



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
Aesthetics			
Impact AES-1: Scenic Vistas. 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
Impact AES-2: Scenic Resources. 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
Impact AES-3: Degradation of Visual Quality. 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
Impact AES-4: Light and Glare. 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
Agriculture, Forestry, and Mineral Resources			
Impact AGR-1: Farmland Conversion. 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	MM AGR-1: Conversion of Agricultural Land Due to Location of an Essential Public/Quasi-public Facility. 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
Impact AGR-2: Conflicts with Agricultural Zoning. 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
Impact FOR-1: Conflicts with Forest/Timberland Zoning. Adoption and implementation of the proposed Sustainability Update would not conflict with or cause rezoning of forest or timberlands	No Impact	None	No Impact
Impact MIN-1: Loss of Mineral Resources. 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
<i>Air Quality</i>			
Impact AIR-1: Air Quality Plan Implementation. 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
Impact AIR-2: Increase of Criteria Pollutants. 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
Impact AIR-3: Expose Sensitive Receptors. Adoption and implementation of the proposed Sustainability Update would not expose sensitive receptors to substantial pollutant concentrations.	Less than Significant	None	Less than Significant
Impact AIR-4: Other Emissions-Odors. 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
<i>Biological Resources</i>			
Impact BIO-1: Special Status Species. 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.			
Impact BIO-2A: Sensitive Habitats. 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
Impact BIO-2B: Sensitive Habitats. 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	MM BIO-2B: Riparian-Sensitive Habitat Restoration at Thurber Lane/Soquel Drive Parcel. 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>Impact BIO-3: Wildlife Movement and Breeding/Nesting. 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>Impact BIO-4: Conflicts with Local Regulations. 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.			
Impact BIO-5: Conflicts with Plans. 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
<i>Cultural Resources and Tribal Cultural Resources</i>			
Impact CUL-1: Historical Resources. 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.	Potentially Significant	MM CUL-1: Historic Resources Assessment and Project-Level Mitigation. 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 ¹ 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	Potentially Significant and Unavoidable

¹ 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>MM CUL-2: Resource Documentation. 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>Impact CUL-2: Archaeological Resources and Human Remains. 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
Impact CUL-3: Tribal Cultural Resources. 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
Energy			
Impact ENE-1: Wasteful, Inefficient, or Unnecessary Energy Consumption. 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
Impact ENE-2: Conflict with Energy Plans. 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
Geology and Soils			
Impact GEO-1: Seismic Hazards. 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
Impact GEO-2: Other Geologic Hazards. 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
Impact GEO-3: Erosion Hazards. 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>Impact GEO-4: Soils Constraints. 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>Impact GEO-5: Unique Geologic Features and Paleontological Resources. 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
Greenhouse Gas Emissions			
<p>Impact GHG-1: Greenhouse Gas Emissions. 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>Impact GHG-2: Conflict with Applicable Greenhouse Gas Reduction Plan. 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
Hazards and Hazardous Materials			
<p>Impact HAZ-1: Routine Transport, Use, or Disposal of Hazardous Materials. 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>Impact HAZ-2: Hazard Due to Accident. 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>Impact HAZ-3: Use of Hazardous Materials or Emissions Near Schools. 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>Impact HAZ-4: Hazardous Materials Sites. 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>Impact HAZ-5: Airport Safety. 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
Hydrology and Water Quality			
<p>Impact HYD-1: Water Quality. 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>Impact HYD-2: Groundwater. 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.			
Impact HYD-3A: Stormwater Drainage. 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
Impact HYD-3B: Stormwater Drainage-Thurber Lane Site. 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
Impact HYD-4: Release of Pollutants from Flooding. 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
Impact HYD-5: Conflict with Water Quality or Sustainable Groundwater Management Plan. 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>Impact HYD-6: Inadequate Soils for Septic or Alternative Wastewater Systems. 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
Land Use and Planning			
<p>Impact LU-1: Divide Established Community. 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>Impact LU-2: Conflict with Plans, Policies and Regulations. 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
Noise			
<p>Impact NOI-1: Substantial Permanent Increase in Ambient Noise Levels. 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>Impact NOI-2: Excessive Groundborne Vibration or Noise. 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>Impact NOI-3: Airport Noise. 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.			
Population and Housing			
Impact POP-1: Population Growth Inducement. 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
Impact POP-2: Displacement of People or Housing. 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
Public Services and Recreation			
Impact PUB-1A: Fire Protection Facilities. 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
Impact PUB-1B: Police Protection Facilities. 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
Impact PUB-1C: Impacts to Schools. 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
Impact REC-1. Parks and Recreational Facilities. 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.			
Impact PUB-1D: Other Public Facilities. 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
Transportation			
Impact TRA-1: Conflict with County VMT Threshold. Adoption and implementation of the proposed Sustainability Update would indirectly generate new development that could exceed the County’s adopted VMT threshold.	Significant	<p>MM TRA-1: VMT Mitigation Program: 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>MM TRA-2: TDM Program: 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
Impact TRA-2: Conflict with Program, Policy or Regulation Addressing Circulation System. 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.			
Impact TRA-3: Increase Hazards Due to Design Feature. 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
Impact TRA-4: Result in Inadequate Emergency Access. Adoption and implementation of the proposed Sustainability Update would result in inadequate emergency access.	Less than Significant	None	Less than Significant
Cumulative Transportation VMT Impact. 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.	Significant	MM TRA-1 and MM TRA-2 described above.	Significant and Unavoidable
<i>Utilities and Service Systems</i>			
Impact UTL-1: New or Expanded Facilities. 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
Impact UTL-2: Water Supplies. 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	Potentially Significant	None	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
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.			
Impact UTL-3: Wastewater Treatment Capacity. 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
Impact UTL-4: Solid Waste. 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
Cumulative Water Supplies Impact. 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
Wildfire			
Impact WIL-1: Wildfire Hazards. 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.			
Impact WIL-2: Emergency Response/Evacuation Plans. 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

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