

**EIR NOTICE OF PREPARATION
and
COMMENT LETTERS**

ZONING / PERMIT PROCESSING
831/420-5100 • FAX 831/420-5434
COMPREHENSIVE PLANNING
831/420-5180 • FAX 831/420-5101



INSPECTION SERVICES
831/420-5120 • FAX 831/420-5434
PLANNING ADMINISTRATION
831/420-5110 • FAX 831/420-5101

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

809 Center Street • Room 206 • Santa Cruz, CA 95060 • www.cityofsantacruz.com

Juliana Rebagliati, Director

August 19, 2013

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

RE: La Bahia Hotel

To Interested Agencies and Persons:

The City of Santa Cruz, as the lead agency, is preparing an Environmental Impact Report on the project described herein. Please respond with written comments regarding the scope and the content of the EIR as it may relate to your agency's area of statutory responsibility or your areas of concern or expertise. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project, if any is required. *Responses are due within 30 days of the receipt of this Notice, as provided by State law.* The contact person's name and address are listed below. Please include the name and phone number of a contact person at your agency in your response.

A public scoping meeting to take comments on the EIR scope of work will be held on September 9, 2013 at 7PM at Police Dept. Community Room, 155 Center Street, in Santa Cruz. You or members of your agency or organization are invited to attend.

1. **Project Location.** The approximate 1.4-acre project site is located at 215 Beach Street across from the Santa Cruz Beach Boardwalk (APN 005-213-02, -03) in the city of Santa Cruz; see the attached map. The site is within the *Beach and South of Laurel Comprehensive Area (B/SOL)* Plan area in an area characterized by a mix of hotels, beach tourist, commercial and residential uses. The site is bordered by Beach Street on the south, Main Street on the west, First Street on the north, and Westbrook Street on the east. The project site slopes from north to south. The La Bahia Apartments, a large, Spanish Colonial Revival style building, occupies the entire block of Beach Street between Main and Westbrook. The primarily two-story building has 44 units that provide short-term rental housing to University of California Santa Cruz students during the school year and to Boardwalk employees during the summer.
2. **Project Description.** The proposed project consists of demolition of the existing 44-unit La Bahia apartment complex and construction of a 165-room hotel. The southeastern portion of the existing building that has the bell tower will be retained and restored or rehabilitated. Hotel amenities include approximately 4,350 square feet of meeting and banquet space, a 2,500 square foot restaurant, 2,500 square feet of retail space, a day spa, and a swimming pool. The

facility also includes 2,695 square feet of space for business administration and 20,375 square feet of support space. Access to the project will be provided by a check-in entrance off Beach Street and an entrance/exit on Westbrook Street with an exit onto Main Street. A total of 210 parking spaces are provided, including 49 valet spaces, within a parking garage that is partially underground.

The following approvals and permits will be required from the City of Santa Cruz: Residential Demolition Authorization Permit, Historic Demolition Permit, Historic Alteration Permit, , Coastal Permit, Planned Development Permit, Administrative Use Permit, and Design Permit. The Planned Development Permit modification is proposed to allow an increase in building height.

3. Project Applicant.

OWNER: La Bahia, LLC, c/o Joseph Rossi, 460 Beach Street, Santa Cruz, CA 95060

REPRESENTATIVE: French Resources Group, Inc., Craig French, 911 Center Street, Suite B, Santa Cruz, CA 95060

4. Probable Environmental Effects of the Project. After completing a preliminary review of the project, as described in Section 15060 of the CEQA Guidelines, and preparing an Initial Study for the project, which is attached (or available on the City's website at: <http://www.cityofsantacruz.com/index.aspx?page=1775>), the City has determined that an EIR should be prepared to assess the potentially significant environmental impacts of this project. The City has identified the following possible effects of the project as topics for analysis in the EIR, which are further described below: aesthetics, air quality and greenhouse gas emissions, historical resources, geology and soils, traffic, and water supply. The City will consider the written comments received in response to this Notice of Preparation in determining whether any additional topics should be studied in the Draft EIR.

- Aesthetics. Maps developed for the City's *General Plan 2030* and included in the General Plan EIR identify panoramic views from the Wharf, West Cliff Drive and East Cliff Drive, which would include the project site. The Municipal Wharf, areas along West Cliff Drive path, the ocean bluff on the east side of the San Lorenzo River, and a view from the Oceanview Park also are identified as "scenic viewpoints and panoramas" in the City's Local Coastal Program (LCP), and West Cliff Drive and Bay Street are identified as "scenic drives". The site is visible from the Main Beach, the Wharf, portions of West Cliff Drive, and a small segment of East Cliff Drive. Building heights will be a maximum of approximately 43 feet in accordance with heights allowed with a Planned Development permit. The proposal will retain a portion of the existing bell tower structure and demolish the remaining existing structures to develop the new hotel.

Review of project impacts upon scenic views will be evaluated as a part of an EIR analysis based on the currently proposed site plan and building heights. The overall height, scale, massing, and general design of the project also will be evaluated in the EIR with regards to project impacts on the visual character of the area, including review of project photosimulations. Mitigation measures should be identified, if needed, to ensure that the project does not substantially degrade the existing visual character of the surrounding area or substantially increase nighttime lighting.

- Air Quality and Greenhouse Gas Emissions. The project would generate air emissions through new regional vehicle trips. In accordance with directives in the *General Plan 2030* and EIR, project emissions will be calculated and evaluated in an EIR. The analysis will include calculation and analysis of project emissions, including PM₁₀ emissions associated with the demolition of the existing building and project excavation and grading, as well as review of whether carbon monoxide thresholds would be exceeded. The analysis will include review of project GHG emissions generated by the project and determination of significance based on significance thresholds being considered by the Monterey Bay Unified Air Pollution Control District and/or review of the project with the City's adopted "Climate Action Plan."
- Historical Resources. The existing La Bahia Apartments complex is included in the City of Santa Cruz' Historic Building Survey. The project includes demolition of the existing La Bahia structures, except that the bell tower building in the southeastern portion of the site will be retained and restored/rehabilitated. The effects of rehabilitation of the retained building and potential historic impacts due to demolition of the portions of the site's structures require further evaluation in an EIR.
- Traffic. The project site is located along Beach Street. A traffic analysis will be prepared and included in the EIR to include identification of existing weekday PM peak traffic volumes at vicinity intersections based on new traffic counts at 16 intersections, project trip generation and distribution, project impacts upon intersection and highway levels of service, cumulative impacts, and identification of mitigation measures. The review should also consider temporary truck traffic during construction due to demolition and offsite haul trips. Intersections to be analyzed include:
 - Pacific Avenue/Beach Street
 - Beach Street / Main Street
 - Beach Street/Westbrook Street
 - Beach Street/Cliff Street
 - Riverside Avenue/Leibrandt Street
 - West Cliff Drive/Beach Street
 - West Cliff Drive/Bay Street
 - Riverside Avenue/San Lorenzo Blvd.
 - Bay Street/Mission Street
 - Ocean Street/Water Street
 - Front Street/Laurel Street
 - Ocean Street/Soquel Avenue
 - Ocean Street/Broadway
 - Ocean Street/San Lorenzo Blvd.
 - Highway 17/Ocean Street
 - Highway 1/Highway 9

The traffic study will also address access and parking requirements pursuant to the City's traffic study requirements. The parking analysis will consider potential loss of off-street parking.

- Water Supply. The EIR shall provide an analysis of project water demand and effects upon water supply.
- Geology & Soils. The 2008 geotechnical study also identified a potential for liquefaction and potential inducement of either lateral spreading or lateral surge. The study included special foundation recommendations, which would mitigate the effects of liquefaction induced lateral spreading on the foundation system. Implementation of all recommendations of the geotechnical investigation and geologic report were required. The former geotechnical investigation concluded that the former proposed hotel project could have been constructed with implementation

of recommendations set forth in the geotechnical report. Since the building design has been changed, an update to the geotechnical investigation will be necessary.

- Land Use. The proposed project is consistent with the land use designation in the *General Plan 2030*, LCP and zone district, as well as the intensity of development supported in the *Beach and South of Laurel Comprehensive Area Plan* (B/SOL Area Plan). Review of potential project conflicts with General Plan, LCP and B/SOL Area Plan policies and recommendations will be provided in an EIR.

4. Contact Person Name and Phone Number:

Ryan Bane, Senior Planner
City of Santa Cruz Planning and Community Development Department
809 Center Street, Rm. 206
Santa Cruz, CA 95060
Phone: 831 420-5141
Email: RBane@cityofsantacruz.com

Responses to this Notice of Preparation are due by **September 19, 2013**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Bane", with a horizontal line extending to the right.

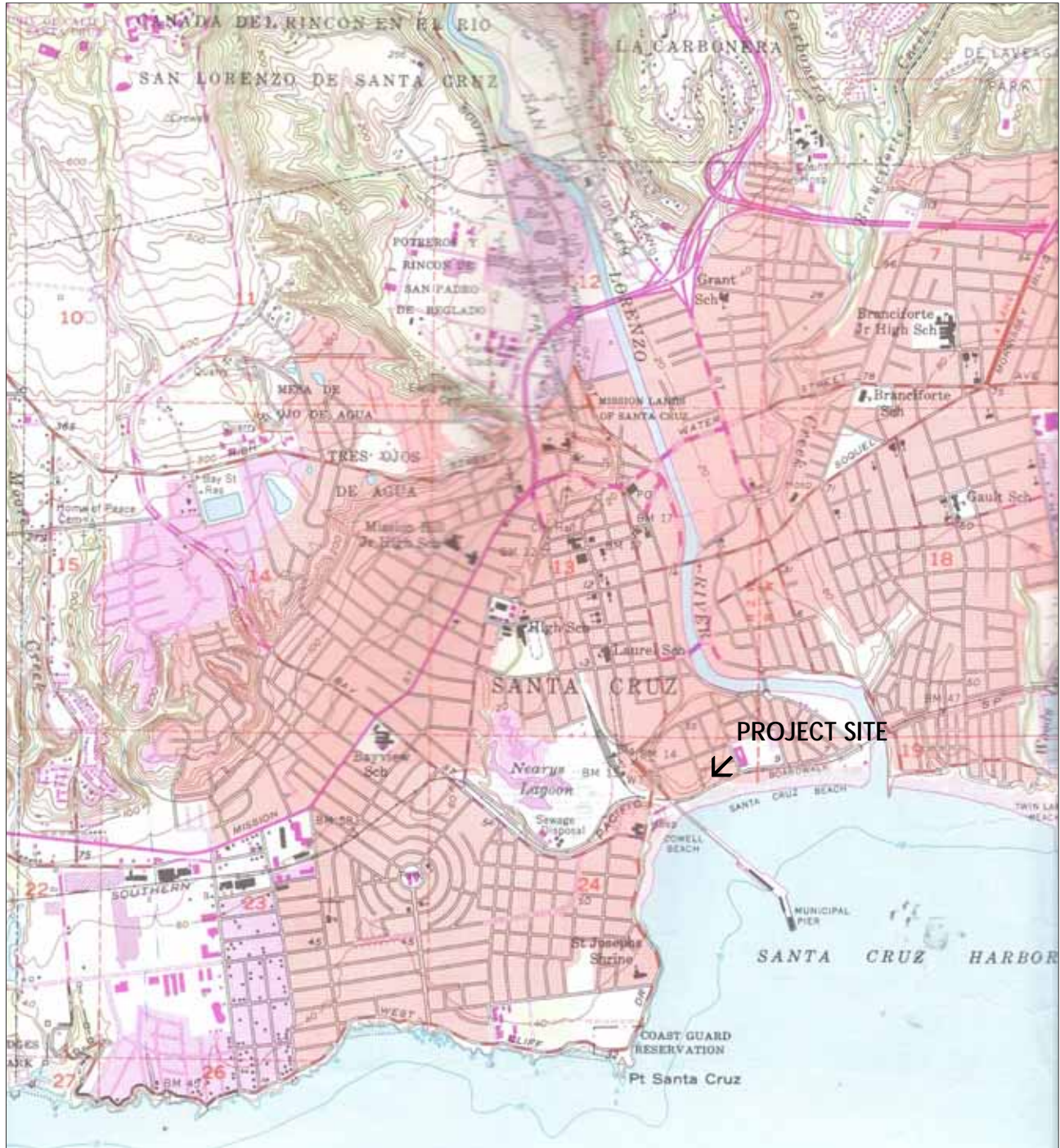
Ryan Bane
Senior Planner

Attachments:

Location Map

Initial Study (Online at: <http://www.cityofsantacruz.com/index.aspx?page=1775>)

LOCATION MAP





EDMUND G. BROWN JR.
GOVERNOR

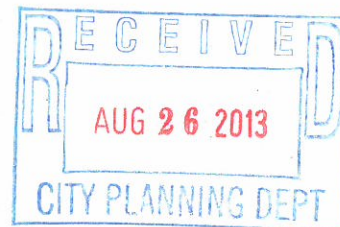
STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

August 21, 2013



To: Reviewing Agencies

Re: La Bahia Hotel
SCH# 2006042051

Attached for your review and comment is the Notice of Preparation (NOP) for the La Bahia Hotel draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ryan Bane
City of Santa Cruz
809 Center Street, Rm 206
Santa Cruz, CA 95060

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

APPENDIX B

SCH# 2006042051
Project Title La Bahia Hotel
Lead Agency Santa Cruz, City of

Type NOP Notice of Preparation

Description The project consists of demolition of the existing 44-unit La Bahia apartment complex and construction of a 165-room hotel. The southeastern portion of the existing building that has the ball tower will be retained and restored or rehabilitated. Hotel amenities include approximately 4,350 sf of meeting and banquet space, a 2,500 sf restaurant, 2,500 sf of retail space, a day spa, and a swimming pool. The facility also space for business administration and support space. A number of local permits will be required including coastal permit, historic demolition and alteration permits, and administrates use and planned development permits.

Lead Agency Contact

Name Ryan Bane
Agency City of Santa Cruz
Phone 831 420 5141 **Fax**
email
Address 809 Center Street, Rm 206
City Santa Cruz **State** CA **Zip** 95060

Project Location

County Santa Cruz
City Santa Cruz
Region
Cross Streets 215 Beach Street at Main Street
Lat / Long
Parcel No. 005-213-02, 03
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 1, 9, 17
Airports
Railways Santa Cruz Branch Rail
Waterways Monterey Bay, San Lorenzo River
Schools Gateway, Bay ES
Land Use Rental Apartments (Present Use) / Regional Visitor Commercial (General Plan-LCP) / RTC-Beach Commercial, CZO-Coastal Zone Overlay, SPO-Shoreline Protection Overlay (Zoning)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Coastal Zone; Geologic/Seismic; Traffic/Circulation; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 5; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 3

Date Received 08/21/2013 **Start of Review** 08/21/2013 **End of Review** 09/19/2013

NOP Distribution List

County: Santa Cruz

SCH#

2006042051

Resources Agency

☒ Resources Agency
Nadell Gayou

☒ Dept. of Boating & Waterways
Nicole Wong

☒ California Coastal Commission
Elizabeth A. Fuchs

☒ Colorado River Board
Gerald R. Zimmerman

☒ Dept. of Conservation
Elizabeth Carpenter

☒ California Energy Commission
Eric Knight

☒ Cal Fire
Dan Foster

☒ Central Valley Flood Protection Board
James Herota

☒ Office of Historic Preservation
Ron Parsons

☒ Dept of Parks & Recreation
Environmental Stewardship Section

☒ California Department of Resources, Recycling & Recovery
Sue O'Leary

☒ S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

☒ Dept. of Water Resources
Agency
Nadell Gayou

Fish and Game

☒ Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division

☒ Fish & Wildlife Region 1
Donald Koch

☒ Fish & Wildlife Region 1E
Laurie Harnsberger

☒ Fish & Wildlife Region 2
Jeff Drongesen

☒ Fish & Wildlife Region 3
Charles Amor

☒ Fish & Wildlife Region 4
Julie Vance

☒ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☒ Fish & Wildlife Region 6
Gabrina Gatchel
Habitat Conservation Program

☒ Fish & Wildlife Region 6 I/M
Brad Henderson
Inyo/Mono, Habitat Conservation Program

☒ Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

☒ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☒ Depart. of General Services
Public School Construction

☒ Dept. of General Services
Anna Garbelf
Environmental Services Section

☒ Dept. of Public Health
Jeffery Worth
Dept. of Health/Drinking Water

☒ Delta Stewardship Council
Kevan Samsam

Independent

Commissions/Boards

☒ Delta Protection Commission
Michael Machado

☒ Cal EMA (Emergency Management Agency)
Dennis Castrillo

☒ Native American Heritage Comm.
Debbie Treadway

☒ Public Utilities Commission
Leo Wong

☒ Santa Monica Bay Restoration
Guangyu Wang

☒ State Lands Commission
Jennifer Deleong

☒ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

☒ Caltrans - Division of Aeronautics
Philip Crimmins

☒ Caltrans - Planning
Terri Pencovic

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

☒ Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

☒ Caltrans, District 1
Rex Jackman

☒ Caltrans, District 2
Marcelino Gonzalez

☒ Caltrans, District 3
Gary Arnold

☒ Caltrans, District 4
Erik Alm

☒ Caltrans, District 5
David Murray

☒ Caltrans, District 6
Michael Navarro

☒ Caltrans, District 7
Dianna Watson

☒ Caltrans, District 8
Dan Kopulsky

☒ Caltrans, District 9
Gayle Rosander

☒ Caltrans, District 10
Tom Dumas

☒ Caltrans, District 11
Jacob Armstrong

☒ Caltrans, District 12
Marlon Regisford

Cal EPA

Air Resources Board

☒ Airport/Energy Projects
Jim Lerner

☒ Transportation Projects
Douglas Ito

☒ Industrial Projects
Mike Tollstrup

☒ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☒ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☒ State Water Resources Control Board
Phil Crader
Division of Water Rights

☒ Dept. of Toxic Substances Control
CEQA Tracking Center

☒ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☒ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☒ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☒ RWQCB 3
Central Coast Region (3)

☒ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☒ RWQCB 5S
Central Valley Region (5)

☒ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☒ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☒ RWQCB 6
Lahontan Region (6)

☒ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☒ RWQCB 7
Colorado River Basin Region (7)

☒ RWQCB 8
Santa Ana Region (8)

☒ RWQCB 9
San Diego Region (9)

☒ Other

☒ Conservancy

APPENDIX B

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 # 2006042051

Project Title: La Bahia Hotel

Lead Agency: City of Santa Cruz Planning Department

Contact Person: Ryan Bane

Mailing Address: 809 Center Street, Room 206

Phone: (831) 420-5141

City: Santa Cruz

Zip: 95060

County: Santa Cruz

Project Location: County: Santa Cruz

City/Nearest Community: Santa Cruz

Cross Streets: Beach Street, Main Street

Zip Code: 95060

Lat. / Long.: → → = N/ → → = W

Total Acres: 1.4

Assessor's Parcel No.: 005-213-02,03

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: 1, 9, 17

Waterways: Monterey Bay, San Lorenzo River

Airports: NA

Railways: Santa Cruz Branch Rail

Schools: Gateway, Bay Elementary

Document Type:

- CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

- ☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.)
Other

- NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

- Other: ☐ Joint Document
☐ Final Document
☐ Other

Local Action Type:

- ☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan
☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

- ☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

- ☐ Annexation
☐ Redevelopment
☒ Coastal Permit
☒ Other Historical Demo & Alteration

Development Type:

- ☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☐ Recreational

- ☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Visitor-Serving

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation: Rental Apartments (Present Use) / Regional Visitor Commercial (General Plan-LCP) / RTC-Beach Commercial, CZO-Coastal Zone Overlay, SPO-Shoreline Protection Overlay (Zoning)

Project Description: The project consists of demolition of the existing 44-unit La Bahia apartment complex and construction of a 165-room hotel. The southeastern portion of the existing building that has the bell tower will be retained and restored or rehabilitated. Hotel amenities include approximately 4,350 square feet of meeting and banquet space, a 2,500 square foot restaurant, 2,500 square feet of retail space, a day spa, and a swimming pool. The facility also space for business administration and support space. A number of local permits will be required including coastal permit, historic demolition and alteration permits, and administrative use and planned development permits.



U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



August 28, 2013

Ryan Bane, Senior Planner
Planning and Community Development Department
City of Santa Cruz
809 Center Street, Room 206
Santa Cruz, California 95060

Dear Mr. Bane:

This is in response to your request for comments on Notice of Preparation of Environmental Impact Report – La Bahia Hotel, 215 Beach Street, Santa Cruz, California.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County (Community Number 060353) and City (Community Number 060355) of Santa Cruz, Maps revised May 16, 2012. Please note that the City of Santa Cruz, Santa Cruz County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Ryan Bane, Senior Planner, City of Santa Cruz

Page 2

August 28, 2013

- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The City of Santa Cruz floodplain manager can be reached by calling Joe Hall, Management Professional, at (831) 420-5196. The Santa Cruz County floodplain manager can be reached by calling Antonella Gentile, Planner, at (831) 454-3164.

If you have any questions or concerns, please do not hesitate to call Michael Hornick of the Mitigation staff at (510) 627-7260.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Joe Hall, Management Professional, City of Santa Cruz

Antonella Gentile, Planner, Santa Cruz County

Ed Perez/Amanda Peisch, State of California, Department of Water Resources, South Central
Region Office

Michael Hornick, NFIP Planner, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

Bill Malone, Santa Cruz

La Bahia DEIR Scoping Comments

I am not opposed to a nice, new La Bahia hotel.

I am concerned that this project is far too big for the area. The Coastal Commission, and others, complained that the last project was way too massive and out of scale for the area. And this new project is even bigger!

The DEIR has to address and analyze the size and scale of this project. Size and scale should get its own section in the Aesthetics Impacts section of the DEIR.

The Coastal Commission made the following comments in the last La Bahia project's DEIR:

The proposed project would also affect the visual character of the immediately surrounding area due to height and scale (the visual simulations provided in the DEIR confirm this). This conflicts with Beach South of Laurel (BSOL) Plan Community Design Policy 1.1, as well as with the certified BSOL Plan Design Guidelines that require that the siting and design of structures blend into, rather than dominate, the neighborhood. Also, LCP Land Use policy 1.6 requires development along the ocean and in scenic coastal areas to be visually compatible with the character of the surrounding area.

This project will dominate the neighborhood even more than the previous project.

These issues that the Coastal Commission made about the previous project should be included and analyzed for the new project in the DEIR.

The Initial Study (page 20) lists four CEQA requirements:

...a project impact would be considered significant if the project would:

- *Eliminate or substantially adversely affect a scenic vista,*
- *Substantially damage scenic resources, including visually prominent trees, rock outcrops, or historic buildings along a state scenic highway;*
- *Substantially degrade the existing visual character or quality of the site and surroundings, i.e., be incompatible with the scale or visual character of the surrounding area; or*
- *Create a new source of substantial light or glare.*

There is a section in the DEIR for "Substantially degrade the existing visual character or quality of the site and surroundings". There also needs to be separate section in the DEIR for the

second part of that sentence: “be incompatible with the scale or visual character of the surrounding area”.

The DEIR should have a section that address and analyzes if the project is incompatible with the scale or visual character of the surrounding area.

This project is required to conform to the B/SOL Design Guidelines. This project seems to be in violation of the following guidelines (From B/SOL General Design Guidelines - B Site Planning - 1. Compatibility and Building Placement):

- *The siting and design of the structure and landscaping shall ensure that the development blends into rather than dominating the neighborhood.*
- *Building setbacks shall be proportionate to the scale of the structures and considerate of existing development. Larger structures require more setback area for balance of scale and so as not to impose on neighboring uses.*
- *Buildings located on corner lots shall integrate design features that create focal points at intersections such as angled corners and towers.*

The DEIR should have a section that address and analyzes how the project meets these and the other B/SOL Design Guidelines.

The Initial Study states (on page 21):

The project will result in greater building mass than currently exists on the site. Additionally, structural development is subject to the B/SOL Area Plan Design Guidelines, adopted by the City Council in October 1998, which generally favor the Spanish Colonial Revival architectural style in proximity to the La Bahia site.

The B/SOL Area Plan states that, in adopting the plan, “the City Council stipulated that the developer should be required to work with a historic preservationist retained by the City in meeting the proposed Design Guidelines to ensure compatibility of scale and architectural style and be required to conform to the City’s design review process” (SOURCE V.2a, page 110).

The DEIR should have a separate section with the preservationist’s analysis and conclusions “in meeting the proposed Design Guidelines to ensure compatibility of scale and architectural style”.

Bill Malone, Santa Cruz

La Bahia DEIR Scoping Comments #2

A couple of additional suggestions to be included in the EIR.

Alternative projects.

I have seen too many poorly done DEIRs that only evaluate two alternatives: the Proposed Project and a No Project “alternative”. EIRs like this are useless and a mockery of the CEQA process.

I hope this DEIR does a better job and evaluates a few other real, feasible alternatives between these extremes.

Here are two suggested alternatives that would be worth evaluating:

1. Non- Planned Development Permit. This would be the proposed project built within existing zoning, land use regulations and design guidelines and without any Planned Development Permit extra allowances.
2. Coastal Commission “approved”. This would be the proposed project that satisfies the concerns and criticisms that the Coastal Commission had with the previous project. Here are those Coastal Commission’s concerns (from Coastal Commission letter dated March 28, 2008 on the previous project’s DEIR):

The proposed project would also affect the visual character of the immediately surrounding area due to height and scale (the visual simulations provided in the DEIR confirm this). This conflicts with Beach South of Laurel (BSOL) Plan Community Design Policy 1.1, as well as with the certified BSOL Plan Design Guidelines that require that the siting and design of structures blend into, rather than dominate, the neighborhood. Also, LCP Land Use policy 1.6 requires development along the ocean and in scenic coastal areas to be visually compatible with the character of the surrounding area. In short, the proposed project’s scale appears overly ambitious for the site and would lead to public viewshed degradation.

A description and evaluation of these alternatives would help give the public a clearer idea of what “benefits” the developer is getting with the PDP and what it is the impact on the City.

Planned Development Permit.

The changes and exceptions to the project allowed by Planned Development Permit should be concisely enumerated in a separate section. This should include listing the benefit to the developer and what (if any) benefits the City is getting by allowing these extra benefits to the developer.

This section should also include: What is the justification for each Planned Development Permit change or exception? What are the resulting impacts of each change?

Height and Mass: I know the permit allows a taller building: 45 feet instead of 36 feet. That gives to developer more rooms and more square footage - resulting in a bigger building. How much bigger in rooms and square footage?

Parking: Does the permit change the way the parking requirement is calculated? What is the result of that change? More parking? Less parking?

Setbacks: Does the permit change the way the setbacks requirement are calculated? What is the result of that change? More setbacks? Less setbacks? On the plans it looks like there are zero setbacks. Why?

Other: What other changes is the developer making using the Planned Development Permit? What is the result of those changes? More or less?

-----Original Message-----

From: Henry Searle [mailto:hrsearle@sbcglobal.net]

Sent: Wednesday, September 18, 2013 10:47 AM

To: Ryan Bane

Subject: comments on initial study, La Bahia project

Thanks for the very informative meeting on Sept 9.

I have several issues that I would like to see addressed in the EIR. I'm not sure that all of these questions are appropriate for the EIR, but I'll include them anyway.

My comments are in no particular order of importance:

1. Is it contemplated that the restaurant will serve alcohol and if so, until what hour?
2. As far as I am aware, previous La Bahia plans have not distinguished between the kitchen and dining areas of a restaurant in order to reduce the number of required parking spaces. Is the present proposal, which does that, an approved way to calculate required parking spaces?
3. Please remeasure the area of the restaurant/kitchen. The square footage on the plans seems to be larger than is calculated in the parking requirement section of the Initial Study.
4. The Beach Hill area is heavily impacted by on street parking, and residents frequently find it difficult or impossible to park in front of their homes. Consequently it is important that parking requirements are accurately assessed and that residential parking be protected as far as possible. So:
 - a. how many spaces will staff use, including all service personnel, and will they be entitled to park inside the building? If so, at what cost and where are alternate parking spaces likely to be available?
 - b. Is it appropriate to assume 50% of meeting room space (and this may include restaurant/bar) will be used by hotel guests and hence that the number of parking spaces otherwise required would be reduced by half? What is the justification for the 50% estimate?
 - c. will fees be charged for use of the on-site parking, for guests, retail customers, restaurant and bar patrons and other users of the hotel? If so, to what extent will these fees operate to discourage use of on-site parking and distribute parking into adjoining neighborhoods?
 - d. please estimate the probable number of late night patrons of the hotel amenities who park in the hotel and drive through neighborhood streets when they leave the hotel?
5. Where will delivery vehicles load and unload, and during what hours? Regardless of where they load/unload, can deliveries/loading/unloading/access to and from the Hotel be required to operate during business hours in order to minimize noise?
6. Will the project be required to adhere to and follow all requirements of the Climate Action Plan including the requirement to reduce global warming emissions?
7. Water usage should be calculated by the hotel alone and in conjunction with all other projects presently pending, including UCSC expansion? Will the water requirements of the hotel in conjunction

with all other proposed projects be capable of being fulfilled within the water availability, assuming desal and assuming no desal?

8. With relation to the P.U.D. issue, what greater public benefits will the project provide than those that would be achieved through application of conventional Zoning regulations?

9. The traffic study should describe/analyze the extent to which hotel operation and hotel related traffic will result in increasing congestion. The calculation should include numbers of vehicles as well as percentage increase.

11. The apartments in the existing building house students and summer workers. Where will those occupants live once the current hotel is closed?

12. What will be the preferred entrance and exit routes for traffic using the hotel? How many daily trips will be on Main and First Streets?

13. Will valet parking be permitted to use adjoining streets or parking lots?

Finally, could I ask you to please notify me when the final EIR is released.

Many thanks,

Reed Searle
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