

DRAFT ENVIRONMENTAL IMPACT REPORT

# Sustainability Policy and Regulatory Update

County of Santa Cruz

SCH NO. 2020079005



APRIL 2022





---

Environmental Impact Report

**County of Santa Cruz**

**Sustainability Policy and Regulatory Update**

---

State Clearinghouse Number 2020079005

*Prepared by*

**COUNTY OF SANTA CRUZ  
COMMUNITY DEVELOPMENT & INFRASTRUCTURE DEPARTMENT**

701 Ocean Street, Fourth Floor  
Santa Cruz, California 95060

*Contact: Stephanie Hansen, Assistant Director - Policy & Housing*

*Prepared with assistance by*

**DUDEK**

725 Front Street, Suite 400  
Santa Cruz, California 95060

**April 2022**

INTENTIONALLY LEFT BLANK

# TABLE OF CONTENTS

<b>ACRONYMS AND ABBREVIATIONS.....</b>		<b>viii</b>
<b>1</b>	<b>SUMMARY .....</b>	<b>1-1</b>
1.1	Introduction.....	1-1
1.2	Project Overview .....	1-1
1.3	Alternatives to the Proposed Project.....	1-3
1.4	Known Areas of Controversy .....	1-4
1.5	Issues to be Resolved .....	1-5
1.6	Impact Summary .....	1-5
<b>2</b>	<b>INTRODUCTION.....</b>	<b>2-1</b>
2.1	Purpose of the EIR.....	2-1
2.2	Project Overview .....	2-2
2.3	Scope of the EIR .....	2-4
2.4	Environmental Review and Approval Process.....	2-5
2.5	Organization of the EIR.....	2-8
<b>3</b>	<b>PROJECT DESCRIPTION .....</b>	<b>3-1</b>
3.1	Project Location and Setting.....	3-1
3.2	Project Background .....	3-2
3.3	Project Objectives .....	3-5
3.4	Project Overview .....	3-4
3.5	Description of Project Components.....	3-12
3.6	Intended Uses of EIR .....	3-49
3.7	References.....	3-49
<b>4</b>	<b>ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES.....</b>	<b>4.0-1</b>
4.0	Introduction to Analyses.....	4.0-1
4.1	Aesthetics.....	4.1-1
4.2	Agriculture, Forestry, and Mineral Resources.....	4.2-1
4.3	Air Quality .....	4.3-1
4.4	Biological Resources .....	4.4-1
4.5	Cultural Resources and Tribal Cultural Resources.....	4.5-1
4.6	Energy.....	4.6-1
4.7	Geology and Soils .....	4.7-1
4.8	Greenhouse Gas Emissions .....	4.8-1
4.9	Hazards and Hazardous Materials .....	4.9-1
4.10	Hydrology and Water Quality.....	4.10-1
4.11	Land Use and Planning .....	4.11-1
4.12	Noise .....	4.12-1
4.13	Population and Housing.....	4.13-1



4.14	Public Services and Recreation .....	4.14-1
4.15	Transportation .....	4.15-1
4.16	Utilities and Service Systems.....	4.16-1
4.17	Wildfire .....	4.17-1
<b>5</b>	<b>OTHER CEQA CONSIDERATIONS.....</b>	<b>5-1</b>
5.1	Significant Unavoidable Impacts .....	5-1
5.2	Significant Irreversible Environmental Changes.....	5-2
5.3	Growth-Inducing Impacts .....	5-4
<b>6</b>	<b>ALTERNATIVES.....</b>	<b>6-1</b>
6.1	Project Objectives .....	6-2
6.2	Overview of Significant Project Impacts.....	6-4
6.3	Alternatives Considered but Eliminated.....	6-5
6.4	Alternatives Selected for Further Analysis .....	6-7
6.5	Environmentally Superior Alternative .....	6-20
6.6	References.....	6-22
<b>7</b>	<b>AGENCIES CONTACT AND EIR PREPARATION.....</b>	<b>7-1</b>
7.1	Agencies Contacted.....	7-1
7.2	EIR Preparers .....	7-2

## Appendices

A	Notice of Preparation
B	Scoping Comments with Summary of Comments
C	Project Growth Assumptions Memorandum
D	Potential Resource Issues on Properties Proposed for General Plan/LCP Land Use or Zoning Map Changes
E	Biological Resources – Special Status Plant and Wildlife Species Lists
F	Cultural Resources - Area Of Potential Impact Map and Native American Heritage Commission Outreach
G	Transportation Memos
	G-1 Santa Cruz County Travel Demand Model (SCC TDM) Update
	G-2 Vehicle Miles Traveled (VMT) Analysis
	G-3 Level of Service Analysis
H	Noise Modeling Results
I	Air Quality and Greenhouse Gas Emissions Calculations

## Figures

3-1	Regional Location.....	3-51
3-2	Jurisdictional Boundaries .....	3-52
3-3	County Planning Areas and Urban and Rural Services Lines .....	3-53
3-4	Future Transportation Network in Urban Areas.....	3-54
3-5A	Portola Drive Streetscape Improvements, Western Portion.....	3-55
3-5B	Portola Drive Streetscape Improvements, Middle Portion .....	3-56
3-5C	Portola Drive Streetscape Improvements, Eastern Portion .....	3-57
3-6A	Properties Proposed for Land Use Redesignation and/or Rezoning - North County.....	3-58
3-6B	Properties Proposed for Land Use Redesignation and/or Rezoning - Mid-County .....	3-59
3-6C	Properties Proposed for Land Use Redesignation and/or Rezoning - Portola Drive .....	3-60
3-6D	Properties Proposed for Land Use Redesignation and/or Rezoning - South County.....	3-61
4.2-1	Santa Cruz County Important Farmland-State Farmland Mapping.....	4.2-35
4.2-2	County of Santa Cruz Agricultural Land Types.....	4.2-36
4.2-3	County of Santa Cruz Timber Resources .....	4.2-37
4.2-4	County of Santa Cruz Mineral Resources .....	4.2-38
4.7-1	Geologic Hazard Areas in Santa Cruz County.....	4.7-31
4.7-2	Areas of Expansive Soils in Santa Cruz County .....	4.7-32
4.9-1	Watsonville Municipal Airport Influence Area .....	4.9-25
4.10-1	Major Streams and Watercourses within Santa Cruz County.....	4.10-55
4.10-2	Watersheds in Santa Cruz County.....	4.10-56
4.10-3	Groundwater Basins within Santa Cruz County.....	4.10-57
4.10-4	Tsunami Inundation Areas in Santa Cruz County.....	4.10-58
4.11-1	General Plan Land Use Designations Map .....	4.11-35
4.12-1	Existing Highway and Local Roadway Noise Contours.....	4.12-31
4.12-2	Future (2040) Highway and Local Roadway Noise Contours .....	4.12-32
4.12-3	Watsonville Airport Noise Contours.....	4.12-33
4.12-3	Watsonville Airport Noise Contours.....	4.12-27
4.15-1	Existing and Proposed Pedestrian Transportatoin Network .....	4.15-37
4.15-2	Existing and Proposed Bicycle Transportatoin Network .....	4.15-38
4.17-1	Santa Cruz County Fire Hazard Severity Areas.....	4.17-21

## Tables

1-1	Summary of Project Impacts and Mitigation Measures .....	1-6
3-1	Sustainable Santa Cruz County Plan Vision Statement .....	3-7
3-2	Existing and Proposed General Plan Chapters .....	3-11
3-3	Existing and Proposed Urban Residential Land Use Densities .....	3-14
3-4	Commercial and Industrial Land Use Intensities.....	3-16
3-5	Proposed Transportation Improvements.....	3-22
3-6	Development Density and Intensity on Agricultural Lands.....	3-25
3-7	Development Density and Intensity on Open Space Lands .....	3-26

3-8	Public Facility and Parks Land Use Designations' Building Intensity .....	3-28
3-9	Summary of Santa Cruz County Code Amendments .....	3-29
3-10	Site Development Permit Requirements.....	3-42
3-11	Properties Proposed for General Plan and/or Zone District Resdesignation .....	3-47
4.0-1	Scenario Assumptions for Sustainability Update EIR Analyses.....	4.0-5
4.0-2	Projected Residential Growth (Dwelling Units) by Planning Area .....	4.0-11
4.0-3	Projected Non-Residential Growth by Planning Area (in square feet) .....	4.0-12
4.0-4	Summary of Net Increase in Potential Development by Planning Area .....	4.0-13
4.1-1	Proposed and Retained General Plan/Lcp Policies that Avoid/Minimize Impacts Related to Scenic Views.....	4.1-14
4.1-2	Proposed and Retained General Plan/Lcp Policies that Avoid/Minimize Impacts Related to Scenic Resources.....	4.1-16
4.1-3	Proposed and Retained General Plan/Lcp Policies that Avoid/Minimize Impacts Related to Visual Quality .....	4.1-19
4.2-1	Agricultural Land in Santa Cruz County, 1990-2018 .....	4.2-3
4.2-2	Santa Cruz County Agricultural Land Types .....	4.2-4
4.2-3	Overview of Agricultural Production in Santa Cruz County (2020) .....	4.2-6
4.2-4	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Conversion of Agricultural Lands to Non-Agricultural Uses.....	4.2-20
4.2-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Indirect Conversion of Agricultural Lands and/or Conflicts with Agricultural Lands .....	4.2-28
4.2-6	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Conflicts with Zoning or Conversion of Forest or Timber Lands .....	4.2-29
4.2-7	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Loss of Mineral Resources.....	4.2-30
4.3-1	North Central Coast Air Basin Attainment Classification.....	4.3-10
4.3-2	Local Ambient Air Quality Data.....	4.3-11
4.3-3	Ambient Air Quality Standards .....	4.3-14
4.3-4	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Air Quality Impacts .....	4.3-26
4.3-5	CARB Recommendations for Siting New Sensitive Land Uses .....	4.3-30
4.4-1	Santa Cruz County Habitat/Vegetation Types.....	4.4-2
4.4-2	Sensitive Natural Communities Potentially Occuring in Santa Cruz County .....	4.4-14
4.4-3	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Potential Impacts Related to Special Status Speies .....	4.4-31
4.4-4	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Potential Impacts Related to Riparian, Wetland and Sensitive Habitats .....	4.4-34
4.4-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Potential Impacts Related to Wildlife Movement or Breeding/Nesting.....	4.4-38
4.5-1	Recorded Archaeological Sites in Relation to County Areas of Archaeological Sensitivity.....	4.5-6
4.5-2	National Register of Historic Places Listings in Unincorporated Santa Cruz County.....	4.5-8
4.5-3	Parcels with County Landmark (L) Combining District Zoning .....	4.5-9
4.5-4	Proposed and Retained Policies that Avoid/Minimize Cultural Resources Impacts .....	4.5-22



4.6-1	Annual Electricity Demand .....	4.6-11
4.6-2	Proposed and Retained Policies that Avoid/Minimize Energy Impacts.....	4.6-12
4.6-3	Annual Operational Natural Gas Demand.....	4.6-13
4.6-4	Annual Operational Petroleum Demand.....	4.6-14
4.7-1	Soil Characteristics in Santa Cruz County .....	4.7-9
4.7-2	General Plan/LCP Policies that Avoid/Minimize Impacts Related to Seismic Hazards .....	4.7-20
4.7-3	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Geologic Hazards .....	4.7-23
4.7-4	Existing General Plan/LCP Policies that Avoid/Minimize Impacts Related to Soil Erosion.....	4.7-25
4.7-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Unique Geologic Features and Paleontological Resources.....	4.7-27
4.8-1	Six Top Greenhouse Gas Producer Countries and the European Union .....	4.8-5
4.8-2	Greenhouse Gas Emissions Sources in California.....	4.8-6
4.8-3	Greenhouse Gas Emissions Sources in Santa Cruz County.....	4.8-7
4.8-4	Estimated Operational Greenhouse Gas Emissions.....	4.8-30
4.8-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Greenhouse Gas Emission Impacts.....	4.8-32
4.8-6	Consistency with the County Climate Action Strategy .....	4.8-32
4.8-7	Consistency with the AMBAG's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy Goals.....	4.8-35
4.9-1	Known Past or Existing Regulated Hazardous Sites in Santa Cruz County.....	4.9-5
4.9-2	Known Cortese List Sites in Santa Cruz County.....	4.9-6
4.9-3	Proposed and Retained Policies that Avoid/Minimize Impacts Related to Hazardous Materials .....	4.9-18
4.9-4	Proposed and Retained Policies that Avoid/Minimize Airport Safety Impacts .....	4.9-22
4.10-1	Santa Margarita Groundwater Basin Sustainable Yield .....	4.10-6
4.10-2	Mid-County Groundwater Basin Projected Sustainable Yield .....	4.10-9
4.10-3	Central Coast Basin Plan Beneficial Uses.....	4.10-13
4.10-4	Water Quality Impairments.....	4.10-14
4.10-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Water Quality Degradation .....	4.10-37
4.10-6	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Groundwater .....	4.10-39
4.10-7	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Stormwater Drainage .....	4.10-44
4.10-8	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Wastewater Treatment.....	4.10-50
4.11-1	Existing Land Use Types and Acreages .....	4.11-3
4.11-2	LCP Implementation Regulations in Santa Cruz County Code.....	4.11-6
4.11-3	Existing County Zone Districts.....	4.11-10
4.11-4	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize	

	Impacts Related to Physical Division of an Established Community.....	4.11-16
4.12-1	Typical Noise Levels Associated with Common Activities.....	4.12-1
4.12-2	Typical Levels of Groundborne Vibration.....	4.12-6
4.12-3	General Plan Noise Element Noise Measurements .....	4.12-8
4.12-4	Summary of Land Use Noise Compatibility Guidelines .....	4.12-13
4.12-5	Acceptable through Unacceptable Ranges of Noise Exposure by Land Use.....	4.12-15
4.12-6	Maximum Allowable Noise Exposure Stationary Noise Sources.....	4.12-15
4.12-7	Construction Equipment Noise Emission Levels .....	4.12-20
4.12-8	Representative Vibration Levels for Construction Equipment .....	4.12-21
4.12-9	Existing General Plan/LCP Policies that Avoid/Minimize Impacts Related to Noise Increases .....	4.10-23
4.12-10	Existing General Plan/LCP Policies that Avoid/Minimize Impacts Related to Aircraft Noise.....	4.10-27
4.13-1	Population Trends in Santa Cruz County and California, 1970 to 2020.....	4.13-2
4.13-2	Santa Cruz County Regional Population Forecast, 2020 to 2040 .....	4.13-2
4.13-3	Santa Cruz County Housing Characteristics, 2010 and 2020.....	4.13-4
4.13-4	Santa Cruz County Regional Housing Unit Forecast, 2020 to 2040 .....	4.13-4
4.13-5	Santa Cruz County Labor Force and Employment Data .....	4.13-5
4.13-6	Santa Cruz County Employment Industries.....	4.13-6
4.13-7	Santa Cruz County Employment Forecast, 2020 to 2040 .....	4.13-7
4.13-8	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Growth.....	4.13-14
4.13-9	Projected Average Annual Growth Rates in the AMBAG Region .....	4.13-16
4.14-1	Fire Protection Services within Santa Cruz County.....	4.14-2
4.14-2	Fire Protection Service Populations, Average Annual Calls and Response Times .....	4.14-3
4.14-3	Santa Cruz County Sheriff’s Department Facilities.....	4.14-4
4.14-4	Santa Cruz County School Districts .....	4.14-6
4.14-5	Summary of Santa Cruz County Parks and Recreational Facilities .....	4.14-7
4.14-6	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Fire Protection Services .....	4.14-16
4.14-7	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Police Protection Services .....	4.14-18
4.14-8	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to School Enrollments .....	4.14-19
4.14-9	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Parks and Recreational Facilities.....	4.14-21
4.15-1	Proposed Road Network and Street Types.....	4.15-4
4.15-2	County VMT Thresholds of Significance .....	4.15-15
4.15-3	Vehicle Miles Traveled for Residential and Office/Service Land Uses In Unincorporated Santa Cruz County .....	4.15-20
4.15-4	Retail Vehicle Miles Traveled for Unincorporated Santa Cruz County.....	4.15-21
4.15-5	Vehicle Miles Traveled for Other Employment Land Uses in Unincorporated Santa Cruz County .....	4.15-22

4.15-6	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize VMT Impacts .....	4.15-25
4.15-7	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Conflicts with Transportation Plans, Programs, and Policies .....	4.15-27
4.15-8	Proposed General Plan/LCP Policies that Avoid/Minimize Impacts Related to Hazardous Designs .....	4.15-32
4.16-1	Water Use in Santa Cruz County, 2020 .....	4.16-2
4.16-2	Water Agencies Serving Unincorporated Santa Cruz County .....	4.16-2
4.16-3	Sanitary Sewer and Wastewater Treatment Providers Serving Unincorporated Santa Cruz County .....	4.16-17
4.16-4	County of Santa Cruz Existing and Planned Solid Waste Facility Capacity .....	4.16-23
4.16-5	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Water Supply .....	4.16-36
4.16-6	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Wastewater Treatment .....	4.16-38
4.16-7	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Solid Waste .....	4.16-39
4.17-1	Proposed and Retained General Plan/LCP Policies that Avoid/Minimize Impacts Related to Wildfire Hazards .....	4.17-15
6-1	Comparison of Potential Growth and Development Between The Proposed Project and Alternatives .....	6-8
6-2	Alternative 1-No Project Potential Residential Development (Dwelling Units) By Planning Area .....	6-10
6-3	Alternative 1-No Project Potential Summary of Net Increase in Non-Residential Development By Planning Area (in square feet) .....	6-11
6-4	Ability of Alternatives to Meet Project Objectives .....	6-21
6-5	Comparison of Significant Impacts from the Alternatives .....	6-22

# ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
3CE	Central Coast Community Energy
AAQS	ambient air quality standards
AB	Assembly Bill
AADT	Annual Average Daily Traffic
ADT	Average Daily Traffic
AFY	acre-feet per year
Air Basin	North Central Coast Air Basin
AM	Proposed Project Access + Mobility Element
AMBAG	Association of Monterey Bay Area Governments
ARC	Proposed Project Agriculture, Natural Resources + Conservation Element
AQMP	Air Quality Management Plan
ASR	Aquifer Storage and Recovery
BAAQMD	Bay Area Air Quality Management District
Basin Plan	Water Quality Control Plan for the Central Coastal Basin
BE	Proposed Project Built Environment Element
BMPs	Best Management Practices
CA	Commercial Agricultural zone district (County)
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CAS	Climate Action Strategy, County of Santa Cruz
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDP	coastal development permit
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFGF	California Fish and Game Code
CFP	Corralitos Filtration Plan (City of Watsonville)
CFR	Code of Federal Regulations

Acronym/Abbreviation	Definition
CGS	California Geological Survey
CH <sub>4</sub>	methane
CHL	California Historical Landmark
CHRIS	California Historical Resources Information System
CIP	Capital Improvement Program
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2e</sub>	CO <sub>2</sub> equivalent
County	County of Santa Cruz
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRLF	California red-legged frog
CRPR	California Rare Plant Rank
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibels
dBA	A-weighted decibels
dbh	diameter at breast height
DOF	California Department of Finance
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DWR	California Department of Water Resources
EIA	U.S. Energy Information Administration
EIR	Environmental Impact Report
EISA	Energy Independence and Security Act
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-To-Know Act
EV	electric vehicle
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program-California Department of Conservation
FR	Federal Register
FTA	Federal Transit Administration
GIS	geographic information system
gpcd	gallons per capita per day
GSP	Groundwater Sustainability Plan



Acronym/Abbreviation	Definition
GWP	global warming potential
HAP	hazardous air pollutant
HCD	California Department of Housing and Community Development
HCFC	hydrochlorofluorocarbon
HCP	Habitat Conservation Plan
HFC	hydrofluorocarbon
HMBP	Hazardous Material Business Plan
HMMP	Hazardous Materials Management Plan
HRI	Historic Resources Inventory, County of Santa Cruz
IPaC	Inventory for Planning and Conservation
IPCC	Intergovernmental Panel on Climate Change
IRWMP	Santa Cruz Integrated Water Management Plan
ISTEA	Intermodal Surface Transportation Efficiency Act
kWh	kilowatt hours
LAFCO	Local Agency Formation Commission
LCP	Local Coastal Program
Legislature	California State Legislature
Leq	equivalent noise level
LESA	Land Evaluation and Site Assessment
L <sub>dn</sub>	day-night average noise level
LHMP	Local Hazard Mitigation Plan
L <sub>max</sub>	maximum noise level
L <sub>min</sub>	minimum noise level
LOS	level of service
LUST	leaking underground storage tank
MBARD	Monterey Bay Air Resources District
MBCP	Monterey Bay Community Power
MCL	maximum contaminant level
METRO	Santa Cruz Metro Transit District
MGA	Santa Cruz Mid-County Groundwater Agency
mgd	million gallons per day
mL	milliliters
MLD	Most Likely Descendent
MMT	million metric tons
MBSST	Monterey Bay Sanctuary Scenic Trail
MPO	Metropolitan Planning Organization
MT	metric ton
MTIP	Metropolitan Transportation Improvement Program
MTP/SCS	AMBAG's Metropolitan Transportation Plan/Sustainable Communities Strategy
Mw	moment magnitude
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	California Native American Heritage Commission

Acronym/Abbreviation	Definition
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NO <sub>2</sub>	nitrogen dioxide
NOP	Notice of Preparation
NO <sub>x</sub>	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRC	National Research Council of the National Academies
NRHP	National Register of Historic Places
NTU	nephelometric turbidity units
NWIC	Northwest Information Center of CHRIS
O <sub>3</sub>	ozone
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PFC	perfluorocarbon
PFF	Proposed Project Parks, Recreation + Public Facilities Element
PG&E	Pacific Gas and Electric Company
PM <sub>2.5</sub>	fine particulate matter
PM <sub>10</sub>	coarse particulate matter
ppm	parts per million
PPV	peak particle velocity
PVC	polyvinyl chloride
RA	Residential Agriculture zone district (County)
RM	Mountain Residential zone district (County)
RR	Rural Residential zone district (County)
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Allocation
ROG	reactive organic gas
RPS	Renewables Portfolio Standard
ROW	roadway right-of-way
RSL	County Rural Services Line
RTPA	Regional Transportation Planning Authority
RWF	Watsonville Area Recycled Water Treatment Facility
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SAFE	Safer Affordable Fuel-Efficient
Santa Cruz Metro	Santa Cruz Metropolitan Transit District
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCCC	Santa Cruz County Code
SCCRTC	Santa Cruz County Regional Transportation Commission
SCS	Sustainable Communities Strategy
SEL	sound exposure level
SF <sub>6</sub>	sulfur hexafluoride

Acronym/Abbreviation	Definition
SGMA	Sustainable Groundwater Management Act
SLCP	short-lived climate pollutant
SLOAPCD	San Luis Obispo Air Pollution Control District
SMGA	Santa Margarita Groundwater Agency
SO <sub>2</sub>	sulfur dioxide
SSC	species of special concern
SSCC	Sustainable Santa Cruz County Plan
SU	Special Use zone district (County)
SVP	Society of Vertebrate Paleontology
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TMDL	total maximum daily load
TPZ	Timber Production Zone
UCSC	University of California, Santa Cruz
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
USL	County Urban Services Line
UWMP	Urban Water Management Plan
VdB	vibration decibels
VMT	vehicle miles traveled
VOC	volatile organic compound
WSAS	Water Supply Augmentation Strategy (City of Santa Cruz)



# 1 SUMMARY

---

## 1.1 INTRODUCTION

This environmental impact report (EIR) evaluates the potential for significant environmental impacts resulting from implementation of the Sustainability Policy and Regulatory Update of the County of Santa Cruz (County) General Plan and Local Coastal Program (LCP) and County Code (Sustainability Update or project). This summary highlights the major areas of importance in the environmental analysis for the Proposed Project, as required by Section 15123 of the California Environmental Quality Act (CEQA) Guidelines. It also provides a brief description of the Proposed Project, alternatives to the Proposed Project, and areas of controversy known to the County of Santa Cruz. In addition, this chapter provides a table summarizing: (1) the potential environmental impacts that would occur as the result of the Proposed Project; (2) the level of impact significance before mitigation; (3) the proposed mitigation measures that would avoid or reduce significant environmental impacts; and (4) the level of impact significance after mitigation measures are implemented.

## 1.2 PROJECT OVERVIEW

### 1.2.1 Project Location and Setting

The proposed project includes unincorporated lands within the County of Santa Cruz. Santa Cruz County is generally located between the San Francisco Bay Area on the north and the Monterey Peninsula on the south, and is the second-smallest county in California, consisting of a total of 446 square miles. The county is bordered by San Mateo County to the north, Santa Clara and San Benito Counties to the east and Monterey County to the south. Four incorporated cities are located within the county: Capitola, Santa Cruz, Scotts Valley, and Watsonville.

The physical environment of Santa Cruz County is characterized by diverse natural features and topography, containing the forested Santa Cruz Mountains in the north and northeast, the mid-county coastal terraces where a large portion of the county's population is located, and the alluvial south county which is predominately in agricultural use. The county is adjacent to the Monterey Bay, a federally designated marine sanctuary.

The County maintains a distinction between urban and rural areas through the use of an Urban/Rural Boundary, represented by an Urban Services Line (USL) and Rural Services Line (RSL). Urban concentrations of development are located within the four incorporated cities in the county and in the unincorporated areas of Live Oak, Soquel, Seacliff/Aptos, and Rio Del Mar. In addition to the areas within the USL, there are also urban enclaves (located outside the USL) that are recognized as having urban densities and which may or may not have all urban services. These enclaves are defined by an RSL and include the communities of Davenport, Boulder Creek, Ben Lomond, Felton, La Selva Beach, Place de Mer, Sand Dollar Beach/Canon del Sol, Sunset Beach, Pajaro Dunes North, and Pajaro Dunes South. Nearly 90%

of the unincorporated county land is located outside of the USL/RSL with lands in use as low-density residential, agriculture, open space, timber, resource conservation, and parkland. Within the USL and RSL, there are higher intensity residential land uses, as well as a variety of commercial and public facility uses, with concentrations in historic town centers and along major transportation corridors.

## 1.2.2 Project Overview

The proposed project consists of amendments to the County's existing General Plan/LCP and several sections of the Santa Cruz County Code (SCCC), as well as two other components described below. The proposed Sustainability Update is a comprehensive update to the County's General Plan/LCP and modernization of the County Code. The goal of this update is to implement new policies and code regulations that support more sustainable communities in Santa Cruz County. The County's current LCP was adopted in 1994, and must be updated at this time to align with new state laws, new regional and local plans, and a community vision that is focused on sustainable growth. At the same time, the County Code needs to be updated to implement the changes that are proposed in the General Plan/LCP. The County is also taking this opportunity to modernize the County Code and prepare County Design Guidelines that will help applicants to understand the County's development rules and design projects that align with the community's vision. The proposed project also arises in part from the Sustainable Santa Cruz County Plan (SSCC), accepted by the Board of Supervisors in October 2014 as a planning and feasibility study that focused on sustainable development of the county's urban areas.

The proposed project consists of four key components that are further described below:

1. **General Plan/LCP Amendments.** The proposed amendments text revisions, new or revised goals, objectives and policies, and new and revised implementation strategies that replace existing programs. Revisions are proposed for the following five General Plan/LCP chapters
  - Chapter 1: Introduction
  - Chapter 2: Built Environment (formerly Land Use)
  - Chapter 3: Access + Mobility (formerly Circulation)
  - Chapter 5: Agriculture, Natural Resources + Conservation (formerly Conservation and Open Space)
  - Chapter 7: Parks, Recreation + Public Facilities

The above-listed General Plan/LCP elements will join three other existing elements that have already been updated, which will then comprise the entirety of the General Plan/LCP: Chapter 4, Housing (2016); Chapter 6, Public Safety (2020); and Chapter 8, Noise (2019). The current Chapter 8, Community Design Element, is incorporated into the proposed Built Environment Element.

2. **County Code Amendments.** Amendments to the SCCC primarily address changes to Title 13—Planning and Zoning Regulations and Title 18—Procedures, but there are some proposed revisions to Title 5—Business Regulations, Title 12—Building Regulations, Title 15—Community Facilities, and Title 16—Environmental and Resource Protection in order to ensure regulations incorporate current State law and modern practices, reflect General Plan/LCP proposed revisions, and are internally consistent.



3. **County Design Guidelines.** The Sustainability Update includes adoption of County Design Guidelines, which are referenced in revisions to SCCC section 13.11.
4. **Land Use and Zoning Map Amendments.** Selected property-specific General Plan land use designation changes and/or rezonings have been identified by County staff and include identified opportunity sites such as the vacant property located at Soquel Drive and Thurber Lane and vacant and underutilized properties along the Portola Drive commercial corridor. There also are proposed General Plan designation and/or zone district amendments for other parcels in order to achieve consistency with the General Plan and/or existing uses on a property.

The California Coastal Act of 1976 (Coastal Act) requires local jurisdictions to adopt an LCP to regulate development within the coastal zone. The Coastal Act requires jurisdictions to have an LCP consisting of both a Land Use Plan (LUP) and a Local Coastal Implementation Plan (LCIP) with implementing actions that are consistent with the statewide Coastal Act policies. The Coastal Act requires Coastal Commission approval of amendments to jurisdictions' LUP and LCIP. The proposed Sustainability Update includes amendments to some General Plan/LCP goals, objectives, policies, and implementation strategies that are also part of the LUP and are noted by the initials "LCP." The proposed Sustainability Update also includes amendments to some sections of the SCCC that include sections that are part of the LCIP. These sections and chapters will also require Coastal Commission approval as part of an LCP amendment. Ten properties located within the coastal zone and proposed for changes to their General Plan/LCP land use designation or their zoning will also require approval by the Coastal Commission.

A full description of all project components is provided in Chapter 3, Project Description, of this EIR.

## 1.3 ALTERNATIVES TO THE PROPOSED PROJECT

CEQA Guidelines Section 15126.6 requires that an EIR describe and evaluate alternatives to the Proposed Project that feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant effects of the project. As most identified impacts of the Proposed Project relate to the actual construction of various project and programmatic infrastructure components, the alternatives selected consider no or reduced infrastructure components. The following alternatives are evaluated in Chapter 6, Alternatives:

- **Alternative 1: No Project Alternative.** The No Project Alternative is required by CEQA and consists of the circumstances under which the proposed project does not proceed.
- **Alternative 2: Reduced Growth.** Alternative 2 considers potential growth and development resulting from implementation of the Sustainability Update at a rate that is consistent with the Association of Monterey Bay's (AMBAG's) current adopted regional populating, housing, and employee growth projections.
- **Alternative 3: Reduced Project.** Alternative 3 would entail two components that would result in reduced development potential. The first would be elimination of proposed General Plan/LCP Land Use and zoning map changes for 10 parcels in the USL: nine along Portola Drive and the Thurber Lane/Soquel Drive parcel. Existing land use and zone designations for these parcels would be retained. The second component would eliminate proposed policies and regulations that would allow public/quasi-public uses on agricultural lands.

Table 6-5 in Chapter 6, Alternatives, presents a comparison of project impacts between the proposed project and the alternatives. Alternative 1-No Project would reduce impacts related to farmland conversion (AGR-1) to a less-than-significant level, and also reduce impacts related to historical resources (CULT-1) and water supplies (UTL-1 and cumulative water), but not to a less-than-significant level. Impacts to sensitive habitats (BIO-2B) would remain similar to the proposed project, and significant transportation project and cumulative impacts related to VMT would increase in severity under Alternative 1-No Project. Additionally, Alternative 1 would meet or partially meet only four of the 16 project objectives.

Under Alternative 2-Reduced Growth, all significant impacts would be reduced, but not to a less-than-significant level, except for BIO-2D, which would remain similar to the proposed project. All project objectives would be met under Alternative 2, except for three that would be partially met. Under Alternative 3-Reduced Project, one impact (AGR-1) would be reduced, but not to a less-than-significant level. All other identified significant impacts would remain similar to the proposed project, except the project and cumulative impact related to VMT (TRA-1), which could be slightly more severe than the proposed project. Alternative 3 also would fully meet fewer project objectives than Alternative 2 or the proposed project.

Overall, of the alternatives considered, Alternative 2 would reduce the severity of more identified significant impacts than the other alternatives reviewed and also attain most of the project objectives. Therefore, Alternative 2 is considered the environmentally superior alternative of the CEQA alternatives reviewed.

## 1.4 KNOWN AREAS OF CONTROVERSY

Pursuant to CEQA Guidelines Section 15123(b)(2), the summary section of EIR must identify areas of controversy known to the lead agency, including issues raised by agencies and the public. The County issued a Notice of Preparation (NOP) describing the original concept and issues to be addressed in the EIR on July 1, 2020; the NOP was distributed to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period (concluding August 3, 2020), which was subsequently extended to September 4, 2020. A public scoping meeting for the EIR was held on July 21, 2020 in the format of an online webinar. Potential areas of controversy raised during that meeting and in comments received during the public review period include:

- Effects on biological resources, including special-status species and nesting birds;
- Effects of sea-level rise and seawater intrusion;
- Transportation effects, especially those related to traffic congestion, transit service, and bicycle safety;
- Effects related to increased noise and lighting levels;
- Effects on historic resources, Native American resources, and archaeological resources;
- Effects related to water use and water resources, including surface water and groundwater;
- Effects related to increased stormwater runoff;
- Greenhouse gas emissions, energy efficiency, and renewable energy;
- Preservation of heritage trees; and
- Fire impacts in rural areas.

## 1.5 ISSUES TO BE RESOLVED

CEQA Guidelines Section 15123(b)(3) requires the EIR summary to identify “issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” This EIR has presented mitigation measures and project alternatives, and the County Board of Supervisors will consider the Final EIR when considering the proposed project. In considering whether to approve the proposed project, the County Board of Supervisors will take into consideration the environmental consequences of the proposed project with mitigation measures and project alternatives, as well as other factors related to feasibility. The County Board of Supervisors will also consider the extent to which the project alternatives would meet the underlying purposes of the proposed project and whether the alternatives would meet the County’s specific project objectives. Additionally, if it adopts the proposed project, the County Board of Supervisors must decide whether specific social, economic, or other benefits of the Sustainability Update outweigh its significant unavoidable environmental impacts; if so, the Board of Supervisors must adopt a Statement of Overriding Considerations.

## 1.6 IMPACT SUMMARY

Table 1-1 provides a complete list of the project’s environmental impacts, including the level of significance before and after mitigation, based on the analysis and conclusions presented in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures. Significant and unavoidable impacts have been identified in this EIR as summarized in Table 1-1 and also identified in Section 5.1, Significant Unavoidable Impacts.

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Aesthetics</b>			
<b>Impact AES-1: Scenic Vistas.</b> Adoption and implementation of the proposed Sustainability Update would not have a substantial adverse effect on a scenic vista.	Less than Significant	None	Less than Significant
<b>Impact AES-2: Scenic Resources.</b> Adoption and implementation of the proposed Sustainability Update would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Less than Significant	None	Less than Significant
<b>Impact AES-3: Degradation of Visual Quality.</b> Adoption and implementation of the proposed Sustainability Update would not substantially degrade the existing visual character or quality of public views in non-urbanized areas and would not conflict with applicable zoning and other regulations governing scenic quality in urban areas.	Less than Significant	None	Less than Significant
<b>Impact AES-4: Light and Glare.</b> Adoption and implementation of the proposed Sustainability Update would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	No Impact	None	No Impact
<b>Agriculture, Forestry, and Mineral Resources</b>			
<b>Impact AGR-1: Farmland Conversion.</b> Adoption and implementation of the proposed Sustainability Update could indirectly lead to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	Potentially Significant	<b>MM AGR-1: Conversion of Agricultural Land Due to Location of an Essential Public/Quasi-public Facility.</b> Amend proposed language in SCCC 13.10.313(E) to add public/quasi-public facilities to the types of projects for which special findings and requirements apply to address conversion of agricultural land.	Potentially Significant and Unavoidable
<b>Impact AGR-2: Conflicts with Agricultural Zoning.</b> Adoption and implementation of the proposed Sustainability Update would not conflict with existing zoning for agricultural use or Williamson Act contract.	No Impact	None	No Impact

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact FOR-1: Conflicts with Forest/Timberland Zoning.</b> Adoption and implementation of the proposed Sustainability Update would not conflict with or cause rezoning of forest or timberlands	No Impact	None	No Impact
<b>Impact MIN-1: Loss of Mineral Resources.</b> Adoption and implementation of the proposed Sustainability Update would not result in loss of availability of known mineral resources or locally important mineral resources.	No Impact	None	No Impact
<b><i>Air Quality</i></b>			
<b>Impact AIR-1: Air Quality Plan Implementation.</b> Adoption and implementation of the proposed Sustainability would not conflict with or obstruct implementation of the applicable air quality plan.	No Impact	None	No Impact
<b>Impact AIR-2: Increase of Criteria Pollutants.</b> Adoption and implementation of the proposed Sustainability Update would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	Less than Significant	None	Less than Significant
<b>Impact AIR-3: Expose Sensitive Receptors.</b> Adoption and implementation of the proposed Sustainability Update would not expose sensitive receptors to substantial pollutant concentrations.	Less than Significant	None	Less than Significant
<b>Impact AIR-4: Other Emissions-Odors.</b> Adoption and implementation of the proposed Sustainability Update would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	Less than Significant	None	Less than Significant
<b><i>Biological Resources</i></b>			
<b>Impact BIO-1: Special Status Species.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development that could impact special-status species and their habitat. However, with adherence to federal, state and local regulations and implementation of	Less than Significant	None	Less than Significant



**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
existing and proposed General Plan/LCP policies and actions, future development would not have a substantial adverse effect on special-status species.			
<b>Impact BIO-2A: Sensitive Habitats.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development that could impact sensitive habitats, including riparian and wetland habitats. However, with implementation of existing and proposed General Plan/LCP policies and actions and adherence to federal, state and local regulations, future development would not have a substantial adverse effect on sensitive habitats.	Less than Significant	None	Less than Significant
<b>Impact BIO-2B: Sensitive Habitats.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development at the Thurber Lane/Soquel Drive property, which could impact sensitive habitats, including riparian and wetland habitats, and associated potential special status species.	Potentially Significant	<b>MM BIO-2B: Riparian-Sensitive Habitat Restoration at Thurber Lane/Soquel Drive Parcel.</b> Areas of riparian habitat permanently impacted by project development shall be replaced at a 2-to-1 ratio by re-creating habitat in designated restoration areas on site or off-site in accordance with the required project-specific Mitigation Plan. The project-specific Mitigation Plan shall be prepared by a qualified biologist or restoration professional for future development on the Thurber Lane/Soquel Drive parcel. This plan shall be based on a site-specific biological resources assessment and a project-specific impact analysis conducted in accordance with County requirements that identifies the extent of riparian, wetland, and other sensitive habitats on this property. The restoration activities shall be located on the project site or at an off-site location within the same watershed and shall include replacement/re-creation of impacted habitats at a minimum 2-to-1 replacement ratio with the purpose of creating native plant structure and species composition of the habitat loss. Replacement of habitat on-site through	Potentially Significant and Unavoidable

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		channel re-alignment to the east shall be considered during biotic review. The Mitigation Plan shall identify: a restoration site and evidence of suitability for restoration; locations for re-establishment of the impacted habitat; species, size, and locations of all restoration plantings; methods of installation, irrigation, maintenance, and monitoring for a minimum of 5 years; performance criteria to determine success and specifications for replacement plantings if success is not achieved; and provision of annual reports to the County to document status and success of the restoration in accordance with performance standards established in the plan. Establishment and planting of all restoration areas as outlined in the final approved “Mitigation Plan” shall be inspected and approved by Environmental Planning staff prior to final building inspection.	
<p><b>Impact BIO-3: Wildlife Movement and Breeding/Nesting.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development that could adversely impact wildlife movement or nesting/breeding species. However, with implementation of existing and proposed General Plan/LCP policies and implementation strategies and adherence to federal, state and local regulations, future development would not have a substantial adverse effect.</p>	Less than Significant	None	Less than Significant
<p><b>Impact BIO-4: Conflicts with Local Regulations.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development that has the potential to conflict with Santa Cruz County Code ordinances related to the protection and conservation of biological resources. However, with implementation of existing and proposed General Plan/LCP policies and implementation strategies, implementation of</p>	No Impact	None	No Impact

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
adopted County Code sections, and mitigation required under the code, such conflicts would be avoided.			
<b>Impact BIO-5: Conflicts with Plans.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development that may conflict with an approved habitat conservation plan.	No Impact	None	No Impact
<b><i>Cultural Resources and Tribal Cultural Resources</i></b>			
<b>Impact CUL-1: Historical Resources.</b> Adoption and implementation of the proposed Sustainability Update could indirectly lead to development that could result in a substantial adverse change in the significance of historical built resources.	<b>Potentially Significant</b>	<b>MM CUL-1: Historic Resources Assessment and Project-Level Mitigation.</b> Require preparation of an historic resources evaluation for any development proposal containing a structure or structures 50 years old or older and that are not identified as historic resources in the County Historic Resources Inventory. If the structure(s) may potentially meet the criteria for listing as an historic resource, and proposed development would have the potential to impact the historic significance of the structure(s), the development applicant shall provide an historic assessment of the structure(s) prepared by a qualified historic consultant. The historic assessment shall include a completed DPR 523a form <sup>1</sup> and a letter prepared by the historic consultant stating whether the property has historic significance. If it is determined by the Planning Department based upon the historic assessment that a development would impact a structure that is eligible as an historic resource under CEQA definitions, the County shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure, including designs consistent with the Secretary	<b>Potentially Significant and Unavoidable</b>

<sup>1</sup> A form of the California State Parks used to record/evaluate potential historical resources.

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>of the Interior’s Standards for the Treatment of Historic Properties. If the building or structure can be preserved, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</p> <p><b>MM CUL-2: Resource Documentation.</b> If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the County shall ensure that a qualified architectural historian thoroughly documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with the State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.</p>	
<p><b>Impact CUL-2: Archaeological Resources and Human Remains.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly cause a substantial adverse change in the significance of unique archaeological resources or historical resources of an archaeological nature, and/or disturb human remains.</p>	<p>Less than Significant</p>	<p>None</p>	<p>Less than Significant</p>

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<b>Impact CUL-3: Tribal Cultural Resources.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly cause a substantial adverse change in the significance of a tribal cultural resource.	Less than Significant	None	Less than Significant
<b>Energy</b>			
<b>Impact ENE-1: Wasteful, Inefficient, or Unnecessary Energy Consumption.</b> Adoption and implementation of the proposed Sustainability Update would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.	Less than Significant	None	Less than Significant
<b>Impact ENE-2: Conflict with Energy Plans.</b> Adoption and implementation of the proposed Sustainability Update would not result in conflicts with or obstruct a state or local plan for renewable energy or energy efficiency.	Less than Significant	None	Less than Significant
<b>Geology and Soils</b>			
<b>Impact GEO-1: Seismic Hazards.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.	Less than Significant	None	Less than Significant
<b>Impact GEO-2: Other Geologic Hazards.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly result in structures being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less than Significant	None	Less than Significant
<b>Impact GEO-3: Erosion Hazards.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly result in substantial soil erosion or the loss of topsoil.	Less than Significant	None	Less than Significant



**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact GEO-4: Soils Constraints.</b> Adoption and implementation of the proposed Sustainability Update could indirectly lead to development on expansive soil, as defined in the 2019 California Building Code, but would not create substantial risks to life or property with implementation of required policies and regulations.</p>	Less than Significant	None	Less than Significant
<p><b>Impact GEO-5: Unique Geologic Features and Paleontological Resources.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	Less than Significant	None	Less than Significant
<b>Greenhouse Gas Emissions</b>			
<p><b>Impact GHG-1: Greenhouse Gas Emissions.</b> Adoption and implementation of the proposed Sustainability Update would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	Less than Significant	None	Less than Significant
<p><b>Impact GHG-2: Conflict with Applicable Greenhouse Gas Reduction Plan.</b> Adoption and implementation of the proposed Sustainability Update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	Less than Significant	None	Less than Significant
<b>Hazards and Hazardous Materials</b>			
<p><b>Impact HAZ-1: Routine Transport, Use, or Disposal of Hazardous Materials.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in creation of a hazard to the public or environment through the routine transport, use or disposal of hazardous materials as a result of future development accommodated by the proposed General Plan/LCP and County Code amendments. With implementation of existing and proposed General Plan/LCP policies and actions and adherence to federal, state and local regulations, a significant hazard would not be expected to result.</p>	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact HAZ-2: Hazard Due to Accident.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in creation of a hazard due to a future development’s accidental release of hazardous materials into the environment. With adherence to federal, state, and local regulations, a significant hazard would not be expected to result.</p>	Less than Significant	None	Less than Significant
<p><b>Impact HAZ-3: Use of Hazardous Materials or Emissions Near Schools.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development with hazardous emissions within 0.25 mile of an existing or proposed school. With adherence to federal, state, and local regulations, a significant hazard would not be expected to result.</p>	Less than Significant	None	Less than Significant
<p><b>Impact HAZ-4: Hazardous Materials Sites.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development on a property that is on a hazardous materials sites list. With adherence to federal, state, and local regulations, a significant hazard would not be expected to result.</p>	Less than Significant	None	Less than Significant
<p><b>Impact HAZ-5: Airport Safety.</b> Adoption and implementation of the proposed Sustainability Update could indirectly result in future development within two miles of a public airport. With adherence to federal, state, and local regulations, a significant hazard would not be expected to result.</p>	Less than Significant	None	Less than Significant
<b>Hydrology and Water Quality</b>			
<p><b>Impact HYD-1: Water Quality.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.</p>	Less than Significant	None	Less than Significant
<p><b>Impact HYD-2: Groundwater.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly substantially decrease groundwater supplies or interfere substantially with groundwater recharge</p>	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
such that the project may impede sustainable groundwater management of the basin.			
<b>Impact HYD-3A: Stormwater Drainage.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly substantially alter drainage patterns, including through alteration of the course of a stream or river or through addition of impervious surfaces in a manner that would result in substantial erosion or siltation, increase the rate or amount of surface runoff, which could result in flooding, create or contribute runoff water that would exceed the capacity of existing or planned drainage systems, or impede or redirect flood flows.	Less than Significant	None	Less than Significant
<b>Impact HYD-3B: Stormwater Drainage-Thurber Lane Site.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly substantially alter drainage patterns at the Thurber Lane/Soquel Drive property, including through alteration of the course of a stream or river or through addition of impervious surfaces in a manner that would result in substantial erosion or siltation, increase the rate or amount of surface runoff, which could result in flooding, create or contribute runoff water that would exceed the capacity of existing or planned drainage systems, or impede or redirect flood flows.	Less than Significant	None	Less than Significant
<b>Impact HYD-4: Release of Pollutants from Flooding.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly risk release of pollutants due to project inundation from a flood, tsunami, or seiche hazard zone.	Less than Significant	None	Less than Significant
<b>Impact HYD-5: Conflict with Water Quality or Sustainable Groundwater Management Plan.</b> Adoption and implementation of the proposed Sustainability Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>Impact HYD-6: Inadequate Soils for Septic or Alternative Wastewater Systems.</b> Adoption and implementation of the proposed Sustainability Update would indirectly lead to development that may use septic or alternative wastewater systems that could lead to water quality impacts if soils are not adequate to support such systems.</p>	Less than Significant	None	Less than Significant
<b>Land Use and Planning</b>			
<p><b>Impact LU-1: Divide Established Community.</b> Adoption and implementation of the proposed Sustainability Update could indirectly lead to additional development and growth, which would not physically divide an established community.</p>	Less than Significant	None	Less than Significant
<p><b>Impact LU-2: Conflict with Plans, Policies and Regulations.</b> Adoption and implementation of the proposed Sustainability Update would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>	Less than Significant	None	Less than Significant
<b>Noise</b>			
<p><b>Impact NOI-1: Substantial Permanent Increase in Ambient Noise Levels.</b> Adoption and implementation of the proposed Sustainability Update would not result in generation of a substantial permanent or temporary increase in ambient noise levels.</p>	Less than Significant	None	Less than Significant
<p><b>Impact NOI-2: Excessive Groundborne Vibration or Noise.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly result in excessive groundborne vibration or groundborne noise levels.</p>	Less than Significant	None	Less than Significant
<p><b>Impact NOI-3: Airport Noise.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly expose people residing</p>	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
or working within two miles of the Watsonville Airport, a public airport or public use airport.			
<b>Population and Housing</b>			
<b>Impact POP-1: Population Growth Inducement.</b> Adoption and implementation of the proposed Sustainability Update would not induce substantial unplanned population growth, either directly or indirectly.	Less than Significant	None	Less than Significant
<b>Impact POP-2: Displacement of People or Housing.</b> Adoption and implementation of the proposed Sustainability Update would not displace substantial numbers of existing people or housing.	Less than Significant	None	Less than Significant
<b>Public Services and Recreation</b>			
<b>Impact PUB-1A: Fire Protection Facilities.</b> Adoption and implementation of the proposed Sustainability Update could indirectly lead to development that could result in future increased demands for fire protection services, but construction of new or expanded fire stations would not be required.	Less than Significant	None	Less than Significant
<b>Impact PUB-1B: Police Protection Facilities.</b> Adoption and implementation of the proposed project could indirectly lead to development that could result in increased police protection service demands. However, future development and growth would not result in the need to construct new or expanded facilities.	Less than Significant	None	Less than Significant
<b>Impact PUB-1C: Impacts to Schools.</b> Adoption and implementation of the proposed project could indirectly lead to development and population growth that would generate school-aged students and enrollments in schools that could potentially exceed capacity of existing school facilities.	Less than Significant	None	Less than Significant
<b>Impact REC-1. Parks and Recreational Facilities.</b> Adoption and implementation of the proposed project could indirectly result in increased development and population growth that could result in an indirect demand	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
for parks and recreational facilities. However, the project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment nor would the project result in an increase of use that could result in a substantial physical deterioration of existing park facilities.			
<b>Impact PUB-1D: Other Public Facilities.</b> Adoption and implementation of the proposed project could indirectly result in increased population associated with potential development accommodated by the project. However, future development and growth would not result in the need to construct new or expanded public facilities.	Less than Significant	None	Less than Significant
<b>Transportation</b>			
<b>Impact TRA-1: Conflict with County VMT Threshold.</b> Adoption and implementation of the proposed Sustainability Update would indirectly generate new development that could exceed the County’s adopted VMT threshold.	Significant	<p><b>MM TRA-1: VMT Mitigation Program:</b> Develop and implement a mechanism to create funding for transit, active transportation, and multimodal improvements throughout the county by allowing development projects to offset VMT impacts by contributing to a bank and/or support a VMT exchange that reduces VMT at the regional scale and allows development projects to proceed with mitigation.</p> <p><b>MM TRA-2: TDM Program:</b> Add an implementation strategy to evaluate other parking-related measures that, if feasible, could become part of the County’s TDM requirements: reduced parking requirements for commercial and residential uses and implementation of paid parking, and potential use of fees to help fund transit.</p>	Significant and Unavoidable
<b>Impact TRA-2: Conflict with Program, Policy or Regulation Addressing Circulation System.</b> Adoption and implementation of the proposed Sustainability Update would not conflict with a program, plan, ordinance, or	Less than Significant	None	Less than Significant



**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.			
<b>Impact TRA-3: Increase Hazards Due to Design Feature.</b> Adoption and implementation of the proposed Sustainability Update would not substantially increase hazards due to a geometric design feature or incompatible uses.	Less than Significant	None	Less than Significant
<b>Impact TRA-4: Result in Inadequate Emergency Access.</b> Adoption and implementation of the proposed Sustainability Update would result in inadequate emergency access.	Less than Significant	None	Less than Significant
<b>Cumulative Transportation VMT Impact.</b> Cumulative development and growth, both within the unincorporated county and in the incorporated cities, would result in a significant cumulative impact related to conflicts with VMT thresholds as the County’s VMT threshold would not be met. the project’s contribution would be a cumulatively considerable contribution, resulting in a significant and unavoidable cumulative impact related to VMT.	<b>Significant</b>	MM TRA-1 and MM TRA-2 described above.	<b>Significant and Unavoidable</b>
<b><i>Utilities and Service Systems</i></b>			
<b>Impact UTL-1: New or Expanded Facilities.</b> Adoption and implementation of the proposed Sustainability Update could lead to development that could result in future increased utility service demands, but would not result in relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.	Less than Significant	None	Less than Significant
<b>Impact UTL-2: Water Supplies.</b> Adoption and implementation of the proposed Sustainability Update could lead to development that could result in future increased demand for domestic water supplies, but two existing providers (City of Santa Cruz and Soquel Creek Water District) may not have	<b>Potentially Significant</b>	None	<b>Potentially Significant and Unavoidable</b>

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
sufficient water supplies available to serve the development indirectly resulting from implementation of the Sustainability Update and reasonably foreseeable future development during normal, dry, and multiple years.			
<b>Impact UTL-3: Wastewater Treatment Capacity.</b> Adoption and implementation of the proposed Sustainability Update could lead to development that could result in increased wastewater flows and required treatment, but would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less than Significant	None	Less than Significant
<b>Impact UTL-4: Solid Waste.</b> Adoption and implementation of the proposed Sustainability Update could lead to development would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.	Less than Significant	None	Less than Significant
<b>Cumulative Water Supplies Impact.</b> Cumulative development and growth within the service area of the Soquel Creek Water District could potentially result in a significant cumulative impact related to availability of adequate water supplies, and the project's contribution would be a cumulatively considerable contribution, resulting in a potentially significant and unavoidable cumulative impact related to water supplies for this water district.	Potentially Significant	None	Potentially Significant and Unavoidable
<b>Wildfire</b>			
<b>Impact WIL-1: Wildfire Hazards.</b> Adoption and implementation of the proposed Sustainability Update would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, result in activities that would exacerbate risk of	Less than Significant	None	Less than Significant

**Table 1-1. Summary of Project Impacts and Mitigation Measures**

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
wildland fires, or result in secondary impacts related to flooding, slope instability or discharge of pollutants.			
<b>Impact WIL-2: Emergency Response/Evacuation Plans.</b> Adoption and implementation of the proposed Sustainability Update would not directly or indirectly substantially impair an adopted emergency response plan or emergency evacuation plan.	Less than Significant	None	Less than Significant

INTENTIONALLY LEFT BLANK