Section: _____ Twp.: 11S Range: 2E Base: MDB&M
 Within 2 Miles: State Hwy #: 152; 129; 1 Waterways: Yes: Corralitos Creek, Struve Slough; Watsonville Slough, Pajaro River
 Airports: Yes: Watsonville Muni Airport Railways: Yes Schools: Yes; multiple

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 160 Max. Acres _____
 Office: Sq.ft. 85,000 Max. Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Office use may include up to 5,000 square feet dedicated to community-serving uses

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

The project site is currently occupied by six single-story office and medical buildings, owned by the County of Santa Cruz. Site is zoned Public Facilities. General Plan designation is Public/Quasi-Public.

Project Description: (please use a separate page if necessary)

The proposed project consists of adoption of the proposed Freedom Campus Master Plan and redevelopment of the project site using design concepts outlined in the Master Plan. The Master Plan would involve a multi-stage redevelopment of the project site, including demolition of existing on-site buildings, construction of new health services and other County building(s) that would consolidate existing County health services and other County uses, and designate an approximately four-acre portion of the site for residential development consisting of one or more residential buildings with a combined total of up to 160 housing units. Regardless of the number of new County buildings, the building(s) would comprise a total of 70,000 to 85,000 square feet. Up to 5,000 square feet of the building(s) would be dedicated to community-serving uses. The project also involves providing on-site parking in a new lot or new garage, or both.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 30, 2022 Ending Date October 31, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>County of Santa Cruz Department of Community Development & Infrastructure – Capital Projects</u>
Address: <u>2511 Garden Road, Suite C-250</u>	Address: <u>701 Ocean Street, Room 410</u>
City/State/Zip: <u>Monterey, California 93940</u>	City/State/Zip: <u>Santa Cruz, California 95060</u>
Contact: <u>George Dix, Project Manager</u>	Phone: <u>831-454-2339</u>
Phone: <u>831-999-3612</u>	

Signature of Lead Agency Representative: George Dix Date: 9/30/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.