

# APPENDIX A

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## Mitigation Monitoring and Reporting Program

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## County of Santa Cruz

**COMMUNITY DEVELOPMENT & INFRASTRUCTURE DEPARTMENT**  
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## MITIGATION MONITORING AND REPORTING PROGRAM for the SUSTAINABILITY POLICY AND REGULATORY UPDATE August 2022

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>Agriculture, Forestry, and Mineral Resources</b>					
<b>AGR-1</b>	<b>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.	<b>Conversion of Agricultural Land Due to Location of an Essential Public/Quasi-public Facility.</b> Amend proposed language in Santa Cruz County Code (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.	County of Santa Cruz	SCCC to be updated by the County.	To be implemented as part of Sustainability Update approval.
<b>Biological Resources</b>					
<b>BIO-2B</b>	<b>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.	<b>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 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	Project Applicant responsible for hiring Qualified Biologist or Restoration Professional to develop and implement Mitigation Plan at time of future site-specific proposed development.	Measure to be included as Condition of Approval of future site-specific proposed development.	To be implemented during project-level design and construction, and monitored for 5 years from project completion.

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		<p>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.</p> <p>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>Cultural Resources</b>					
<b>CUL-1</b>	<p><b>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.</p>	<p><b>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 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 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>Project Applicant responsible for hiring Qualified Historic Consultant to provide Historic Assessment at time of future site-specific proposed development.</p>	<p>To be required by County as part of future project environmental and permit reviews.</p>	<p>To be implemented during future project-level environmental and permit reviews.</p>
<b>CUL-2</b>		<p><b>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>Project Applicant responsible for hiring Qualified Architectural Historian at time of future site-specific proposed development.</p>	<p>Measure to be included as Condition of Approval of future site-specific proposed development.</p>	<p>To be implemented during future project-level environmental and permit reviews.</p>

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<b>Transportation</b>					
<i>TRA-1</i>	<p><b>Conflict with County Vehicle Miles Traveled (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.</p>	<p><b>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>County of Santa Cruz responsible for development of VMT Mitigation Program; future project applicants pay fees.</p>	<p>County to develop mitigation program, and compliance would be included as Condition of Approval for future site-specific development projects that have VMT impacts, requiring contribution to offset impacts prior to issuance of Building Permit.</p>	<p>To be implemented by County of Santa Cruz within 4 years of Sustainability Update approval.</p>
<i>TRA-2</i>		<p><b>Transportation Demand Management (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, including, but not limited to: reduced parking requirements for commercial and residential uses, implementation of paid parking, and potential use of fees to help fund transit, and if paid parking is implemented, consider directing funds or a portion of funds to public transit and active transportation projects.</p>	<p>County of Santa Cruz</p>	<p>Implementation strategy to be added to the General Plan/LCP by the County.</p>	<p>To be implemented as part of Sustainability Update approval.</p>

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