



**SANTA CRUZ COUNTY  
GROUP  
Of The Ventana Chapter  
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February 18th, 2018

Santa Cruz County  
Planning Department  
Environmental Coordinator Todd Sexauer

RE: Nissan Dealership Proposal

Santa Cruz County Planning Department  
701 Ocean Street  
Santa Cruz, Ca. 95060  
[Todd.sexauer@santacruzcounty.us](mailto:Todd.sexauer@santacruzcounty.us)

**To Whom It May Concern Regarding Nissan Dealership Draft Environmental Impact Report  
(DEIR):**

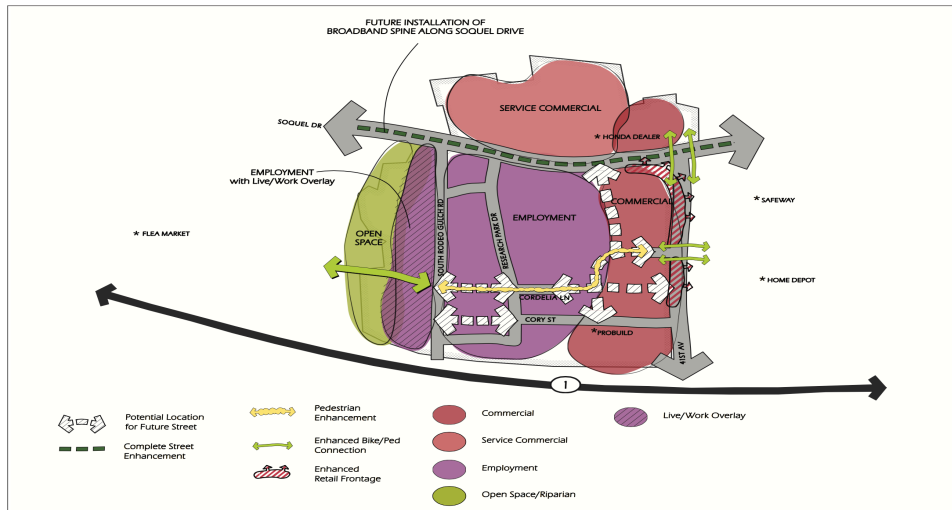
Please be advised that the Sierra Club opposes the applicant's proposal to change the zoning from C-2 (Neighborhood Commercial) to C-4 (Service Commercial) and General Plan Amendment from C-C (Community Commercial) to C-S (Service Commercial), a Commercial Development Permit.

The Sierra Club supports the concepts in the 2014 Sustainable Santa Cruz County Plan (SSCCP), adopted by the Board of Supervisors. This plan was created through an extensive public process which took over 15 months, \$650K dollars and had extensive public involvement to develop a vision for the future.

The Nissan proposal is not consistent with the guiding principles and recommendations of the SSCCP (See figure 7-8). The primary goal of the Sustainable Santa Cruz County Plan is "reducing GHG emissions while simultaneously improving other aspects of community life including increasing walkability in the area, limiting urban sprawl, supporting alternative modes of transportations, and strengthening local economies." Further, given the size of this project, the zoning change request to

convert eight individual properties (2.6 acres) from C-2 to C-4 would indefinitely remove the possibility of implementing the mixed use concepts specifically outlined for the 41<sup>st</sup> Avenue and Soquel Corridor.

FIGURE 7 - 8 UPPER 41ST AVENUE CONCEPT DIAGRAM



SUSTAINABLE SANTA CRUZ COUNTY

SUSTAINABLE LAND USE & TRANSPORTATION PATTERN 7-13

The Sierra Club’s assessment of the DEIR is that it fails to adequately address issues of **traffic**.

The current intersection of Soquel Drive and 41<sup>st</sup> Avenue is operating at a “D” level as noted in the traffic report (Kimley Horn 2017). Adding additional lanes to this intersection will result in widening Soquel Drive to six lanes. The intersection does not appear to have adequate capacity to manage additional traffic and left hand turns from this project would then be expected to cross three lanes, creating potential hazards to other drivers as well as bicyclists.

The DEIR has no references to expected impacts from turning lane hazards, turning radius issues from transport trucks which may be unloading vehicles in the middle lane on Soquel Drive or how the divided 41<sup>st</sup> Avenue two lane street could accommodate this type of delivery truck and needed turning radius into the project site.

In sum, the Sierra Club asks for a more complete traffic analysis. It is the Sierra Club’s position that this proposal does not support the community’s development goals nor the stated position taken by the Board of Supervisors in adopting the Sustainable Santa Cruz County Plan.

We look forward to your response.

Sincerely,

Gillian

Gillian Greensite, Chair  
Sierra Club, Santa Cruz County Group

