



Sustainability Policy + Regulatory Update

Meeting on Draft Environmental Impact Report

MAY 9, 2022



Meeting Overview and Format

01 Introduction + Purpose

02 Project Overview

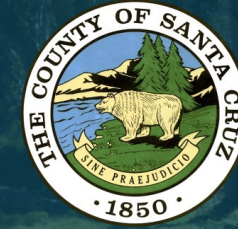
03 Environmental Review Process

04 Draft EIR Content and Findings

05 How to Review and Provide Comments on the Draft EIR

06 Comments

Meeting Format



- County and EIR Consultant Presentation
- Participants are muted during presentation
- How to participate from the computer:
 - Virtual meeting link: <https://tinyurl.com/3dvp7yf8>
 - How to participate from the phone:
 - Dial (916) 318-9542, Conference ID 267 775 23#



01

EIR Project Team



County of Santa Cruz Community Development and Infrastructure Department

Policy Division

Stephanie Hansen – Assistant Director

Daisy Allen – Project Manager

Natisha Williams – Senior Planner

Dudek – EIR Consultant

Stephanie Strelow – EIR Project Manager

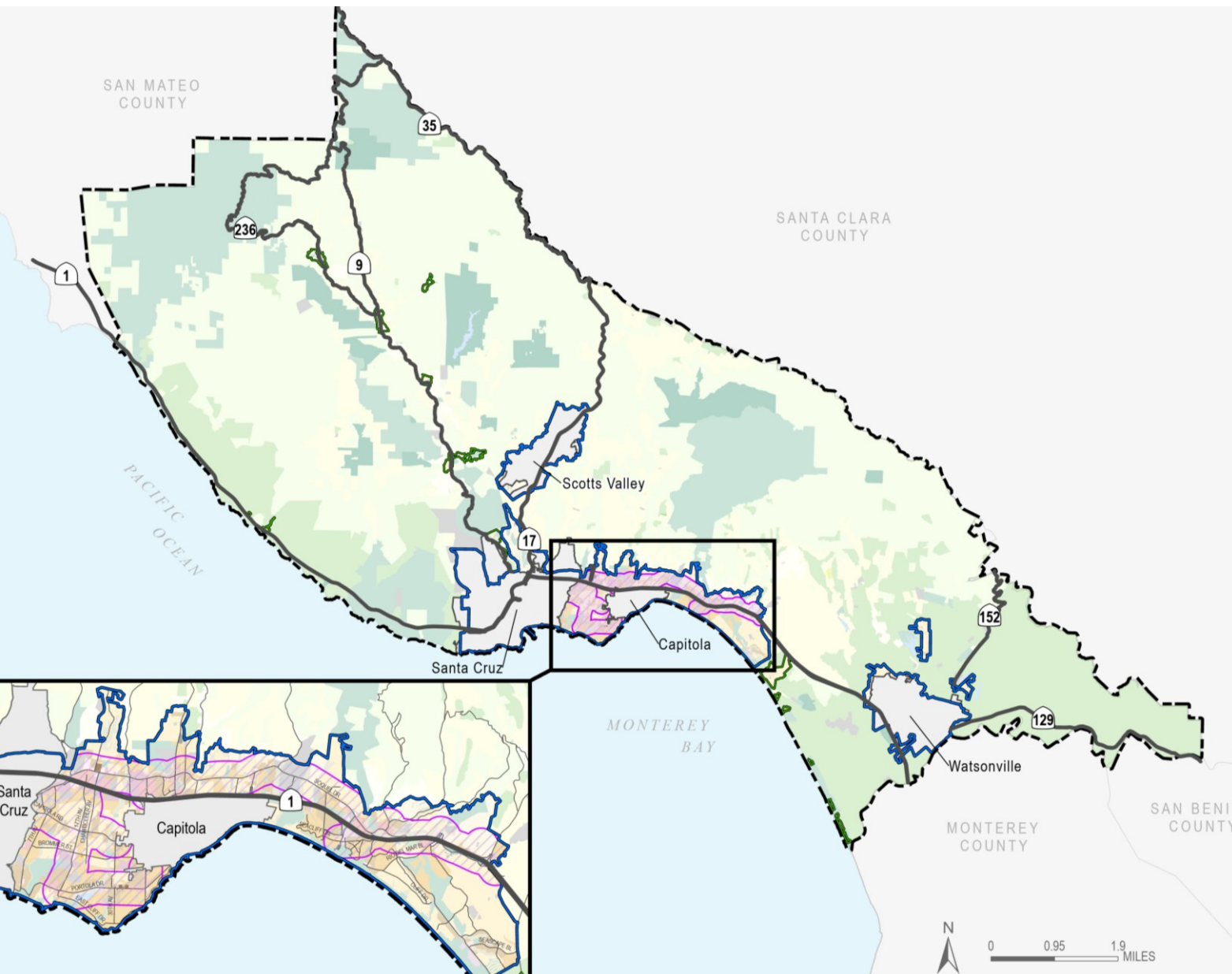
Catherine Wade – Deputy Project Manager

Kimley-Horn – Transportation Consultant



- Inform the community and agencies about the proposed project
- Inform the community and agencies about the EIR process and findings of the Draft EIR
- Inform the community about how to submit comments on the Draft EIR and future opportunities for input
- Receive oral comments on the Draft EIR





- Unincorporated Santa Cruz County
- Diverse natural features and topography
 - Santa Cruz Mountains
 - Coastal terraces
 - Agricultural areas
- Distinction between urban and rural areas
- Within Urban Services Line
 - Live Oak, Soquel, Aptos, and Freedom
- Within Rural Services Line
 - Davenport
 - Boulder Creek, Boulder Creek Country Club, Bear Creek Estates
 - Ben Lomond, Felton, Paradise Park
 - La Selva Beach, Place De Mer, Sand Dollar Beach, Canon del Sol
 - Sunset Beach, Pajaro Dunes

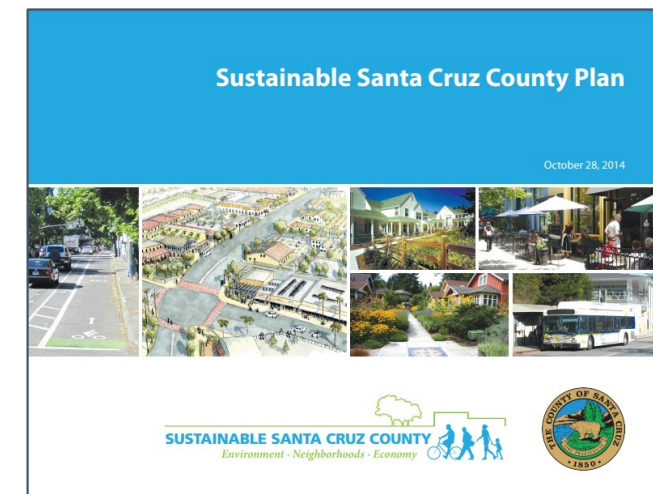


What is the Sustainability Update?

- 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



02 Project Components

General Plan/LCP Amendments

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





Zoning Regulations

- New permit framework
- New “Residential Flex” and “Workplace Flex” zone districts
- Single family and multi-family development regulations
- Mixed-use development standards
- Medical mixed uses
- Parking standards
- Ancillary agricultural uses
- Regulations for special uses including weddings, wineries, and breweries.





Design Guidelines

- Illustrate best practices for implementing County Code regulations for building and streetscape design
- Specific guidelines for multi-family residential, commercial, and mixed-use developments

Map Amendments

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





Applies to “projects”

- A discretionary action by a public agency which has the potential to result in a physical change in the environment, either directly or indirectly

CEQA Lead Agency – County of Santa Cruz

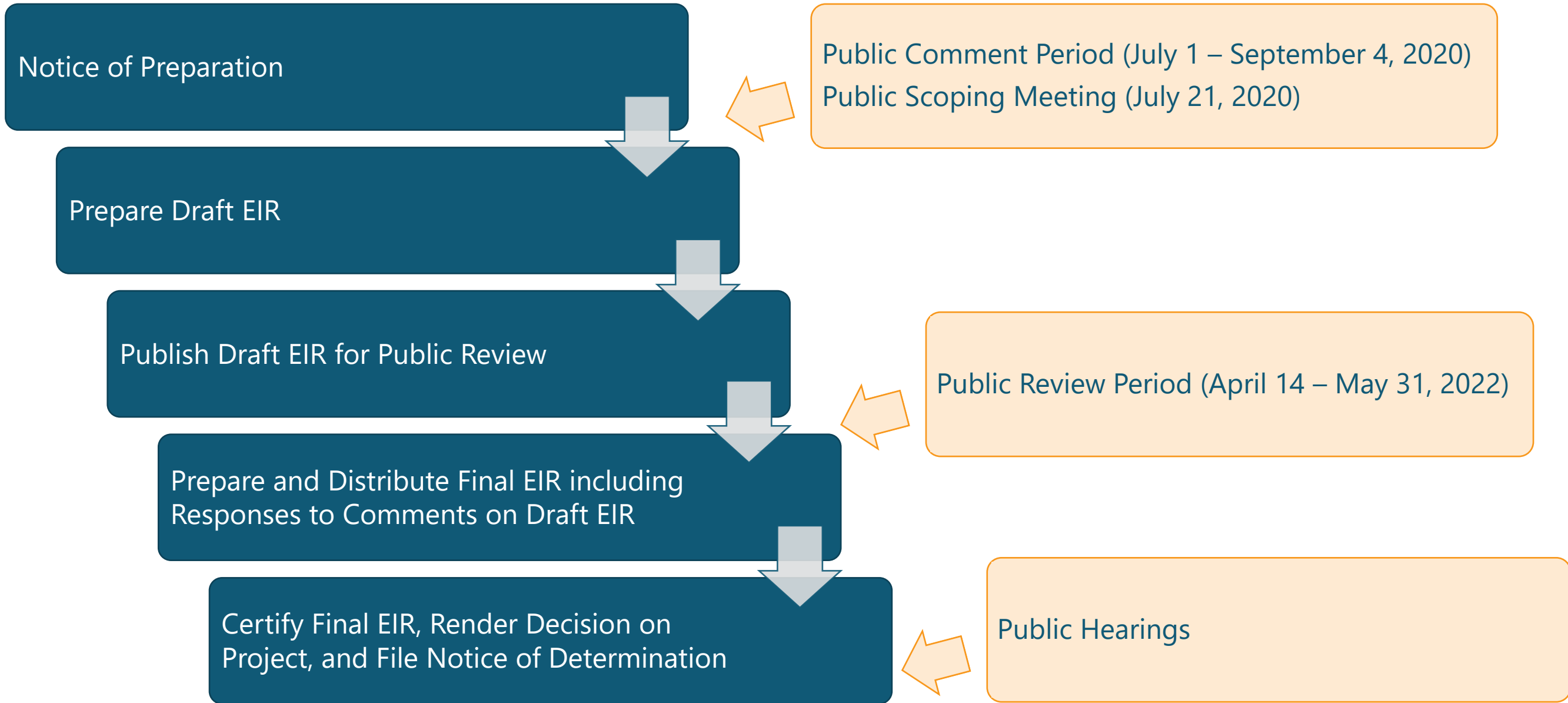
- Board of Supervisors is decision-making body

Purpose

- Inform agency decision-makers and the public of significant project environmental effects
- Identify feasible ways to avoid or reduce significant impacts, including mitigation measures and alternatives
- Provide an opportunity for the public and agencies to comment on the environmental analyses

“Significant effect on the environment”

- A substantial, or potentially substantial, adverse change in physical conditions within the project area





Program-Level EIR

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- *Energy*
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- *Transportation*
- *Tribal Cultural Resources*
- Utilities and Service Systems
- *Wildfire*
- Required CEQA Sections
 - Growth Inducement
 - Cumulative Impacts
 - Alternatives

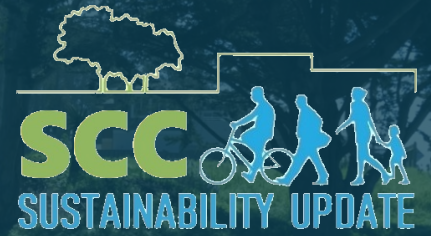
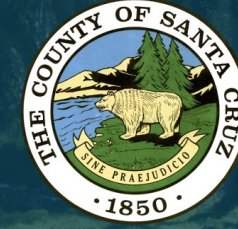


- Aesthetics
- Land Use
- Population and Housing
- Public Services and Utilities
- Transportation
 - New Method for Transportation Impact Analysis
 - Vehicle Miles Traveled (VMT)





Impact Topic	Mitigation Measures Required for Potentially Significant Impacts	Level of Significance After Mitigation, if Required
Agricultural Resources: Farmland Conversion	Yes	Potentially Significant and Unavoidable
Biological Resources: Sensitive Habitats	Yes	Potentially Significant and Unavoidable
Cultural Resources: Historical Resources	Yes	Potentially Significant and Unavoidable
Transportation: VMT (Project and Cumulative)	Yes	Significant and Unavoidable
Utilities: Water Supply (Project and Cumulative)	Yes	Potentially Significant and Unavoidable



Alternative 1: No Project Alternative

- Circumstances under which the proposed project does not proceed
- Existing General Plan would remain in effect
- Required by CEQA

Alternative 2: Reduced Growth

- Potential growth and development at a rate that is consistent with AMBAG's current adopted forecasts

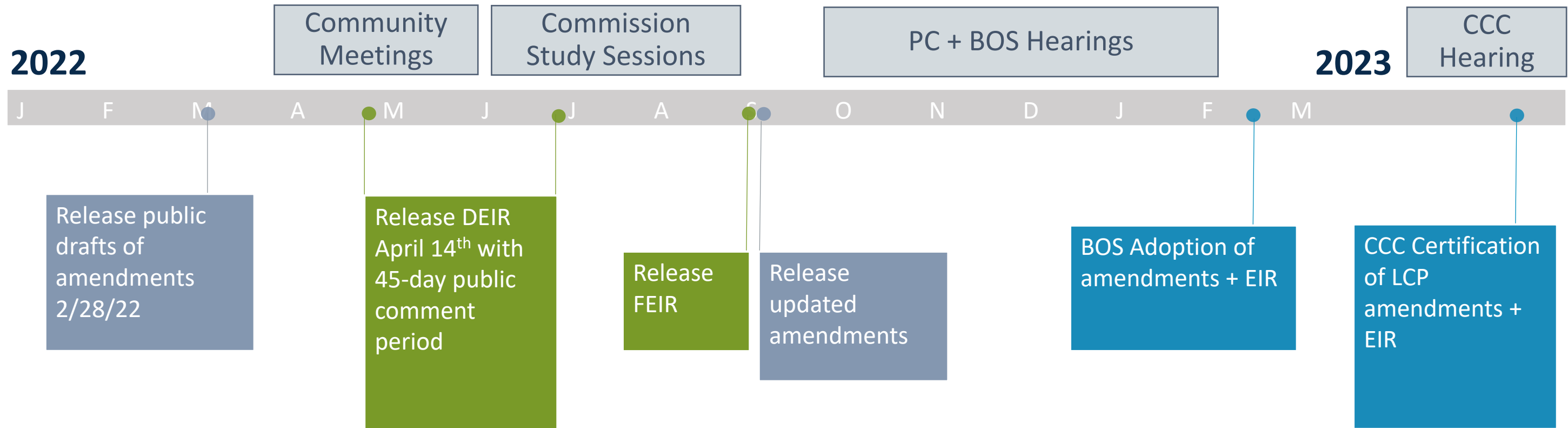
Alternative 3: Reduced Project

- Retain existing land use and zone designations for 10 parcels along Portola Drive and Thurber Lane/Soquel Drive
- Eliminate proposed policies and regulations that would allow public/quasi-public uses on agricultural lands

*For information on alternatives considered but eliminated from further analysis, please consult the Draft EIR, Chapter 6.

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Schedule and Public Input





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




- Online review of the Draft EIR is encouraged
- Online: <https://sccoplanning.com/PlanningHome/Environmental/CEQAInitialStudiesEIRs/CEQADocumentsOpenforPublicReview.aspx>
- Printed copies:
 - County Planning Counter, 701 Ocean Street, 4th Floor, between 8 a.m. and 12 p.m. Monday-Thursday, or email CEQA-NEPA@santacruzcounty.us or call (831) 454-2580 for an appointment
 - Libraries: Felton, Downtown, and Watsonville



-  Provide oral comments tonight

-  Provide your written comments during the public review period

-  To make your comments most useful, please focus comments on:
 - Adequacy of the document in identifying and analyzing impacts
 - Ways in which significant impacts might be avoided or mitigated
 - Additional specific mitigation measures or alternatives



- All written comments on the Draft EIR to be received by **Tuesday, May 31, 2022 at 5:00 p.m.**
- Please include a return address and contact name with your comments
- Comments should be sent to the following address:

Stephanie Hansen, Assistant Director
Santa Cruz County Community Development & Infrastructure Department
701 Ocean Street, Fourth Floor
Santa Cruz, California 95060

Email: CEQA-NEPA@santacruzcounty.us

(subject line of emails: "Sustainability Update EIR Comments")



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Public Comments

TO REQUEST TO SPEAK, PLEASE PRESS "RAISE HAND"

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

Draft EIR:

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