

# Sustainability Policy + Regulatory Update

COMMUNITY MEETING #1a: INTRODUCTION AND OVERVIEW

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SANTA CRUZ COUNTY COMMUNITY DEVELOPMENT + INFRASTRUCTURE DEPT

MARCH 16, 2022





# Welcome + Introductions

## Project Team:

*Amendments: Sustainability + Special Projects Division of CDI Dept*

*Spanish Translation: Micaela Lopez, Housing Division of CDI Dept*

*Design Guidelines: MIG*

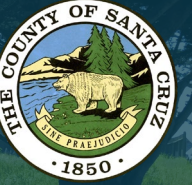
*EIR Consultant: Dudek*

*Transportation Subconsultant: Kimley-Horn*

*[SustainabilityUpdate@santacruzcounty.us](mailto:SustainabilityUpdate@santacruzcounty.us)*

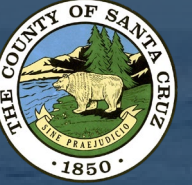


# Meeting Format



- Meeting is being recorded
- 30-minute presentation followed by Q+A
- Participants are muted during presentation
- How to participate from the computer:
  - Virtual meeting link: <https://tinyurl.com/3bsfdbhn>
- How to participate from the phone:
  - Dial (916) 318-9542, Conference ID 366 207 612#
- Spanish translation available in person and for Q + A





# Agenda

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**01** Background + Vision

**02** Project Components

**03** Project Topic Areas

**04** Environmental Impact Report

**05** Schedule + Public Input

**06** Q + A

# 01 Background + Vision



## What is the Sustainability Update?

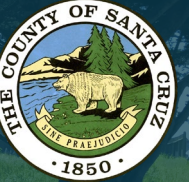
- Amendments to General Plan/Local Coastal Program
- Amendments to County Code
- New County Design Guidelines
- Amendments to Land Use Map/Zoning Maps

## Project Goals

- Implement Sustainable Santa Cruz County Plan
- Modernize County Code
- Accommodate growth 2020-2040
- Align with state legislation, local + regional plans



# 01 Background + Vision



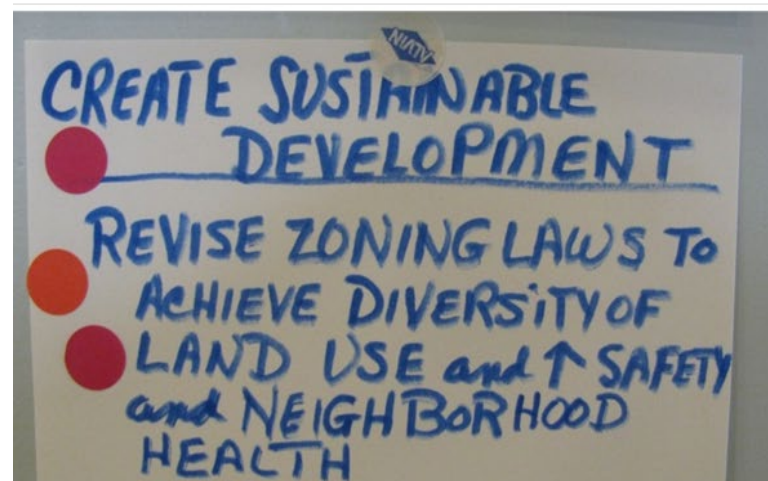
## Sustainable Santa Cruz County Plan

- Sustainable urban communities
- Community meetings
- Vision and Guiding Principles
- Recommendations for both land use and transportation
- Accepted by the Board: 2014

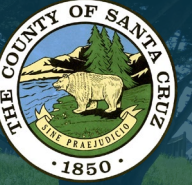
Learn More:

<https://www.sccoplanning.com/sustainabilityupdate>

“Vision”



# 01 Background + Vision



## Code modernization

- Identified need to modernize regulations
- Community meetings: 2014-2015

## Board direction

- 2015-2016: Board of Supervisors reviewed draft updates to portions of County Code and directed staff to incorporate into the Sustainability Update project



# 02 Project Components

## General Plan/LCP Amendments

- Amend chapters 1 (Introduction), 2 (Land Use → “Built Environment”), 3 (Circulation → “Access + Mobility”), 5 (Conservation + Open Space → “Agriculture, Resources + Conservation”), and 7 (Parks, Recreation, Public Facilities)
- Integrate Community Design into Chapter 2

## County Code Amendments

- Amend Building, Zoning, Design, Procedures chapters; add Circulation + Parking chapter
- Modernize code and align with General Plan/LCP





# 02 Project Components



## Design Guidelines

- Illustrate best practices for implementing County Code regulations for building and streetscape design
- Specific guidelines for certain land uses and certain geographic areas



## Map Amendments

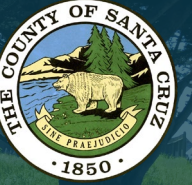
- Rezoning and/or land use designation amendment for 23 parcels



Learn More:  
<https://www.sccoplanning.com/sustainabilityupdate>

“What’s Included”

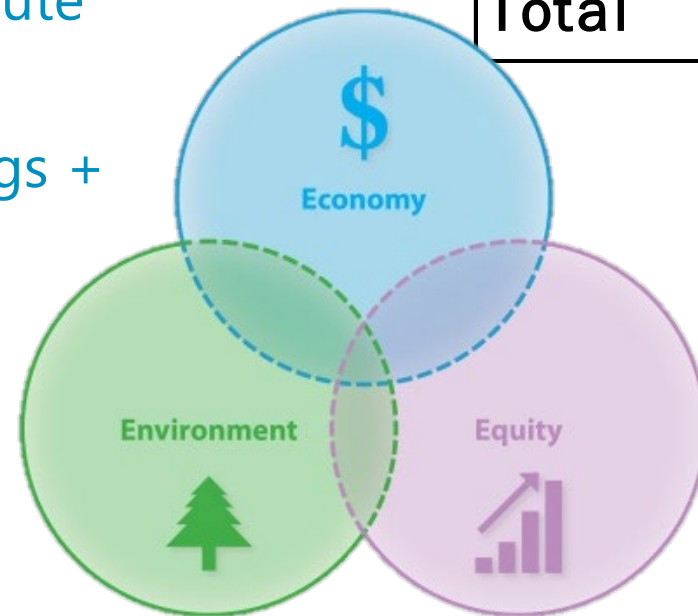
# 03 Project Topic Area: Sustainable Development



## Sustainable development at all scales

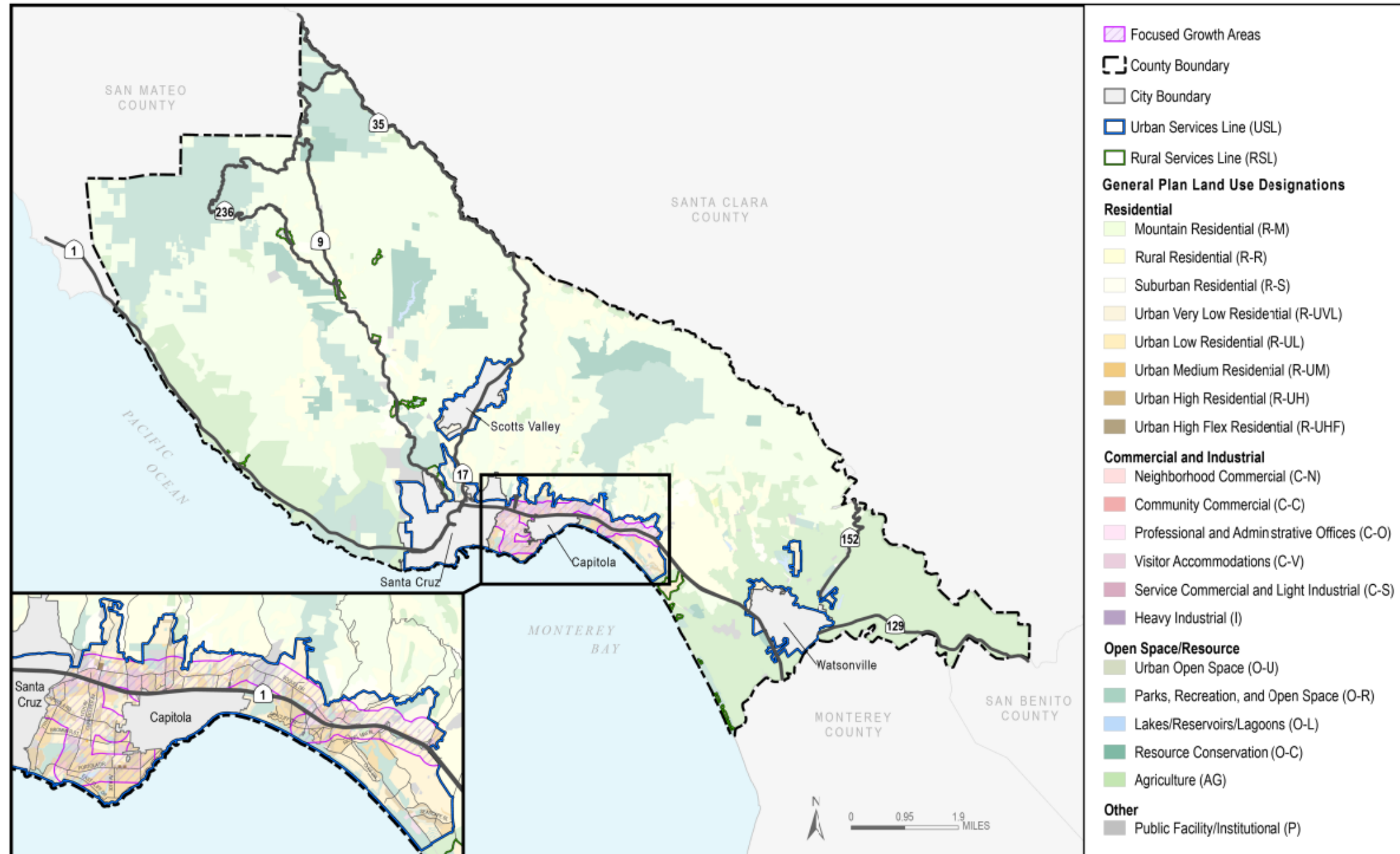
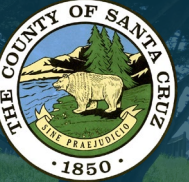
- Regional scale: coordination with other jurisdictions + planning agencies
- County scale: urban + rural services lines
- Community scale: corridors + activity centers
- Neighborhood scale: 15-minute neighborhoods
- Building scale: green buildings + sustainable sites

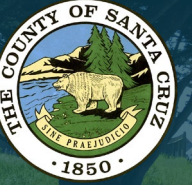
Potential Estimated Growth		
Area	Dwelling Units	Commercial (Sq Ft)
North County	442	1,142,300
Mid-County	3,697	4,196,400
South County	359	870,850
<b>Total</b>	<b>4,498</b>	<b>6,209,550</b>



Learn More:  
General Plan/LCP Chapters 1 + 2  
Fact Sheet: Sustainable Development

# 03 Project Topic Area: Sustainable Development





- Amendments focus on urban development
- New zone districts: Residential Flex, Workplace Flex
- Mixed-use standards
- Hospital and medical mixed-use standards
- Modernization of use and development standards
- County Design Guidelines

Learn More:

Community Meeting #2, 3/28/22

General Plan/LCP Chapter 2

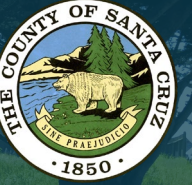
County Code Chapter 13.10

Design Guidelines

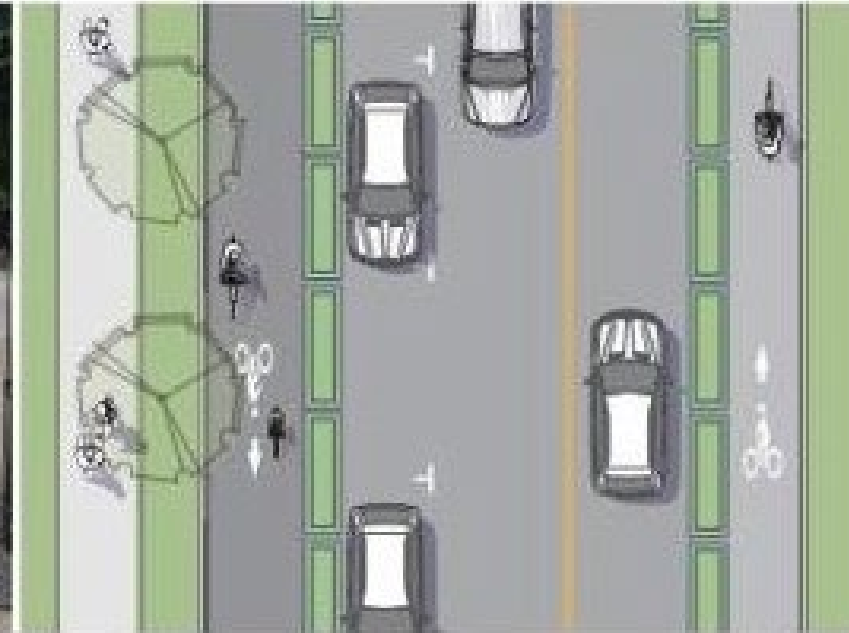
Fact Sheets: Housing,  
Commercial Development



# 03 Project Topic Area: Transportation



- New layered network street type system
- Focus on community character, streetscape, safety, technology, coastal access
- Vehicle miles traveled
- New roads/roadway projects
- Transportation demand management
- Parking + site circulation standards



## Learn More:

Community Meeting #3, 4/5/22

General Plan/LCP Chapter 3

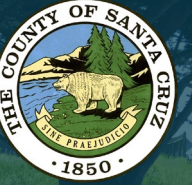
County Code Chapters 13.16, 15.10

Design Guidelines

Fact Sheet: Transportation



# 03 Project Topic Area: Community Services

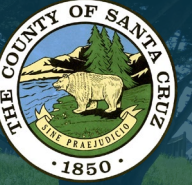


- Community services must be adequate to accommodate growth
- Consistency with County Parks Strategic Plan
- Focus on water supply and conservation
- New policies to address Sustainable Groundwater Management Act
- Telecommunications, broadband access and new technologies



Learn More:  
Community Meeting #4, 4/12/22  
General Plan/LCP Chapter 7  
Fact Sheet: Community Services

# 03 Project Topic Area: Agriculture + Natural Resources



- Protection of agricultural, biological, cultural, groundwater, coastal, timber, minerals, visual resources & open spaces
- No major changes to environmental protection standards
- Highway 1 Scenic Roadway
- Expanded land uses on agricultural land (agricultural support uses, agritourism, wineries and breweries, weddings, essential public facilities)

## Learn More:

Community Meeting #4, 4/12/22

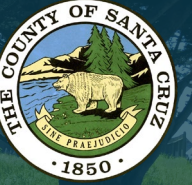
General Plan/LCP Chapter 5

County Code Chapters 13.10,  
16.50

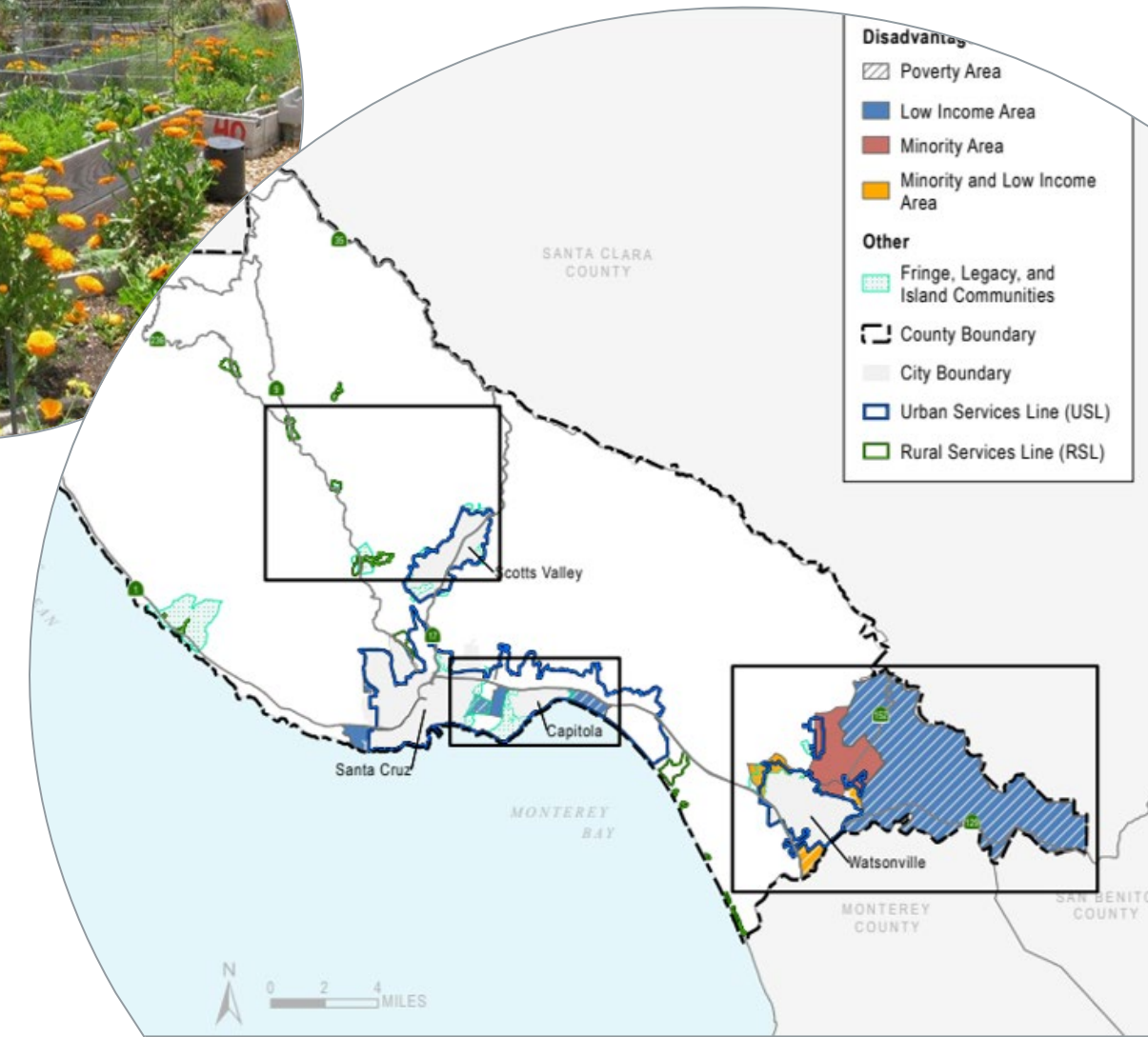
Fact Sheet: Agriculture and  
Natural Resources



# 03 Project Topic Area: Environmental Justice



- Identification of policies that support environmental justice throughout General Plan
  - Reducing pollution exposure and improving air quality
  - Equitable access to food, housing, services, resources, opportunities
  - Targeted policies for disadvantaged communities
- Definition of “disadvantaged community”
- Mapping of disadvantaged communities



Learn More:  
Community Meetings #2-4  
General Plan/LCP Chapters 1,2,3,5,7  
Fact Sheet: Environmental Justice



# 03 Project Topic Area: Code Modernization



- Clarify permit requirements
  - Replace Level 1-7 use permits with use and site development permits
- Consolidate procedural requirements, parking regulations, coastal regulations
- Modernize allowed land uses
- Remove obsolete standards and definitions



Learn More:

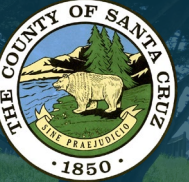
Community Meeting #5, 4/20/22

County Code Titles 5, 12, 13, 15, 16, 18

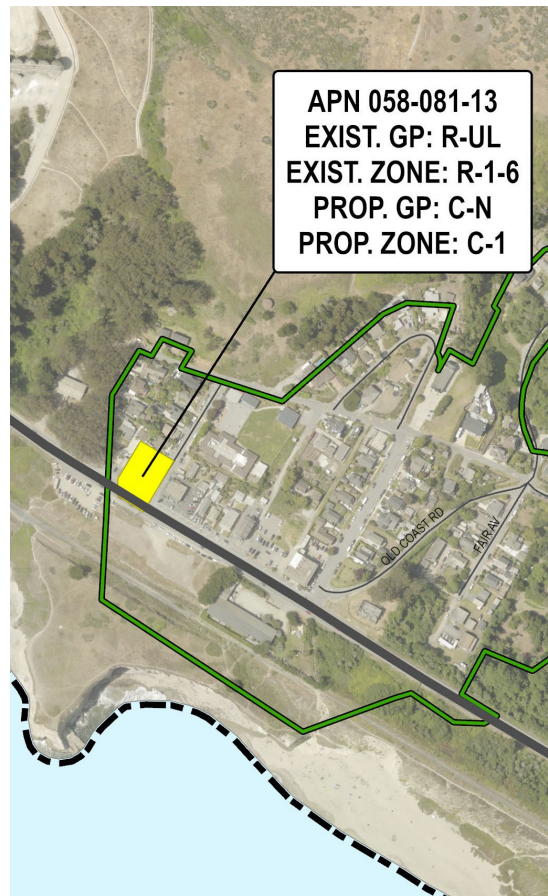
Fact Sheet: Code Modernization



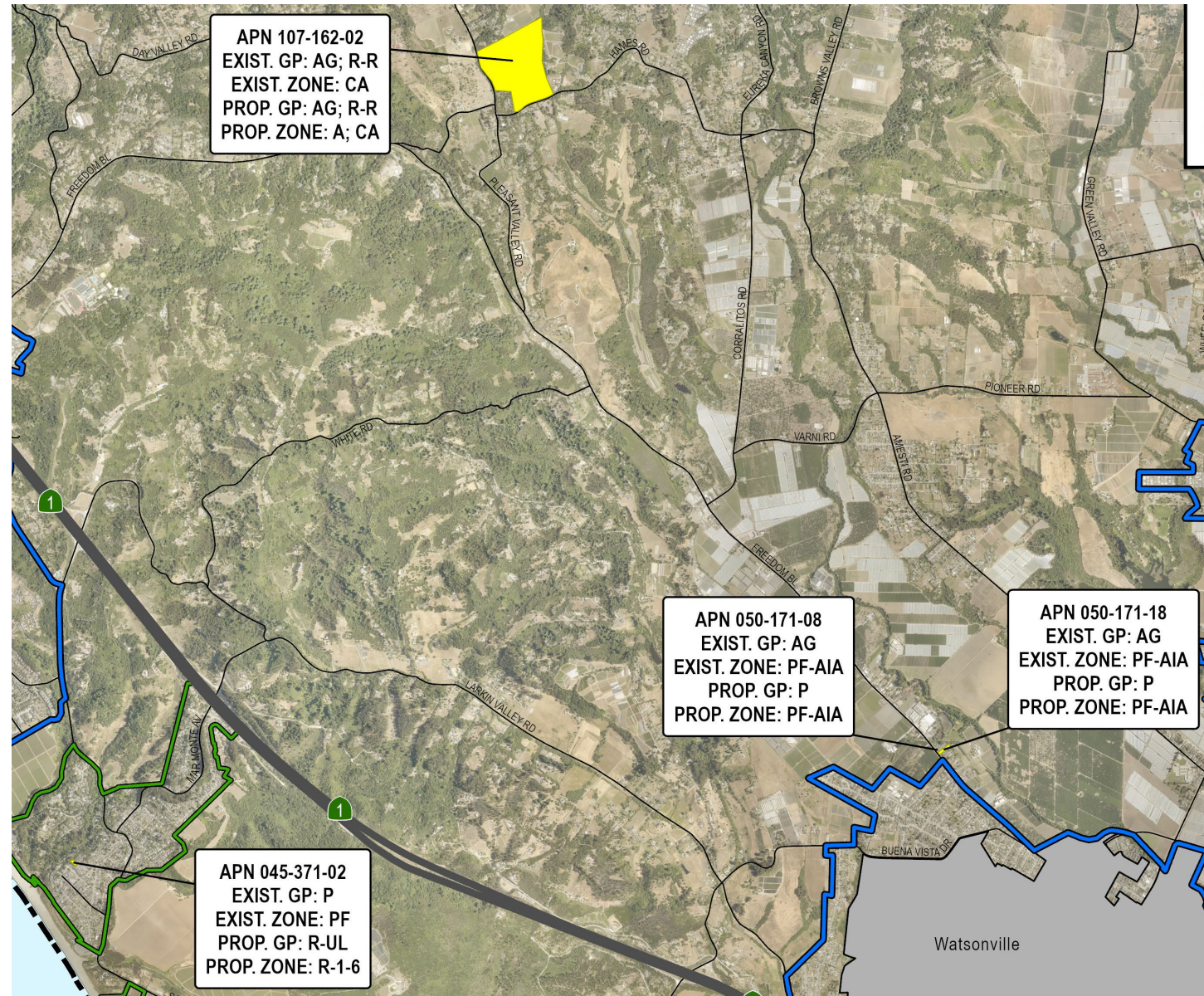
# 03 Project Topic Area: Land Use/Zoning Changes



## North County



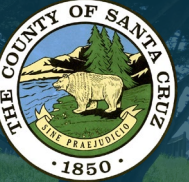
## South County



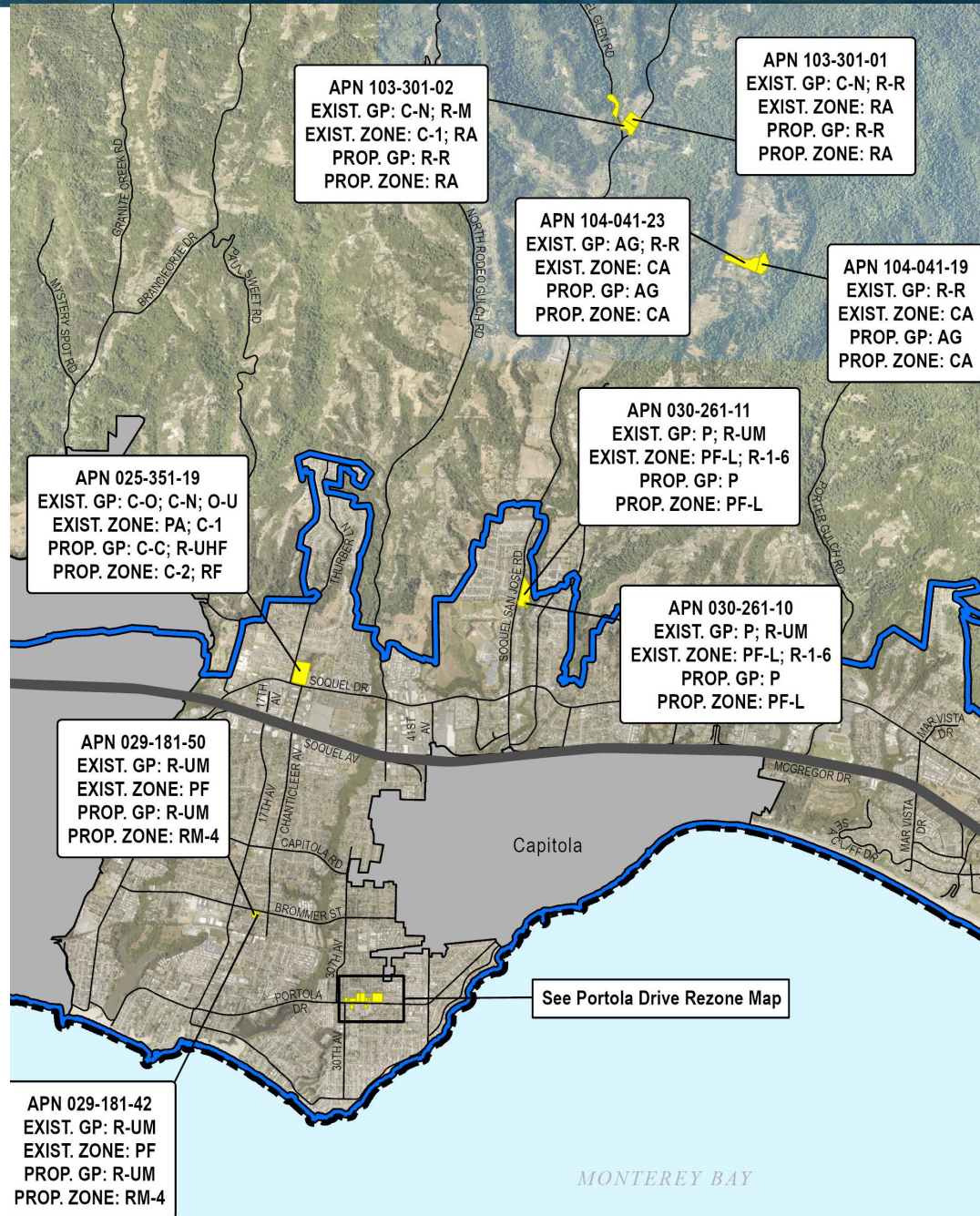
Learn More:  
Community Meeting #5,  
4/20/22



# 03 Project Topic Area: Land Use/Zoning Changes

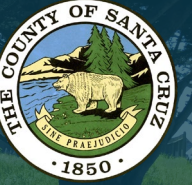


Mid-County



Learn More:  
Community Meeting #5,  
4/20/22

# 04 Environmental Impact Report

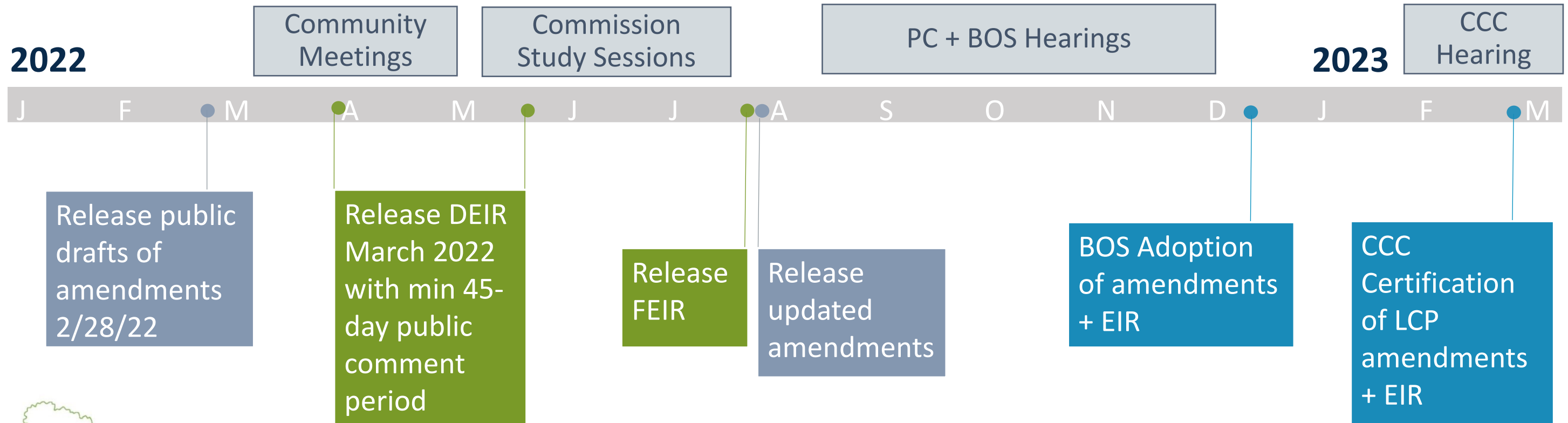
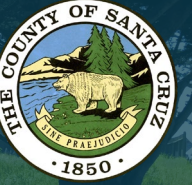


Learn More:  
<https://www.sccoplanning.com/sustainabilityupdate> "EIR"

Once the EIR is posted, it will be available on the County's CEQA webpage, at the Government Center and at area libraries

- Draft EIR → Public Comment → Final EIR
- EIR topics of particular concern
  - Aesthetics
  - Agriculture
  - Cultural Resources
  - Land Use
  - Population and Housing
  - Public Services & Utilities
  - Water supply and groundwater
  - Transportation including VMT

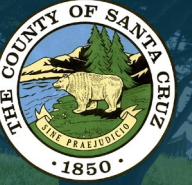
# 05 Schedule + Public Input



EIR: Environmental Impact Report - DEIR: Draft EIR - FEIR: Final EIR  
 PC: Planning Commission - BOS: Board of Supervisors - CCC: California Coastal Commission

# 05

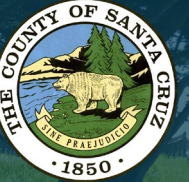
# Schedule + Public Input



Community Meeting	Date	Time
Meeting #1a: Introduction and Overview (hybrid virtual/in person)	Wednesday March 16	6:30-8:00 pm
Meeting # 1b: Introduction and Overview (virtual)	Monday March 21	6:30-8:00 pm
Meeting #2: Built Environment and Community Design (virtual)	Monday March 28	6:30-8:00 pm
Meeting #3: Transportation (virtual)	Tuesday April 5	6:30-8:00 pm
Meeting #4: Agriculture, Resources, Public Facilities (virtual)	Tuesday April 12	6:30-8:00 pm
Meeting #5: Code Modernization and Map Amendments (virtual)	Wednesday April 20	6:30-8:00 pm



# 05 Schedule + Public Input



Website: <https://www.sccoplanning.com/sustainabilityupdate> Hard copies: 701 Ocean Street (4<sup>th</sup> Floor) and Capitola Library

The homepage features a navigation bar with links for Vision, What's Included, EIR, Get Involved, Project Documents, and County Planning Site. The main heading is "Santa Cruz County Sustainability Update". Below the heading is a search bar and a call to action: "Sustainability Update Draft Documents Now Available!". A secondary call to action says "Get a summary of proposed changes here: What's included. View current drafts here: Project Documents. Join us at upcoming community meetings to learn more about the changes proposed and provide your input. You can also submit your comments directly through this website using the Public Comment Portal." There are three small images at the bottom of the page.

The page is titled "Sustainable Communities". It contains three main sections: "Green Buildings + Sustainable Sites", "Complete Neighborhoods", and "Community Growth Framework". Each section includes a brief description and a representative image. The "Green Buildings" section discusses features like solar energy and water conservation. The "Complete Neighborhoods" section describes a "15-minute neighborhood" framework. The "Community Growth Framework" section focuses on growth within urbanized areas. A sidebar on the right offers a "Quick Links" menu with categories like "Changes By Document", "Design Guidelines", "EIR", "Code Modernization", "Commercial Development", "Community Services", "Environmental", "Housing", "Sustainable Communities", and "Transportation".

The page is titled "Project Documents" and lists "Current Drafts". It is divided into three sections: "Draft General Plan", "Draft County Design Guidelines", and "Draft County Code". Each section provides a list of specific draft items, such as "Chapter 1: Introduction" for the General Plan and "Title 5 - Title 12" for the County Code. A sidebar on the right contains a "Quick Links" menu similar to the other pages.

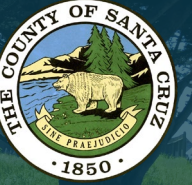
The page is titled "Get Involved" and features a "Public Comment Portal" form. The form includes fields for "Email Address", "First Name", and "Last Name", along with a "Subscribe" button. A "PLEASE NOTE" box states: "Comments about the Environmental Impact Report should be directed to CEQA-NEPA@santacruzcountyus. Visit the EIR page to learn more about how you can get involved in the EIR process." Below the form is a "Sustainability Update - Public Comment Portal" section with a welcome message and a "Please use this Public Comment Portal to share your comments on the Sustainability Update." prompt. At the bottom, there are fields for "First Name", "Last Name", "Organization (if any)", "Email Address", "Topic\*", and "Share Your Comment\*".



**Community Growth Framework**  
At the community scale, the County continues to focus growth in urbanized areas within the Urban and Rural Services Lines. Accommodating development within these lines preserves agricultural land and open space to sustain the County's agriculture, timber, and tourism economic bases, conserve natural resources, and restrict growth in areas with high disaster risk and/or limited infrastructure. Higher-intensity residential and commercial development is planned around multimodal corridors, high-quality transit stops, and centers of community activity. Population and job growth are coordinated with development of transportation infrastructure.

**Regional Coordination**  
At the regional scale, the County is coordinating long-range planning and review of major development projects with cities, neighboring counties, and regional and state agencies. Recognizing the interrelationship between land use and

# 06 Q + A



- Website: <https://www.sccoplanning.com/sustainabilityupdate>
- Written public comment options
  - <https://www.sccoplanning.com/sustainabilityupdate> "Get Involved"
    - Take the project survey!
    - Summit comments on project documents
  - Submit comments on EIR: Email [CEQA-NEPA@santacruzcounty.us](mailto:CEQA-NEPA@santacruzcounty.us)
- Project Email: [SustainabilityUpdate@santacruzcounty.us](mailto:SustainabilityUpdate@santacruzcounty.us)

