



# County of Santa Cruz

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## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131

**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

[www.sccoplanning.com](http://www.sccoplanning.com)

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD**

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

### **PROJECT: 2015 County of Santa Cruz Housing Element Update**

**APP #: N/A**

**APN(S): Countywide**

**PROJECT DESCRIPTION:** The proposed County of Santa Cruz 2015 Housing Element reports on existing conditions about housing in the unincorporated communities of Santa Cruz County, and establishes community priorities with regard to housing issues. The Housing Element Update lays the foundation for the policies, programs and projects that would be the focus of housing efforts over the course of the Housing Element planning period, which for this update is December 31, 2015 through December 31, 2023. The evaluation of available housing sites covers the period of January 1, 2014 through December 31, 2023, which is the Regional Housing Needs Allocation projection period. The Housing Element is one of the seven required elements of the County's General Plan, the document that guides land use planning and development activities in the unincorporated area.

**PROJECT LOCATION:** The project applies throughout the unincorporated area of Santa Cruz County.

**EXISTING ZONE DISTRICT: Countywide**

**APPLICANT: County of Santa Cruz**

**OWNER: N/A**

**PROJECT PLANNER: Todd Sexauer**

**EMAIL: [Todd.Sexauer@santacruzcounty.us](mailto:Todd.Sexauer@santacruzcounty.us)**

**ACTION: Negative Declaration**

**REVIEW PERIOD: October 1, 2015 through October 30, 2015**

This project will be considered by the Planning Commission at a public hearing. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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## NEGATIVE DECLARATION

**Project: 2015 County of Santa Cruz Housing Element Update/General Plan Amendment**  
**APN(S): Countywide**

**Project Description:** The proposed County of Santa Cruz 2015 Housing Element reports on existing conditions about housing in the unincorporated communities of Santa Cruz County, and establishes community goals, policies and programs focused on addressing identified housing needs. The Housing Element Update will guide efforts over the course of the Housing Element planning period, which for this update is December 31, 2015 through December 31, 2023. The evaluation of available housing sites focuses on demonstrating availability of existing opportunities to accommodate the unincorporated area's Regional Housing Needs Allocation (RHNA) for the period of January 1, 2014 through December 31, 2023 (the RHNA projection period). The Housing Element is one of the seven required elements of the County's General Plan, the document that guides land use planning and development activities in the unincorporated area, and the proposed Element is consistent with other existing elements of the General Plan and does not assume or rely upon future changes to the General Plan or land use designations.

**Project Location:** The project applies throughout the unincorporated area of Santa Cruz County.

**Owner:** N/A

**Applicant:** County of Santa Cruz

**Staff Planner/Environmental Coordinator:** Todd Sexauer

**Email:** [Todd.Sexauer@santacruzcounty.us](mailto:Todd.Sexauer@santacruzcounty.us)

This project will be considered at a public hearing by the Planning Commission for the purpose of preparing a recommendation, and at a public hearing by the Board of Supervisors for the purpose of considering adoption of the proposed Housing Element. The date, time and location of these public hearing have not been determined at the time this document is being released for public review and comment. When scheduling does occur, these items will be included in all public hearing notices for the project.

### California Environmental Quality Act Negative Declaration Findings to be made by Decision-making Body:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: October 30, 2015

Date: \_\_\_\_\_

\_\_\_\_\_  
TODD SEXAUER, Environmental Coordinator  
(831) 454-3511



# County of Santa Cruz

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

**Date:** September 28, 2015

**Application Number:** N/A

**Project Name:** 2015 County of Santa Cruz  
Housing Element Update

**Staff Planner:** Sarah Neuse

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

**APPLICANT:** County of Santa Cruz

**APN(s):** Countywide

**OWNER:** N/A

**SUPERVISORAL DISTRICT:** All

**PROJECT LOCATION:** The proposed project is located in the unincorporated County of Santa Cruz (see Figure 1). The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

#### SUMMARY PROJECT DESCRIPTION:

The proposed County of Santa Cruz 2015 Housing Element reports on existing conditions about housing in the unincorporated communities of Santa Cruz County, and establishes community priorities with regard to housing issues. The Housing Element Update lays the foundation for the policies, programs and projects that would be the focus of housing efforts over the course of the Housing Element planning period, which for this update is December 31, 2015 through December 31, 2023. The evaluation of available housing sites covers the period of January 1, 2014 through December 31, 2023, which is the Regional Housing Needs Allocation projection period. The Housing Element is one of seven required elements of the County's General Plan, the document that guides land use planning and development activities in the unincorporated area. State law mandates the contents of the housing element, including: (1) An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs; (2) A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and (3) A program that sets forth a multi-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

An important component of the Housing Element is documenting that an adequate number of sites are available to accommodate development of a variety of housing types for all income levels for projected population growth. Policies and programs contained in the

Housing Element Update are the County’s proposed action plan to achieve the required State of California goal of “attaining decent housing.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics and Visual Resources      | <input checked="" type="checkbox"/> Land Use and Planning   |
| <input type="checkbox"/> Agriculture and Forestry Resources   | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Air Quality                          | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Biological Resources                 | <input checked="" type="checkbox"/> Population and Housing  |
| <input type="checkbox"/> Cultural Resources                   | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Geology and Soils                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Greenhouse Gas Emissions             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Hazards and Hazardous Materials      | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division                     | <input type="checkbox"/> Grading Permit             |
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Riparian Exception         |
| <input type="checkbox"/> Development Permit                | <input type="checkbox"/> LAFCO Annexation           |
| <input type="checkbox"/> Sewer Connection Permit           | <input type="checkbox"/> Other:                     |

**OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):**

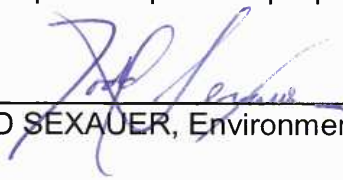
<u>Permit Type/Action</u>	<u>Agency</u>
Certification	California Department of Housing and Community Development

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
TODD SEXAUER, Environmental Coordinator

9/29/15  
\_\_\_\_\_  
Date



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## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS:

Parcel Size (acres): N/A  
Existing Land Use: Residential, Commercial, Vacant  
Vegetation: Varied  
Slope in area affected by project:  0 - 30%  31 – 100%  N/A  
Nearby Watercourse: Various  
Distance To: Varied

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	Mapped	Fault Zone:	Mapped
Groundwater Recharge:	Mapped	Scenic Corridor:	Mapped
Timber or Mineral:	Mapped	Historic:	Numerous
Agricultural Resource:	Mapped	Archaeology:	Mapped
Biologically Sensitive Habitat:	Mapped	Noise Constraint:	Mapped
Fire Hazard:	Mapped	Electric Power Lines:	No issues
Floodplain:	Mapped	Solar Access:	Unblocked
Erosion:	Low Potential	Solar Orientation:	Good
Landslide:	Mapped	Hazardous Materials:	None
Liquefaction:	Mapped	Other:	

### SERVICES:

Fire Protection:	All	Drainage District:	All
School District:	All	Project Access:	N/A
Sewage Disposal:	Sewer and Septic	Water Supply:	Water Districts, Private Wells

### PLANNING POLICIES:

Zone District:	Various	Special Designation:	Various
General Plan:	Various		
Urban Services Line:	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside	
Coastal Zone:	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside	

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create a desirable setting but place certain limitations on the style and amount of building that can take place.

Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production and agricultural use rather than converting to other land uses.

## **PROJECT BACKGROUND:**

### **Outside Growth Pressures**

Population growth in Santa Cruz County is also subjected to several significant outside influences, the most significant being the heavily weighted jobs to housing ratio of neighboring Santa Clara County, and a second being the steady growth of the University of California, Santa Cruz (UCSC) which is associated with a portion of the County's total population. Finally, the natural environment described earlier is an attraction for second homes, retirees, and above-moderate income households.

Historically, Santa Cruz has provided a supplemental housing supply for major job centers located in Silicon Valley. Between 1990 and 2000 in Santa Cruz County, the number of new jobs created per housing unit built was 1.53. During that same time period, the Santa Clara County statistic was closer to 12 jobs for every new housing unit. While these ratios have no doubt shifted over the past fifteen years, the pattern is likely similar, and Santa Clara County continues to rely on some amount of its labor force living in Santa Cruz County. This relationship between Santa Cruz and Santa Clara has historically been one of the major drivers of housing demand for new housing in Santa Cruz, especially for single-family dwellings in the above moderate household income category.

UCSC continues to increase both the student body and required support staff at the direction of the State Board of Regents. While UCSC has made efforts to expand on-campus housing, these increases are largely accommodated by the surrounding communities both in the City of Santa Cruz and the unincorporated County, with a lesser increases in the availability of on-campus housing for students, faculty, and staff provided by the University. Over time, the growth of UCSC, as well as Cabrillo College, is expected to continue to provide pressure on the County's rental housing stock as students come and go each quarter, as well as on

moderately priced for-sale housing for families as new faculty and staff positions are created to accommodate the growth of the student body for these colleges.

As described above, the natural features of Santa Cruz County attract both tourists and new residents to the County. Santa Cruz has long been a vacation destination and continues to provide many visitor-serving land uses including recreation opportunities, accommodations in hotels, bed and breakfast establishments, and private dwellings used as vacation rentals or second homes. The County faces increased pressure to provide accommodation options for growing numbers of tourists, and also must address the needs of the local labor force working in the lower-paying hospitality industry. As households with discretionary income drive up demand and prices for single-family homes in the above-moderate income category, the ability of local families to secure and maintain affordable housing becomes more challenging, whether for rental or for purchase.

### **Coastal Zone**

Because land most suitable for development lies primarily along the coastal terrace between the agricultural land in the north and south County, a significant portion of the urban area lies within the jurisdiction of the California Coastal Commission. Approximately one third of the urban land area in the unincorporated County is inside the Coastal Zone, and subject to the development requirements, restrictions and processing procedures associated with Coastal Development Permits. All development standards applicable in the Coastal Zone must be mutually agreed upon by the County and the California Coastal Commission, and must be consistent with the Coastal Act. Development projects must be consistent with the Local Coastal Program adds significant complexity to the process of coastal development.

### **County Jurisdiction**

The majority of the restrictions placed on housing production in Santa Cruz County stem directly from the form of the natural landscape. While most of the coastal terrace is urbanized with associated urban infrastructure, much of the mountain and agricultural areas are associated with environmental and economic limitations that derive from that landscape. The regulatory structure used to appropriately manage the local land use pattern seeks to respect these existing limitations rather than creating new barriers to development. Where this is not the case, both the Board of Supervisors and staff continue to work at developing workable solutions to the ongoing need for housing production in the County.

## **DETAILED PROJECT DESCRIPTION:**

### **Purpose of a Housing Element**

The Housing Element is one of seven required elements of the County's General Plan, the document that guides land use planning and development activities in the unincorporated area. However, it is the only General Plan element that requires regular updates (currently every eight years) and review and certification by a State agency. State law regarding housing elements states that local and state governments have a responsibility to facilitate housing

development and to make “adequate provision for the housing needs of all economic segments of the community”, while considering “economic, environmental, and fiscal factors and community goals set forth in the general plan.” It further requires the Housing Element to be consistent and compatible with other General Plan Elements. Additionally, Housing Elements must provide clear policy for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law mandates the contents of the housing element, including:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a multi-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

An important component of the Housing Element is documenting that an adequate number of sites are available to accommodate development of a variety of housing types for all income levels, particularly focusing on the needs of low- and moderate-income households. As well, the document must address governmental constraints to housing maintenance, improvement, and development. Additionally, it must address conserving and improving the condition of the existing affordable housing stock, and promoting housing opportunities for all persons.

Policies and programs contained in the Housing Element are the County’s action plan to achieve the required State of California goal of "attaining decent housing and a suitable living environment for every California family", as well as a plan for addressing unique local housing goals that reflect the particular concerns of the community. Finally, as required by law, the Housing Element contains documentation of affordable housing in the coastal zone.

The County’s General Plan serves as the legal framework or “constitution” for development in the unincorporated area of Santa Cruz County. As such, it describes policies upon which all future permitting decisions will be based. All development-related decisions in unincorporated areas must be consistent with the General Plan. If a development proposal is not consistent with the plan, it must be revised or the General Plan itself must be amended.

Additionally, State law requires a community’s General Plan to be internally consistent. This means that the Housing Element must function as an integral part of the overall General Plan, and be consistent with each other element of the General Plan. This document has been reviewed and found consistent with the Land Use, Circulation, Conservation and Open Space, Public Safety and Noise, Parks, Recreation and Public Facilities, and Community Design elements.

The following sections address the proposed updates to the Housing Element objectives, goals, policies, and programs.

### **QUANTIFIED HOUSING OBJECTIVES, GOALS, POLICIES, AND PROGRAMS**

State law requires that housing elements contain quantified objectives of how the community plans on accommodating the housing units required by the Regional Housing Needs Allocation (RHNA). More importantly, a housing element should go beyond broad numeric goals to focus more closely on unique local housing needs. Therefore, the first portion of this Section, “Quantified Objectives, Regional Housing Needs”, presents the quantified objectives related to meeting the County’s RHNA. The second portion, “Quantified Objectives, Local Housing Needs”, suggests local objectives to address local housing needs -- objectives that aren’t generally recognized numerically in the RHNA process. As a result, the Housing Element sets forth goals and objectives that go considerably beyond what is required by State law.

In order to develop a path for meeting these objectives, this Section establishes goals, policies, and programs that become part of the General Plan. The policies serve to guide land use decisions and are addressed in “findings” made for individual land use decisions. The programs include a range of activities that, taken together, will enable the County to achieve the quantified objectives identified herein and address anticipated housing challenges during the planning period of this Housing Element.

### **REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

According to the State Department of Housing and Community Development (HCD), the entity responsible for certifying that housing elements are in compliance with State law, the quantified objectives for the various programs described in a housing element should equal or surpass the housing needs as defined through AMBAG’s Regional Housing Needs Assessment process and the County’s RHNA. This section describes the RHNA requirements and sets realistic numeric objectives for those requirements.

### **Affordable Housing Objectives**

Table 1 lays out quantified objectives for affordable housing production to address the RHNA requirements. It was prepared through a conservative assessment of housing capacity under existing zonings and existing/proposed housing policies and programs, as well as of expected availability of local, state and federal resources and anticipated partnerships with non-profit housing organizations. This figure illustrates that the County can accommodate the RHNA quantified objectives within the context of existing zoning, policies, and programs for all income categories for the planning period from 2014 through 2023. To facilitate understanding these numbers in the context of potential housing capacity, a column has been included in Table 1 to recognize the capacity for housing units under existing zoning.

A review of Table 1 indicates that capacity exists within the County’s zoning and other land use regulations to accommodate far more units than is required to meet the RHNA goals for

the 2014-23 planning period. In addition to total potential units, assumptions were made with regard to the level of affordability that could be realized for the various land use capacities. Those are discussed below.

Table 1: Summary of Housing Objectives to Address Regional Housing Needs, by Affordability Level, for RHNA Projection Period 2014-2023							
Permits Issued							
	Land Use Capacity	2014 Total Units	Distribution of Units by Income Category				
			Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate
Market Rate units - permits issued		132					132
Accessory Dwelling Units (ADUs)–permits issued		37		3	5	10	19
Corte Cabrillo		4				4	
Los Esteros (Habitat for Humanity)		7			7		
Aptos Blue		40	13	26		1	
Lotus Apartments		12		6	6		
St Stephens Apartments		40			40		
Pippin Apartments		26	5	13	7	1	
Aptos Village		69				10	59
<b>SUBTOTAL</b>		<b>367</b>	<b>18</b>	<b>48</b>	<b>65</b>	<b>26</b>	<b>210</b>
Available sites for planning period							
	Land Use Capacity	Total Units Forecast	Distribution of Units by Income Category				
			Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate
1. Urban sites < 14.5 u/acre	1,779	350					350
2. Urban sites 14.5-17.4 acres	224	100				50	50
3. Urban sites (20 u/acre)	376	376	125	126	125		
4. Rural Units	2,715	135					135
5. Mixed Use , Vacant Sites	155	50				35	15
6. Mixed Use - Underutilized Sites	1,761	100				65	35
7. ADUs - urban	2,937	140		9	18	43	70
8. ADUs - rural	4,813	140		9	18	43	70
9. Agricultural Employee Housing	2,423	75	50	25			
<b>SUBTOTAL</b>		<b>1,466</b>	<b>175</b>	<b>169</b>	<b>161</b>	<b>236</b>	<b>725</b>
<b>TOTAL POTENTIAL UNITS</b>	<b>17,271</b>	<b>1,833</b>	<b>193</b>	<b>217</b>	<b>226</b>	<b>262</b>	<b>935</b>
UNITS REQUIRED BY RHNA	N/A	1,314	159	158	207	240	550
(OVER)/UNDER GOAL	N/A	(519)	(34)	(59)	(19)	(22)	(385)

**Available Sites – Urban Less Than 14.5 units/acre.**

Projected development on these sites was assumed to be primarily affordable to above-market households. The number of units that could be constructed was based on permits being issued consistent with a projected 0.5% growth rate (building permit issuance has been below that which the County's growth management system would have allowed). Based on historic distributions, those projected units were spread among urban and rural sites. It was assumed that 15% of projects of seven or more units would be priced at levels affordable for moderate income households, and that projects of 5 or 6 units would be contributing financially to the County's affordable housing impact fee (AHIF) fund. This pattern is supported by historic construction figures, and in fact is relatively conservative, given that some 100% affordable projects have been built at these densities over the years. In fact, an affordable 19-unit 100%- moderate income, for-sale project was completed in 2013 in the Seacliff/Aptos area.

**Available Sites – Urban 14.5-17.4 units/acre.**

Given that State law presumes that sites with densities of 20 units per acre are affordable for lower income households, it is reasonable to assume that units in this density range just below that density would be affordable to moderate income households. Nonetheless, the Housing Element conservatively assumes that only 50% of such units at this urban density would be affordable to moderate income households, with the balance priced for above moderate-income households.

**Available Sites – Urban 20 units/acre.**

Created in June of 2007, the Regional Housing Need Combining District was adopted in conjunction with a prior Housing Element as a tool for Santa Cruz County to meet its goal of providing land for housing at a density of 20 units per acre. This combining district was applied to 5 sites located throughout the urban areas of the County, which resulted in a total capacity of 530 housing units. Of those sites, two have been developed and part of another site has been approved, has an allocation of local funding, and is applying for additional funding from other sources. A total of 376 units can be accommodated on remaining sites that have not yet obtained design permits. The actual income levels of the occupied developments is reflected in the chart above; and based on these actuals it is assumed that within the remaining sites 50% of the units would be available for housing affordable to low-income households, with the balance split between the very low and extremely low income categories.

**Available Sites – Rural Areas.**

The total residential build-out capacity of the General Plan Land Use Plan for the rural areas of the County (outside the Urban Services Line) was estimated at 2,715 housing units. The projected units for the planning period are consistent with historic building permit allocations for the rural areas. Because there are not full urban services available for development on these parcels, development of 100% affordable housing projects is not

generally expected in the rural areas. Additionally, the lack of services, amenities and conveniences often desired by residents in affordable housing are scarce in the rural area. As such, all units other than a portion of new ADUs created during the planning period are conservatively assumed to be above moderate income pricing.

#### **Available Sites – Commercial Mixed Use Projects.**

Mixed-use development is allowed in PA (Professional and Administrative Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial) zones. In these zones, residential use is allowed in 50% of the square footage of the structure(s), or in up to 67% of the structure if the units are deed restricted as 100% affordable. There are more than 275 suitably zoned sites in the County with the potential for mixed-use development, including both vacant and underutilized properties. Based upon recent and planned changes to the mixed use regulations, it is safe to anticipate the development of 15-20 residential units per year as part of mixed-use projects, projected at 150 residential units during the remainder of the planning period (see Table 1). The estimate of 150 potential units is well below the potential overall capacity in the County for 1,916 residential units in mixed-use projects. Of the units projected as part of mixed-use development projects during the planning period, it is assumed that 2/3 or 100 units would be affordable to moderate-income residents, with the balance for above moderate-income households.

#### **Available Sites – Accessory Dwelling Units (ADUs).**

The County has aggressively pursued accessory dwelling units (ADUs) as a strategy to provide affordable housing in the community. To this end, ADUs are allowed in rural residential areas on lots greater than 1 acre, in all urban residential zone districts, and on agricultural parcels outside the Coastal Zone. In conformance with AB 1866, the County requires only a building permit for ADU construction. Additionally, in 2008 the County removed rent and occupancy restrictions on ADUs. It is anticipated that, now that the Great Recession is easing and the housing and financial markets have improved, these policy changes will increase the rate of ADU construction in the planning period. Because of the proposed regulatory changes, at least a 10% increase in the rate of development of ADUs is expected during the remainder of the planning period. Given the average of 36 ADU permits that were issued each year in 2007 and 2008, prior to the recession, it is assumed that an average of 35 ADU permits will be issued annually in 2016 through June of 2023, distributed equally between urban and rural areas. Due to their smaller size and configuration, ADUs should be affordable to all income levels. Therefore, ADUs are divided among from the very low to above moderate income levels. Table 1 reflects this distribution.

#### **Agricultural Employee Housing.**

Based on recent applications and landowner inquiries, is projected that, through the efforts of the proposed programs in this Section, 75 agricultural employee housing units will be created in the planning period. It is assumed that these units will accommodate housing needs for extremely low and very low-income farmworker households.



## LOCAL HOUSING OBJECTIVES FOR LOCAL PROGRAMS

The RHNA primarily focuses on making land available at appropriate densities and with appropriate development standards so that land may be developed to accommodate a variety of housing types. Unincorporated Santa Cruz County is predominantly developed with single family dwellings, and a diversity of housing types will be needed to accommodate the projected needs of households of a range of income levels.

There are code amendments currently underway, and new initiatives that are anticipated over the planning period, that are not reflected in the RHNA numbers. The RHNA objectives therefore are not a direct reflection of the actual extent of housing needs of the community and likely underestimate possible results of active local measures that can be taken to address our housing challenges. As a result, while not required by Housing Element law, the proposed Housing Element update attempts to create additional local housing objectives, focused on the need for expanded affordable housing opportunities to serve the general population as well as the special needs populations. The Housing Element recognizes that there are significant housing needs in the community that can best be addressed through activities that State law does not recognize in the RHNA process and objectives.

At the time the last Housing Element was approved in 2010, the County's Redevelopment Agency had substantial resources that it committed to affordable housing projects and programs. Project funds were used to leverage state and federal resources to build affordable housing. When redevelopment was eliminated in 2011 the County invested remaining redevelopment Low and Moderate Income Housing funds (LMIHF) in seven key projects and a variety of programs that are summarized below.

### Projects:

1. Lotus Apartments is a 12 unit acquisition/substantial rehabilitation project located in Live Oak targeting people with disabilities and former foster youth, completed in 2015;
2. Aptos Blue Apartments, completed in 2014 is a 40 unit new construction rental project located in Aptos targeting families and people with disabilities;
3. Schapiro Knolls is an 88 unit new construction rental project located outside the City of Watsonville, completed in 2013 targeting families, seniors and single adults.
4. Canterbury Park Townhomes is a 19 unit affordable homeownership project located in Aptos completed in 2013 serving families;
5. Los Esteros is a 7 unit homeownership project targeting low income families. Subdivision improvements are complete and the first 2 units went into service in 2015;
6. Saint Stephens Senior Apartments (40 units as a senior housing project along a transit corridor); and

7. Pippin Apartments (26 units in the unincorporated County outside the City of Watsonville, and 20 units within the Watsonville City limits that will serve families and people with disabilities).

Affordable housing programs funded included Homeless Action Partnership activities, Affordable Housing Preservation including preserving affordability of Measure J homes at Swan Lake Gardens, a Senior and Disabled Property Tax Postponement Program, and Homeless Prevention Programs through community agencies.

Affordable housing resources are expected to be limited for the 2014-2023 planning period, compared to the prior period, but the County will utilize local resources as they are available from the Low and Moderate Income Housing Asset Fund, consisting of repayments from redevelopment investments, the new Affordable Housing Impact Fee fund (generated through new residential and commercial development in the unincorporated area) and state and federal grants as they become available. In addition, the Planning Department will work with developers to maximize efficient use of available land and to provide affordable units using the density bonus. Projects will be planned and assisted that will be competitive for outside funding sources such as low income housing tax credits and cap and trade proceeds through the Affordable Housing and Sustainable Communities program.

Local objectives for housing funds can be summarized as follows:

1. **Affordable rental housing.** County funds will prioritize projects serving low and very low income households with an emphasis on workforce housing;
2. **Preserving Affordability Restrictions.** The County continues to provide funding for its Affordable Housing Preservation Program to protect the deed restrictions that ensure affordable units remain in the program.
3. **Housing Assistance Programs.** The County continues to fund housing assistance programs to assist lower income and special needs populations.
4. **Single Family Affordable Units.** The County maintains a portfolio of approximately 900 single family units that are deed restricted for affordability. The Planning Department oversees transactions for each unit ensuring the homes are purchased by qualifying homeowners at an affordable cost.

## GOALS, POLICIES, AND PROGRAMS

In order to meet the objectives contained in Table 1 of the proposed Housing Element it is necessary to define clear policies to guide land use decisions. Goals, policies, and programs are proposed to guide Santa Cruz County over the course of this Housing Element. For example, support for agricultural employee housing, for additional development of ADUs, efficient utilization of RM property, and for mixed-use projects within appropriate commercial areas can be found in the policies contained in this section.

Additionally, many of the County's objectives will be met through continued actions in current program areas and through development of new programs as feasible to assist affordable housing activities. These ongoing activities are also discussed in detail in this Section.

The policy framework sets forth six primary housing goals, organized around the State's required programs, as follows:

- Goal 1:** Ensure land is available to accommodate an increased range of housing choices, particularly for multi-family units and smaller-sized units
- Goal 2:** Encourage and Assist in the Development of Housing
- Goal 3:** Remove Unnecessary Governmental Constraints to Housing
- Goal 4:** Preserve and Improve Existing Housing Stock and Preserve and Expand the Availability of Existing Affordable Housing.
- Goal 5:** Promote Equal Opportunity and Production of Special Needs Housing Units
- Goal 6:** Promote energy efficiency in existing and new residential structures

**GOAL 1: ENSURE LAND IS AVAILABLE TO ACCOMMODATE AN INCREASED RANGE OF HOUSING CHOICES, PARTICULARLY FOR MULTI-FAMILY UNITS AND SMALLER-SIZED UNITS**

Earlier sections of the Housing Element describe the inventory of sites that are available to accommodate the identified housing needs for the 2016-23 planning period. There are adequate sites available to meet the County's RHNA. The following policies and programs are proposed to protect those designated sites and also to identify other measures that will increase the feasibility of developing those sites to accommodate the needed housing. Programs are proposed to expand housing opportunities in both the urban and rural unincorporated areas.

The following policies are intended to implement Goal 1:

- Policy 1.1** Ensure that currently available sites that are able to accommodate a range of housing types continue to be zoned appropriately for housing and mixed use developments, so that opportunity to develop projects and provide affordable housing choices for all income levels is maintained throughout the planning period.
- Policy 1.2** Property zoned RM-2-R (Multi-family residential, 20 DU/acre, also known as the R-Combining District) shall only be rezoned if substitute property is concurrently rezoned from lower density to at least 20 DU/acre, or a mixed-use project that would supply the same number of rental dwelling units is concurrently approved.
- Policy 1.3** Properties that are currently zoned RM multi-family residential, other than the RM-2-R ("R-Combining District) properties which are addressed by

Policy 1.2, shall be maintained in RM to encourage construction of attached housing units, unless a mixed-use project that would supply the same number of rental dwelling units is concurrently approved.

**Policy 1.4** Ensure that design and site standards for RM districts support the feasibility of using RM property for development of multi-family, attached housing project types.

**Policy 1.5** Explore a General Plan policy amendment to remove the existing density limit, and the existing 50% maximum residential square footage.

The following programs are intended to implement Goal 1 and Policies 1.1 through 1.5:

**Program 1.1** Explore opportunities to rezone appropriate urban sites to RM zoning, and also to increase densities on current RM zoned sites to densities more appropriate for attached housing, including parcels identified as opportunity sites in the Sustainable Santa Cruz County (SSCC) Plan (County of Santa Cruz, 2014).

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016-2018, in conjunction with SSCC implementation effort

**Program 1.2** Explore options for preserving affordable housing in the rural portions of the County, and for creating accessory dwelling units on existing lots of record that are already developed with single family homes, consistent with sewage disposal regulations.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016

**Program 1.3** Evaluate floor area ratio, height, stories, parking and density standards in the RM districts to ensure that they appropriately support feasible development of multi-family housing and pursue code updates as needed.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016 in conjunction with Code Modernization effort, and also 2016-2018 in conjunction with SSCC implementation effort

## GOAL 2: ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF HOUSING

In order to increase the opportunities for housing production, the County must actively promote housing production and, where appropriate, provide financial assistance. Given reduced financial resources due to dissolution of the redevelopment agency, it is projected that most housing production will occur through private sector efforts. In order to encourage sustainable housing projects created with private funds, the County will need to further refine existing zoning standards, or develop new land use tools such as mixed use, live/work,

permanent room housing and flexible residential zoning districts and/or overlay districts, as discussed below and in the Sustainable Santa Cruz County Plan (2014).

The following policies are intended to implement Goal 2:

- Policy 2.1** In order to maximize housing generation on RM sites, require that developments that are proposed on RM zoned sites be designed and permitted as attached housing projects, unless unusual site conditions are found to exist on the site that render such designs impractical and housing production cannot still be maximized through alternate designs.
- Policy 2.2** Continue to discourage development below the minimum density that is specified for each of the General Plan land use designations, recognizing that in the rural area, it may be undesirable or infeasible to mandate subdivision of large, single-family parcels.
- Policy 2.3** Encourage and support housing development proposals that include accessory dwelling units (ADUs). Require developers of subdivisions on R-1 zoned properties (designated for single family detached housing) to demonstrate that the proposed site plans or structural design of proposed structures do not preclude future development of well located ADUs on the new lots. For example, single-story garages should be engineered and constructed so that second story ADUs can be added in the future without new foundation or structural wall work needed to the first floor garage.
- Policy 2.4** Require that developers meet the County's Affordable Housing Program requirements, as provided by Chapter 17.10 of the County Code, which was updated in 2015.
- Policy 2.5** Implement the State's Density Bonus Program for projects providing additional affordable units through compliance with Chapter 17.12 of the County Code, which was updated in 2015.

The following programs are intended to implement Goal 2:

- Program 2.1** Use funds generated by the Affordable Housing Impact Fee (AHIF) to create new deed-restricted, affordable rental opportunities, and to support the administration and maintenance of the County's Measure J portfolio of deed restricted homes.
- Responsible Entity: Board of Supervisors, Planning Department
  - Timeframe: Ongoing
- Program 2.2** Continue to leverage available County affordable housing funds by collaborating with both for-profit and non-profit developers of affordable housing projects to maximize long-term affordability restrictions and to promote the development of a variety of housing types, including those that

serve Extremely Low-Income households, which will require consideration of additional local subsidies. Local funds include but are not limited to RDA Successor Agency Housing Asset Funds (as former RDA loans are re-paid) and the County Affordable Housing Impact Fee (AHIF) Fund. Funds will continue to be leveraged from federal, state, and private sources, thereby maximizing the impact of County dollars.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: Ongoing

**Program 2.3** Improve community understanding of the relationship between affordable housing, environmental protection, and the community and economic vitality benefits of compact communities. Develop a community-based outreach program, building on the extensive program associated with the Sustainable Santa Cruz County Plan that was completed in 2014, to be undertaken in conjunction with efforts to implement that SSCC Plan.

- Responsible Entity: Planning Department
- Timeframe: 2016-2018 in conjunction with SSCC implementation effort

**Program 2.4** Explore expanding local funding sources to assist in the financing of affordable housing, including transfer taxes, bonds for affordable housing projects and other opportunities.

- Responsible Entity: County Administrator (CAO), Board of Supervisors, Planning Department
- Timeframe: 2016-2023

**Program 2.5** Explore the feasibility of fee waiver, reduction, or deferral programs to assist the creation of affordable housing.

- Responsible Entity: Planning Department, Planning Commission, Board of Supervisors
- Timeframe: 2016-2023

**Program 2.6** In order to encourage the development of single-room occupancy (or “permanent room housing”) and to enable new units that are 500 square feet of habitable area or smaller to be developed, explore implementation of 1) a flexible residential zone (RF) district, and 2) a mixed use housing approach; for both of which the number of allowable units would be based on site standards rather than prescribed density ranges.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016-2018

**Program 2.7** In order to encourage a wider range of housing types, create opportunities for mixed use through the creation of a mixed-use zone district or overlay zone.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016-2018

**Program 2.8** Identify opportunities to assemble parcels for multi-family housing projects.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: Ongoing

### GOAL 3: REMOVE UNNECESSARY GOVERNMENTAL CONSTRAINTS TO HOUSING

The County of Santa Cruz has integrated sustainable development principles in its land use planning for decades, through protecting agricultural lands and encouraging the majority of development to occur within defined urban service areas. Additionally, a significant portion of the urban area lies within the Coastal Zone, subjecting development to special coastal permit review processes. Because of the fragile environment and heightened level of community participation in the land use review processes, the County has over the years adopted extensive regulations to govern land use permitting processes. It is valuable to revisit those regulations from time-to-time to ensure that the regulatory system is not creating unintended outcomes with regard to overly cumbersome processes and regulations. Additionally, it is critical to take appropriate actions needed to support the existence of adequate infrastructure to support reasonable housing growth.

The following policies are intended to implement Goal 3:

**Policy 3.1** Maintain current policies that require affordable housing projects to receive priority processing through both the discretionary and building permit processes.

**Policy 3.2** Implement the Measure J growth management building permit allocation system in a manner that always “rolls forward” any unused Measure J building permit allocations, so that they are made available in the following year along with that year’s new allocation. Allow that “rolled forward” permit allocations would expire at the end of the year.

The following programs are intended to implement Goal 3:

**Program 3.1** Continue to revise procedures and regulations to streamline and simplify building and development permit processes and regulations, particularly for accessory dwelling units, agricultural employee housing, permanent room or SRO housing, mixed use projects, and other types of housing that increase the diversity of the housing stock.

- Responsible Entity: Planning Department, Board of Supervisors

- Timeframe: Ongoing

**Program 3.2** Revise land use regulations to encourage accessory dwelling units (ADUs) through modifications to existing standards, and promote public awareness of those changes through the zoning counter and public brochures.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016

**Program 3.3** Explore options to reduce the costs of infrastructure requirements for ADUs by working with water and fire agencies. Recognize that ADUs are accessory to single family homes and are considered a single family use, and oftentimes do not result in more people living on the site than would otherwise be accommodated by the primary unit without the ADU, and hence do not necessarily increase demands on sewer and water systems.

- Responsible Entity: Planning Department, Utility & Fire Districts
- Timeframe: Ongoing

**Program 3.4** Work with local utility districts to ensure compliance with the state law requirement that all public sewer and water providers provide priority to and retain sufficient capacity for affordable housing projects.

- Responsible Entity: Planning Department, Utility Districts
- Timeframe: Ongoing

**Program 3.5** Create a Mixed-Use zoning district or overlay-zone as described in the Sustainable Santa Cruz County Plan, and apply to specific areas in major activity nodes or transportation corridors within the urban area. Promote Mixed-use development with additional incentives including expanding the Planned Unit Development (PUD) Ordinance to facilitate such uses, and considering reduced or shared parking requirements, as well as other updated site standards for mixed use projects.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: 2016-2018

**Program 3.6** Explore modifications to the existing Legalization Assistance Permit Program (“LAPP”), and add incentives to legalize existing unpermitted Accessory Dwelling Units and other existing residential structures.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: 2016-2017

**Program 3.7** Based on the principles of the regional Metropolitan Transportation Plan/Sustainable Communities Strategy and the Sustainable Santa Cruz County Plan, and in cooperation with the County’s cities and AMBAG, promote and



support more intensive housing development near existing job centers and near transportation corridors.

- Responsible Entity: Board of Supervisors, Planning Commission, Housing Advisory Commission, Planning Department,
- Timeframe: Ongoing

**Program 3.8** Collaborate with the County’s cities and other public agencies in resolving regional infrastructure capacity issues including transportation, water supply, and sewage treatment.

- Responsible Entity: Board of Supervisors
- Timeframe: Ongoing

#### GOAL 4: PRESERVE AND IMPROVE EXISTING HOUSING STOCK AND PRESERVE AND EXPAND THE AVAILABILITY OF EXISTING AFFORDABLE HOUSING

It is more efficient to preserve and improve existing affordable housing units than it is to construct a similar number of new affordable units. Actions to help residents attain and retain affordable housing may include retaining affordability protections for single units and housing complexes, pro-actively preventing loss of Measure J units, and encumbering market rate units with long-term affordability covenants.

Providing funding to assist residents in attaining, retaining and improving their housing is a critical aspect of the County’s housing strategies. As rents and housing prices continue to exceed the reach of many households, it is important for the County to utilize its available housing resources to help residents attain, retain and improve affordable housing. Through a number of programs, the County strives to be able to provide resources to members of the community seeking affordable housing opportunities. This includes retaining affordability protections for single units and housing complexes, and encumbering market rate units with long-term affordability covenants using the Density Bonus Program and other available tools.

The following policy is intended to implement Goal 4:

**Policy 4.1** Preserve the continued availability of the affordable housing stock located in the County’s mobile/manufactured home parks.

The following programs are intended to implement Goal 4:

**Program 4.1** Retain existing ordinances and regulatory programs regarding manufactured homes, including: mobile/manufactured home rent control, land use restrictions to limit conversion of mobile/manufactured home parks to other uses, and regulations that prevent conversion intended to transfer value from coaches to property.

- Responsible Entity: Board of Supervisors

- Timeframe: Ongoing

**Program 4.2** Retain the Condominium Conversion Ordinance (County Code Chapter 14.02) to protect rental housing stock.

- Responsible Entity: Board of Supervisors
- Timeframe: Ongoing

**Program 4.3** Continue to implement programs intended to assist low income households to maintain quality units in mobile/manufactured home parks through the County's CalHome funded manufactured home replacement program.

- Responsible Entity: Planning Department
- Timeframe: Ongoing

**Program 4.4** Work with interested parties in the community to maintain a central database that includes an inventory of affordable housing, affordable housing stock characteristics, and unit data for the County's affordable housing units, including inclusionary units and other affordable units built by non-profit and for-profit developers. Make such information available to interested parties who may need it for funding applications and program descriptions or for those seeking affordable housing.

- Responsible Entity: Planning Department
- Timeframe: Ongoing

**Program 4.5** Explore regulatory options for recognizing and legalizing hotels/motels that have over time been converted to permanent occupancy, including through implementation of a flexible residential zone district (RF) and/or overlay district in which the number of units is based on site standards rather than prescribed density ranges, and/or through creation of a Permanent Room Housing (PRH) Combining District that could be used to legalize permanent residential status of existing obsolete hotel/motel properties that are no longer in use as transient lodging or visitor accommodation facilities.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: 2016-2018

**Program 4.6** Continue to develop strategies to preserve all affordable units with expiring restrictions, including Measure J units and HUD-assisted affordable housing units.

- Responsible Entity: Planning Department, Board of Supervisors
- Timeframe: Ongoing

- Program 4.7** Continue to implement the Affordable Housing Preservation Program to preserve the affordability restrictions of individual affordable units faced with foreclosure by acquiring units prior to the trustee sale or other actions.
- Responsible Entity: Planning Department, Board of Supervisors
  - Timeframe: Ongoing
- Program 4.8** Continue the County First Time Homebuyer Loan Program/ Mortgage Assistance Program and Resale Subsidy Program.
- Responsible Entity: Planning Department,
  - Timeframe: Ongoing
- Program 4.9** Continue to require that tenants' security deposits earn interest that is payable to the tenant on an annual basis or at the time tenancy ceases.
- Responsible Entity: Board of Supervisors
  - Timeframe: Ongoing
- Program 4.10** Maintain programs to assist lower income residents in securing housing entry costs (rental security deposits) and short term rental assistance when the tenant faces eviction due to lack of rent payment as a result of one-time cash-flow problems using the Low and Moderate Income Housing Asset Fund.
- Responsible Entity: Board of Supervisors, Planning Department,
  - Timeframe: Ongoing
- Program 4.11** Maintain the existing requirements that owners of units deemed uninhabitable must pay relocation assistance to affected tenants.
- Responsible Entity: Board of Supervisors
  - Timeframe: Ongoing
- Program 4.12** Maintain the Vacation Rental Ordinance that limits conversion of existing housing units to vacation rentals in order to minimize the impact of such conversions on the stock of housing.
- Responsible Entity: Planning Department, Board of Supervisors
  - Timeframe: Ongoing

#### **GOAL 5: PROMOTE HOUSING EQUAL OPPORTUNITY AND PRODUCTION OF SPECIAL NEEDS HOUSING UNITS**

Addressing the particular housing needs of people with special needs is an important component of the County's housing efforts. Persons served by special needs housing include those who are homeless, elderly, disabled, farmworkers, female headed households, and large households.

The following policies are intended to implement this goal:

- Policy 5.1** Maintain the provisions in County Code (Title 18) which provide for reasonable accommodation for persons with disabilities seeking fair access to housing in the application of the County’s zoning regulations.
- Policy 5.2** Continue to implement County Code provisions (currently in Section 13.10.631(c)4), which allow existing substandard farm worker housing to be reconstructed or rebuilt and maintained as affordable units for low and very low income households.
- Policy 5.3** Continue to implement County Code Section 13.10.685 relating to the conversion of Recreational Vehicle (RV) parks to permanent occupancy.
- Policy 5.4** Continue to promote programs and projects that create rental housing using a “Housing First” model.

The following programs are intended to implement Goal 5:

- Program 5.1** Continue to collaborate with organizations pursuing “Housing First” goals for assistance to the homeless population.
- Responsible Entity: Planning Department, Health Services Agency, Human Services Department.
  - Timeframe: Ongoing
- Program 5.2** Continue to seek all available sources of financing for affordable housing opportunities for special needs households. Specifically target the following sources:
- Community Development Block Grants
  - Affordable Housing and Sustainable Communities program (AHSC)
  - Joe Serna, Jr. Farmworker Housing Grant Program
  - Mobile/manufactured home Park Resident Ownership Program (MPROP)
  - Multifamily Housing Program (MHP)
  - CalHome Program
  - Home Investment Partnerships Program (HOME)
  - Other emerging financing tools
  - Responsible Entity: Planning Department
  - Timeframe: Ongoing
- Program 5.3** Review policies that affect group homes, transitional housing, and the full range of licensed healthcare programs and facilities in order to:

- Determine long term sustainability of existing group home facilities for lower income individuals and consider providing incentives needed to sustain existing facilities and develop additional facilities.
- Ensure that local requirements conform to State law regarding transitional housing and shelters, especially the number of beds triggering a discretionary permit.
- Responsible Entity: Planning Department
- Timeframe: Ongoing.

**Program 5.4** Continue support of programs that address the needs of the homeless population, including:

- Supporting and funding the Emergency Winter Shelter Program which provides shelter to homeless persons during the winter months;
- Supporting efforts of the Countywide Continuum of Care Coordinating Group to address the housing and service needs of people who are homeless. These include emergency, transitional, permanent housing and rapid re-housing programs, as well as supportive services such as employment support, case management, and treatment for health, substance abuse, and mental illnesses; and
- Identifying potential sites for and potential financial contributions to the construction of transitional facilities and potentially replacing the National Guard Armory in Santa Cruz County in accordance with the priorities established in *ALL IN* the Santa Cruz County Strategic Plan to Address, Reduce, and Eventually End Homelessness.
- Responsible Entity: Board of Supervisors, County Administrative Office, Human Services Department, Housing Authority, Planning Department, Health Services Agency.
- Timeframe: Ongoing

**Program 5.5** Explore options for increasing the supply of permanent, affordable, and accessible housing for people with disabilities, including:

- Encouraging housing projects sponsored by the County to maintain separate waiting lists for accessible units ensuring they are offered first to people who need units adapted for use by people with physical disabilities;
- Encouraging housing developers, including developers of affordable housing projects, to build units that meet the needs of physically disabled households; and
- Encourage developers to partnering with the Housing Action Partnership to explore potential funding to target rental subsidies to extremely low income households.

- Responsible Entity: Health Services Agency, Human Services Department, Planning Department, Commission on Disabilities
- Timeframe: Ongoing

**Program 5.6** Sustain and expand residential facilities and other affordable housing options available to foster children, youth who are aging-out of the foster care system and other children and youth in need of special services.

- Responsible Entity: Human Services Department, Housing Authority, Health Services Agency
- Timeframe: Ongoing

**Program 5.7** Continue to support programs that address the needs of the local elderly populations through:

- Consider collaborating with a shared housing program for matching seniors for shared housing in Santa Cruz County;
- Analyzing the zoning code and approving amendments as needed to accommodate all types of senior housing, including but not limited to independent living, assisted living, congregate care, group homes and other senior housing types.
- Exploring options for retaining existing housing for the elderly in nursing homes and options for expanding the inventory of nursing homes and assisted living;
- Retaining and maintaining existing senior-only mobile/manufactured home parks in the County and facilitate improvements to ensure retention of senior-only status, and encourage maintenance of existing mobile/manufactured homes consistent with State and federal laws; and
- Pursue implementation of Program 2.6 in order to encourage development of smaller units suitable for seniors.
- Responsible Entities: Non Profit Housing Developers, Board of Supervisors, Planning Department
- Timeframe: Ongoing

**Program 5.8** Support programs that serve the housing needs of people living with mental illness, including:

- Supporting proposals for a variety of housing opportunities for people with mental illnesses, consistent with the Olmstead Act that requires that people with psychiatric disabilities have the opportunity to live in the least restrictive level of care possible;
- Continuing to support the newly constructed Behavioral Health Center facility completed in 2013, and supporting and facilitating the programs of the Human Services Department and the Health Services Agency to

provide additional crisis treatment facilities, transitional housing, social rehabilitation programs, permanent supportive housing beds, and Skilled Nursing beds for people who are elderly and have a mental illness; and

- Support policies and programs that increase opportunities for adding housing options for people living with mental illness.
- Responsible Entity: County Health Services Agency, Planning Department
- Timeframe: Ongoing

**Program 5.9** Pursue code updates to regulate agricultural employee housing as an agricultural use not subject to density standards, and provide a pathway for discretionary approval of projects that exceed the size granted by-right processing by State law.

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: 2017

**Program 5.10** Encourage developers of affordable housing projects to pursue funding sources that would allow incorporating units that meet the needs of farmworker households. Accomplish this by continuing to pursue local matching funds for projects that have HCD funding through the Joe Serna Jr. Farmworker Housing Grant Program.

- Responsible Entity: Planning Department
- Timeframe: Ongoing

**Program 5.11** Consider supporting housing rehabilitation or new construction projects for farm worker or agricultural employee housing.

- Responsible Entity: Planning Department
- Timeframe: 2016-2023

**Program 5.12** Support services and programs that address the needs of the physically disabled population, regardless of income level:

- Continue to implement CalGreen, which incorporates extensive accessibility requirements.
- Work with the Commission on Disabilities to develop and maintain an inventory of accessible units in the community.
- Promote visitability of all housing units in the County through public information and education targeting applicants for building permits.
- Responsible Entities: Planning Department, Commission on Disabilities
- Timeframe: Ongoing

## GOAL 6: PROMOTE ENERGY EFFICIENCY IN EXISTING AND NEW RESIDENTIAL STRUCTURES

The need for energy efficiency has grown over the years as a national priority, particularly as concerns have grown about greenhouse gases and global warming. The County has the opportunity to encourage energy-efficient designs for new homes to accomplish this goal. But equally important, given the large number of older homes in the community, is the need to retrofit existing homes for greater energy efficiency. Besides being an urgent issue from an environmental perspective, energy efficiency is an important economic issue. Lower income residents of older, high-energy consuming residences end up paying a disproportionate amount of their income for utility costs, something that they can ill afford.

The following programs are intended to implement Goal 6:

**Program 6.1:** Continue membership in the Joint Power Authorities that make two Property Assessed Clean Energy (PACE) programs, California First and HERO, available in Santa Cruz County.

- Responsible Entity: Planning Department
- Timeframe: Ongoing

**Program 6.2:** Continue to implement energy efficiency standards in the CalGreen Building Code. .

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: Ongoing

**Program 6.3:** Continue to explore strategies for local energy production such as Community Choice Aggregation and implement the conservation strategies in the Climate Action Strategy (County of Santa Cruz, 2013).

- Responsible Entity: Board of Supervisors, Planning Department
- Timeframe: Ongoing



### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. AESTHETICS AND VISUAL RESOURCES

Would the project:

1. Have a substantial adverse effect on a scenic vista?

**Discussion:** The Housing Element Update addresses the projected need for 1,314 housing units in the County for the projection period from January 1, 2014 through December 31, 2023. Without identifying the location of residential development, the potential impact of development on a scenic resource, including a visual obstruction of that resource, is impossible to determine. Furthermore, because the Housing Element is a policy level document, the Housing Element does not include any site specific designs or proposals that would enable an assessment of potential site specific visual impacts that may result with future housing development proposals. A Development Permit and Coastal Permit review of future housing projects would be carried out to ensure that existing views and aesthetic conditions are preserved, and that the projects are consistent with General Plan goals, objectives, and policies. The following General Plan policies are applicable to scenic resources: Policy 5.10.2, Development within Visual Resource Areas; Policy 5.10.3, Protection of Public Vistas; Policy 5.10.3, Protection of Public Vistas; Policy 5.10.4, Preserving Natural Buffers; Policy 5.10.5, Preserving Agricultural Vistas; Policy 5.10.6, Preserving Ocean Vistas; Policy 5.10.7, Open Beaches and blufftops; Policy 5.10.8, Significant Tree Removal Ordinance; Policy 5.10.9, Restoration of Scenic Areas; Policy 5.10.11, Development Visible from Rural Scenic Roads; Policy 5.10.12, Development Visible from Urban Scenic Roads; Policy 5.10.13, Landscaping Requirements; Policy 5.10.14, Protecting Views in the North Coast and Bonny Doon; Policy 5.10.16, Designation of Coastal Special Scenic Areas; and Policy 5.10.17, Swanton Road Coastal Special Scenic Area. Therefore, required consistency with such existing policies would ensure that potential impacts associated with this issue are less-than-significant.

2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**Discussion:** Please see response to A-1 above. Impacts would be less than significant.

3. Substantially degrade the existing visual character or quality of the site and its surroundings?

**Discussion:** Please see response to A-1 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see response to A-1 above. Impacts would be less than significant.

## B. AGRICULTURE AND FORESTRY RESOURCES

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The 2015 Housing Element proposes Program 3.1 as follows:

*“Continue to revise procedures and regulations to streamline and simplify building and development permit processes and regulations, particularly for accessory dwelling units, agricultural employee housing, permanent room or SRO housing, mixed use projects, and other types of housing that increase the diversity of the housing stock.”*

In addition, Program 5.9 is proposed:

*“Pursue code updates to regulate agricultural employee housing as an agricultural use not subject to density standards, and provide a pathway for discretionary approval of projects that exceed the size granted by-right processing by State law.”*

The proposed amendments to the Housing Element to pursue code updates to regulate agricultural housing would not result in an adverse impact to prime farmland, unique farmland, or farmland of statewide importance.

Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs projects, or proposals that would enable an assessment of potential site specific impacts to agricultural lands that may result from future housing development proposals. Therefore, case-by-case review of future housing projects would be necessary to assess the potential for environmental project specific impacts and project

consistency with General Plan goals, objectives and policies. The following General Plan policies are applicable to agricultural resources: Policy 5.13.20, Conversion of Commercial Agricultural lands; Policy 5.13.21, Determining Agricultural Viability; Policy 5.13.22, Conversion to Non-agricultural Uses Near Urban Areas; Policy 5.13.23, Agricultural Buffers Required; Policy 5.13.24, Agricultural Buffer Findings Required for Reduced Setbacks; Policy 5.13.25, Agricultural Policy Advisory Commission Review; Policy 5.13.26, Windbreaks; Policy 5.13.27, Siting to Minimize Conflicts; Policy 5.13.28, Residential Uses on Commercial Agricultural Land; Policy 5.13.31, Agricultural Notification Recordation for Land Divisions; Policy 5.13.32, Agricultural Statement of Acknowledgement; Policy 5.13.33, Density on Parcels Adjacent to Commercial Agricultural Lands; and Policy 5.14.12, Non-commercial Agricultural Land Division and Density Requirements. Require consistency with such existing policies would ensure that potential impacts associated with this issue are less-than-significant.

2. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**Discussion:** Please see response to B-1 above. As the Housing Element Update does not propose new development or any changes to existing zoning or land use policy, it would not impact zoning for agricultural use or any Williamson Act contract. Impacts would be less than significant.

3. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

**Discussion:** Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs, projects or proposals that would enable an assessment of potential site specific timber resources impacts that may result from future housing development proposals. Therefore, case-by-case review of future housing projects would be necessary to assess the potential for environmental project specific timber resources impacts and project consistency with all General Plan goals, objectives and policies. The following General Plan policies are applicable to Timber Resources: Policy 5.12.2, Uses within Timber Production Zones; Policy 5.12.4, land Divisions and Density Requirements for Timber Production Zoned Lands; Policy 5.12.5, General Conditions for All Development Proposals on Timber Production Zoned Lands; Policy 5.12.6, Conditions

for Clustered Development Proposals on Timber Production Zoned Lands; Policy 5.12.7, Location of Development on Timber Production Lands; and Policy 5.12.8, Timber Resource Land Not Zoned Timber Production. Require consistency with such existing policies would ensure that potential impacts associated with this issue are less-than-significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Result in the loss of forest land or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion under B-3 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussions under B-1 and B-3 above. Impacts would be less than significant.

### C. AIR QUALITY

*The significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has been relied upon to make the following determinations. Would the project:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Conflict with or obstruct implementation of the applicable air quality plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update addresses the projected need for 1,314 housing units in the County for the projection period from January 1, 2015 through December 31, 2023. The County of Santa Cruz General Plan contains several resource protection policies. Amending the County of Santa Cruz General Plan to include the Housing Element Update would not result in any significant impacts on air quality because implementation of the goals, policies, and actions included in the Housing Element must be consistent with state and federal laws and the goals, policies, and standards established within the Conservation and Open Space, Land Use, Safety, and Noise Elements of the General Plan, which are intended to protect air quality. The following General Plan policies are applicable to air quality:

The proposed project identifies a housing need of 1,314 housing units in the unincorporated County of Santa Cruz. Actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the public health and safety of the community. Any future development of housing units are required to be consistent with General Plan Objectives

and the following Policies: Policy 5.18.1, New Development; Policy 5.18.6, Plan for Transit Use; Policy 5.18.7, Alternatives to the Automobile; Policy 5.18.8, Encouraging Landscaping; and Policy 5.18.9, Greenhouse Gas Reduction. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under C-1 above. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under C-1 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Expose sensitive receptors to substantial pollutant concentrations?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update contains policies and programs rather than specific projects. New development within the County must comply with the density and intensity standards outlined in the Land Use Element and the County’s Zoning Ordinance. A case-by-case review of future discretionary housing projects would be necessary to ensure that air quality is protected and that the projects are consistent with General Plan goals, objectives, and policies (See C-1 above). Furthermore, the construction of residences, in addition to the activities associated with the residences, would not result in the creation of objectionable odors. Adherence to applicable standards and guidelines would ensure that potential impacts related to sensitive receptors would be less-than-significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>Create objectionable odors affecting a substantial number of people?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See response to C-4 above. Impacts are expected to be less than significant.

#### D. BIOLOGICAL RESOURCES

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

*or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?*

**Discussion:** The Housing Element Update addresses the projected need for 1,314 housing units in the County for the projection period from January 1, 2014 through December 31, 2023. The County of Santa Cruz General Plan includes many resource protection policies. Amending the County of Santa Cruz General Plan to include the Housing Element Update would not result in any significant impacts on biological resources because implementation of the goals, policies, and actions included in the Housing Element must be consistent with state and federal laws and the goals, policies, and standards established within the Conservation and Open Space Element of the General Plan, which are intended to protect biological resources. The following General Plan policies are applicable to sensitive species and their habitats: Policy 5.1.1, Sensitive Habitat Designation; Policy 5.1.2, Definition of Sensitive Habitat; Policy 5.1.3, Environmentally Sensitive Habitats; Policy 5.1.4, Sensitive habitat Protection Ordinance; Policy 5.1.5, Land Division and Density Requirements in Sensitive Habitats; Policy 5.1.6, Development within Sensitive habitats; Policy 5.1.7, Site Design and Use Regulations; Policy 5.1.8, Chemicals within Sensitive Habitats; Policy 5.1.9, Biotic Assessments; Policy 5.1.10, Species Protection; Policy 5.1.11, Wildlife Resources Beyond Sensitive Habitats; Policy 5.1.12, Habitat Restoration with Development Approval; Policy 5.1.14, Removal of Invasive Plant Species; and Policy 5.1.15, Priorities for Restoration Funding.

Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs, projects or proposals that would enable an assessment of potential site specific biological impacts that may result from future housing development proposals. Therefore, case-by-case review of future housing projects would be necessary to assess the potential for environmental project specific biological impacts and project consistency with state and federal regulations, and all General Plan goals, objectives and policies. No impacts would occur from the adoption of the proposed Housing Element.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>2. <i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. <i>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. <i>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Produce nighttime lighting that would substantially illuminate wildlife habitats?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please refer to response D-1 above. No impacts would occur from the adoption of the proposed Housing Element.

## E. CULTURAL RESOURCES

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Cultural resources are places, structures, or objects that are important for scientific, historic, and/or religious reasons to cultures, communities, groups, or individuals. Cultural resources include historic and prehistoric archaeological sites, architectural remains, engineering structures, and artifacts that provide evidence of past human activity. They also include places, resources, or items of importance in the traditions of societies and religions.

The Housing Element Update requires the development of an additional 1,314 housing units in the County. However, the Housing Element Update contains policies and work programs rather than ordinance amendments or specific projects. Without specific data on the location and type of new residential development, it is not possible to determine potential impacts to archaeological and historic resources. Environmental review of discretionary residential development(s) would permit an analysis of how such development may potentially conflict with known archaeological and/or historic resources. The possibility also exists that future discretionary development would discover or uncover previously unknown archaeological resources. Therefore, a case-by-case environmental review of future discretionary housing projects and programs would be necessary to ensure consistency with state, federal, and General Plan goals, objectives, and policies. The following General Plan policies are applicable to historic resources: Policy 5.20.3, Development Activities; Policy 5.20.4, Historic Resources Commission Review; Policy 5.20.5, Encourage Protection of Historic Structures; Policy 5.20.6, Maintain Designation as a Certified Local Government; Policy 5.19.1, Evaluation of Native American Cultural Sites; Policy 5.19.2, Site Surveys; Policy 5.19.3, Development Around Archaeological Resources; Policy 5.19.4, Archaeological Evaluations; and Policy 5.19.5, Native American Cultural Sites. Adherence to applicable County, state, and federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects, would ensure that potential impacts related to cultural resources are less-than-significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please refer to response E-1 above. Impacts are expected to be less than



significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Disturb any human remains, including those interred outside of formal cemeteries?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See response to F-1 above. No impact to disturbance to human remains is anticipated. The Housing Element is a policy document. Because it does not make specific reference to any given area, there is no potential impact. Each future discretionary development proposal would necessitate independent review of environmental impacts. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please refer to response E-1 above. Impacts are expected to be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. <i>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No impact to any unique paleontological resources would occur. The Housing Element is a policy document. Because it does not make specific reference to any given area, there is no potential impact. The following General Plan policies are applicable to paleontological resources: Policy 5.9.1, Protection and Designation of Significant Resources, and Policy 5.9.2, Protecting Significant Resources Through Easements and Land Dedication. Each future discretionary development proposal would necessitate independent review of environmental impacts.

## F. GEOLOGY AND SOILS

*Would the project:*

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i>   |                          |                          |                                     |                          |
| A. <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion (A through D):**

State

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. The maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Local agencies must regulate most development projects within the zones. Projects include all land divisions and most structures for human occupancy. Single-family wood-frame and steel-frame dwellings up to two stories that are not part of a development of four units or more are exempt. However, local agencies can be more restrictive than state law requires.

Local

County of Santa Cruz General Plan and Local Coastal Program

The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to geology and soils.

Policy 6.1.4: Site Investigation Regarding Liquefaction Hazard (LCP). Require site-specific investigation by a certified engineering geologist and/or civil engineer of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review and/or geologic hazards assessment, and when a significant potential hazard exists a site-specific

investigation shall be required.

Policy 6.3.4: Erosion Control Plan Approval Required for Development (LCP). Require approval of an erosion control plan for all development, as specified in the Erosion Control Ordinance. Vegetation removal shall be minimized and limited to that amount indicated on the approved development plans, but shall be consistent with fire safety requirements.

Policy 6.3.5: Installation of Erosion Control Measures. Require the installation of erosion control measures consistent with the Erosion Control Ordinance, by October 15, or the advent of significant rain, or project completion, whichever occurs first. Prior to October 15, require adequate erosion control to be provided to prevent erosion from early storms. For development activities, require protection of exposed soil from erosion between October 15 and April 15 and require vegetation and stabilization of disturbed areas prior to completion of the project. For agricultural activities, require that adequate measures are taken to prevent excessive sediment from leaving the property.

Policy 6.3.7: Reuse of Topsoil and Native Vegetation Upon Grading Completion. Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enhance long-term stability.

Policy 6.3.8: On-Site Sediment Containment (LCP). Require containment of all sediment on the site during construction and require drainage improvements for the completed development that will provide runoff control, including onsite retention or detention where downstream drainage facilities have limited capacity. Runoff control systems or Best Management Practices shall be adequate to prevent any significant increase in site runoff over pre-existing volumes and velocities and to maximize on-site collection of non-point source pollutants.

Policy 6.3.9: Site Design to Minimize Grading (LCP). Require site design in all areas to minimize grading activities and reduce vegetation removal based on the following guidelines:

- (a) Structures should be clustered;
- (b) Access roads and driveways shall not cross slopes greater than 30 percent; cuts and fills should not exceed 10 feet, unless they are wholly underneath the footprint and adequately retained;
- (c) Foundation designs should minimize excavation or fill;
- (d) Building and access envelopes should be designated on the basis of site inspection to avoid particularly erodible areas;
- (e) Require all fill and sidecast material to be recompacted to engineered standards,

reseeded, and mulched and/or burlap covered.

Amending the County of Santa Cruz Housing Element would not result in any significant geological impacts because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Furthermore, all new housing development and rehabilitation that might result from Housing Element implementation would be required to be consistent with existing state and local building codes, which are designed to ensure that new construction does not expose people to significant geological impacts. Therefore, the project would result in less-than-significant impacts associated with seismic hazards.

2. *Be 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?*

**Discussion:** Liquefaction tends to occur in loose, saturated fine-grained sands, coarse silts or clays with low plasticity. The liquefaction process typically occurs at depths less than 50 feet below the ground surface, although liquefaction can occur at deeper intervals, given the right conditions. The most susceptible zone occurs at depths shallower than 30 feet below the ground surface. In order for liquefaction to occur there must be the proper soil type, soil saturation, and cyclic accelerations of sufficient magnitude to progressively increase the water pressures within the soil mass. Non-cohesive soil shear strength is developed by the point-to-point contact of the soil grains. As the water pressures increase in the void spaces surrounding the soil grains, the soil particles become supported more by the water than the point-to-point contact. When the water pressures increase sufficiently, the soil grains begin to lose contact with each other resulting in the loss of shear strength and continuous deformation of the soil where the soil begins to liquefy.

Liquefaction can lead to several types of ground failure, depending on slope conditions and the geological and hydrological settings, of which the four most common types of ground failure are: 1) lateral spreads, 2) flow failures, 3) ground oscillation and 4) loss of bearing strength. Much of Santa Cruz County is subject to damage from soil instability as a result of on- or off-site landslide, lateral spreading, subsidence, or liquefaction.

The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to slope stability and liquefaction: Policy 6.1.1, Geologic Review for Development in Designated Fault Zones; Policy 6.1.2, Geologic Reports for Development in Alquist-Priolo Zones; Policy 6.1.3,

Engineering Geology Report for Public Facilities in Fault Zones; Policy 6.1.4, Site Investigation Regarding Liquefaction Hazard; Policy 6.1.5, Location of Development Away from Potentially Hazardous Areas; Policy 6.1.9, Recordation of Geologic Hazards; Policy 6.1.10, Density Recommendations for Proposed Development; Policy 6.1.11, Setbacks from Faults; Policy 6.1.12, Minimum Parcel Size in Fault Zones; Policy 6.2.1, Geologic Hazards Assessments for Development on and Near Slopes; Policy 6.2.2, Engineering Geology Report; 6.2.3, Conditions for Development and Grading Permits; Policy 6.2.4, Mitigation of Geologic Hazards and Density Considerations; Policy 6.2.5, Slope Considerations for Land Division Calculations; Policy 6.2.6, Location of Structures and Drainage Considerations in Unstable Areas; Policy 6.2.7; Location of Septic Leach Fields; and Policy 6.2.9, Recordation of Geologic Hazards.

The amendment to the County’s Housing Element identifies that an additional 1,314 housing units are projected and must be able to be accommodated by available sites within the unincorporated County. In the absence of specific information regarding the location and type of these additional units, it is not possible to determine if new residential development would be subject to liquefaction, landslide, and other related hazards. However, new residential development within the County would be designed and constructed to meet the most current seismic safety standards for liquefaction included in the California Building Code (2013) and/or standards established by the County of Santa Cruz. Therefore, a case-by-case review of future housing projects and programs would be necessary to ensure consistency with state, federal, and all General Plan goals, objectives, and policies. Consistency with these requirements would ensure that potential liquefaction, landslide, and other related impacts are less-than-significant. Impacts would be less than significant.

3. *Develop land with a slope exceeding 30%?*

**Discussion:** There are many slopes that exceed 30% within the County. The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to slopes exceeding 30 percent: Policy 6.2.1, Geologic Hazards Assessments for Development on and Near Slopes; Policy 6.2.2, Engineering Geology Report; 6.2.3, Conditions for Development and Grading Permits; Policy 6.2.4, Mitigation of Geologic Hazards and Density Considerations; Policy 6.2.5, Slope Considerations for Land Division Calculations; Policy 6.2.6, Location of Structures and Drainage Considerations in Unstable Areas; Policy 6.2.7; Location of Septic Leach Fields; Policy 6.2.9, Recordation of Geologic Hazards; and Policy 6.3.1, Slope Restrictions.

The Housing Element is a policy document. Because it does not make specific reference to

any given area, project, or parcels of land, there is no potential impact from approval of the document. Each discretionary development proposal would necessitate independent review of environmental impacts.

4. *Result in substantial soil erosion or the loss of topsoil?*

**Discussion:** Much of Santa Cruz County is subject to soil erosion during construction. However, standard erosion controls are a required condition of projects with erosion potential. The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to soil erosion and loss of topsoil: Policy 6.3.1, Slope Restrictions; Policy 6.3.2, Grading Projects to Address Mitigation Measures; Policy 6.3.3, Abatement of Grading and Drainage Problems; Policy 6.3.4, Erosion Control Plan Approval Required for Development; Policy 6.3.5, Installation of Erosion Control Measures; Policy 6.3.6, Earthmoving in Least Disturbed or Water Supply Watersheds; Policy 6.3.7, Reuse of Topsoil and Native Vegetation Upon Grading Completion; Policy 6.3.8, On-site Sediment Containment; Policy 6.3.9, Site Design to Minimize Grading; Policy 6.3.10, Land Clearing Permit; and Policy 6.3.11, Sensitive Habitat Considerations for Land Clearing Permits.

The Housing Element is a policy document. Because it does not make specific reference to any given area, project, or parcels of land, there is no potential impact from approval of the document. Each discretionary development proposal will necessitate independent review of environmental impacts. Impacts would be less than significant.

5. *Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?*

**Discussion:** Expansive soils have the potential for shrinking and swelling with changes in moisture content, which can cause damage to overlying structures. The amount and type of clay in the soil influences the changes. The problems resulting from expansive soils can be controlled by proper engineering and construction practices. The presence or absence of expansive soils is therefore not considered a critical factor in overall land planning.

The amendment to the County’s Housing Element identifies that an additional 1,314 housing units are projected and must be able to be accommodated within the County. In the absence of specific information regarding the location and type of these additional residential units, it is not possible to determine if new residential development would be subject to hazards associated with expansive soil(s). However, new residential development within the County would be designed and constructed to meet the most current standards

included in the California Building Code. Implementation of the related County of Santa Cruz General Plan policies and environmental review would ensure that any potential impacts are less-than-significant.

In addition, the Housing Element is a policy document. Because it does not make specific reference to any given area or parcels of land, there is no potential impact from approval of the document. Each discretionary development proposal will necessitate independent review of environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>Have soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** New sewer connections and/or the installation of new septic systems would be evaluated on a project specific basis. The County of Santa Cruz General Plan and Local Coastal Program (LCP) was adopted by the Board of Supervisors in May of 1994 and certified by the California Coastal Commission in December of 1994. The following policies are applicable to sewage disposal systems: Policy 6.2.7, Location of Septic Leach Fields; Policy 6.2.12, Setbacks from Coastal Bluffs; and Policy 6.4.9, Septic Systems, Leach Fields, and Fill Placement. As no development is proposed as a part of this project, the anticipated future development cannot be predicted. The Housing Element is a policy document. Because it does not make specific reference to any given area, there is no potential impact. Each discretionary development proposal would necessitate independent review of environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. <i>Result in coastal cliff erosion?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Amending the County of Santa Cruz Housing Element would not result in any significant impacts due to cliff erosion because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies and standards established within the other elements of the General Plan. The Housing Element is a policy document. No development is proposed under this proposal.

Any future development would be required to comply with coastal protection policies including those prohibiting erosion to coastal cliffs and bluffs. The following General Plan policies are applicable to coastal cliff erosion. Policy 6.2.10: Site Development to Minimize Hazards; Policy 6.2.11: Geologic hazards Assessment in Coastal Hazard Areas; Policy 6.2.12: Setbacks from Coastal Bluffs; Policy 6.2.13: Exception for Foundation; Policy 6.2.14: Additions to Existing Structures; Policy 6.2.15: New Development on Existing Lots of Record; Policy 6.2.16: Structural Shoreline Protection Measures; Policy 6.12.17: Prohibit

New Building Sites in Coastal Hazard Areas; Policy 6.2.18: Public Services in Coastal Hazard Areas; Policy 6.2.19: Drainage and Landscape Plans; Policy 6.2.20: Reconstruction of Damaged Structures on Coastal Bluffs; and Policy 6.2.21: Reconstruction of Damaged Structures due to Storm Wave Inundation. Therefore, the project would result in less-than-significant impacts associated with coastal cliff erosion.

## G. GREENHOUSE GAS EMISSIONS

*Would the project:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The need for energy efficiency has grown over the years and become a national priority, particularly as concerns have grown about greenhouse gases and global warming. The County has the opportunity to encourage energy-efficient designs for new homes to accomplish this goal. But equally important, given the large number of older homes in the community, is the need to retrofit existing homes for greater energy efficiency. Besides being an urgent issue from an environmental perspective, energy efficiency is an important economic issue. Lower income residents of older, high-energy consuming residences end up paying a disproportionate amount of their income for utility costs, something that they can ill afford.

Goal 6 of the proposed 2015 Housing Element would promote energy efficiency in existing and new residential structures. The proposed 2015 Housing Element includes three programs addressing energy efficiency intended to promote the use of alternative energy sources as well as energy conservation strategies and green building techniques, which would decrease the use of fossil fuels, in turn decreasing greenhouse gas emissions.

No specific housing developments would be approved as part of Housing Element adoption, nor would adoption of the Housing Element directly result in any changes in planned land uses or in the modification of land use policies; therefore, the Housing Element, in itself, would not directly or indirectly result in new sources of greenhouse gas emissions, nor would it contribute to global warming. As a result, no impacts would occur from project implementation.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See the discussion under G-1 above. No significant impacts are anticipated.



## H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The potential release of hazardous materials along roadways is an on-going hazard risk that is regulated by federal, state, and local regulations. This condition would exist with or without the proposed project.

The update to the County’s Housing Element identifies that an additional 1,314 housing units are projected and must be able to be accommodated within the unincorporated County of Santa Cruz. Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs, projects, or proposals that would enable an assessment of potential site specific hazardous impacts that may result from future housing development proposals. However, operation of residential developments generally does not involve hazardous materials, aside from common household products.

Amending the Housing Element would not result in any significant hazards, such as exposure to potential health hazards, or creation of a health hazard, because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. General Plan policy 6.7.10, Distance from Residences, is applicable to hazardous materials: Policy Furthermore, to ensure that development of housing on specific sites does not result in potentially significant hazards or expose people to potential health hazards, future projects would be reviewed for consistency with state, federal, and local requirements and guidelines. Consistency with such existing requirements would ensure that potential impacts associated with this issue are less-than-significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under H-1 above. Project impacts would be considered less than significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*proposed school?*

**Discussion:** Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs or proposals that would enable an assessment of potential site specific hazardous impacts that may result from future housing development proposals. Amending the Housing Element would not result in any significant hazards, such as exposure to potential health hazards, or creation of a health hazard, because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Therefore, no impacts are anticipated.

4. *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*
- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update contains policies and programs rather than specific projects. In the absence of specific information regarding the location and type of additional residential units, a residential development site cannot be identified as being located in or near an area identified as a hazardous materials site. Review of potential impacts related to this issue would be conducted during the environmental review of specific residential developments requiring discretionary review. General Plan Policy 6.6.1, Hazardous Materials Ordinance, is applicable to hazardous materials sites. Adherence to applicable County, state, and/or federal regulations would ensure that potential hazards to the public are less-than-significant.

5. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** One municipal airport is located in Santa Cruz County within the City of Watsonville at the south end of the county. The Housing Element Update contains policies and programs rather than specific projects. Future discretionary development proposals would undergo analysis to determine whether a residential development site would create a safety hazard for persons residing in new residential development. Review of potential impacts related to this issue would be conducted during the environmental review of specific residential developments. The following General Plan policies are applicable to

airport safety: Policy 3.18.1, Prevention of Airspace Obstructions; Policy 3.18.2, Creation of New Parcels in the Runway Protection Zone Area; Policy 3.18.3, Land Use Limitation in Runway Protection (Clear or A) Zones; Policy 3.18.4, Land Use Limitation in Airport Approach (B) Zones; and Policy 3.18.5, Deed Recordation Acknowledging Airport Hazard. Adherence to applicable County, state, and/or federal regulations would ensure that potential hazards associated with this issue are less-than-significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion under H-5 above. Impacts are expected to be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. <i>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Adoption of the proposed Housing Element would not conflict with implementation of the County of Santa Cruz Local Hazard Mitigation Plan 2010-2015 (County of Santa Cruz, 2010). Therefore, no impacts to an adopted emergency response plan or evacuation Plan would occur from project implementation.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. <i>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Amending the Housing Element would not create a potential fire hazard, because actions to implement the goals, policies, and actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community (e.g., Public Safety and Noise). The following General Plan policies are applicable to fire hazards: Policy 6.5.1, Access Standards; Policy 6.5.2, Exceptions to Access Standards; Policy 6.5.3, Conditions for Project Approval; Policy 6.5.4, Fire Protection Standards for Land Divisions Outside the Urban Services Line; Policy 6.5.5, Standards for New Dead End Roads; Policy 6.5.6, Maintenance for Private Roads; Policy 6.5.7, Certification of Adequate Fire Protection Prior to Permit Approval; Policy 6.5.9, Consistency with Adopted Codes Required for New Development; Policy 6.5.10, Land Divisions Access Requirements; and Policy 6.5.11, Fire Protection Standards for Land Divisions Inside the Urban Services Line.

In addition, any potential future project design would incorporate all applicable fire safety code requirements. No significant impact is anticipated.

## I. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

*Would the project:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Violate any water quality standards or waste discharge requirements?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues National Pollution Discharge Elimination System (NPDES) permits to regulate waste discharges to “waters of the U.S.” Waters of the U.S. include rivers, lakes, and their tributary waters. Waste discharges include discharges of storm water and construction project discharges. A construction project resulting in the disturbance of one (1) or more acres requires a NPDES ground construction permit. Construction project proponents are required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

The Housing Element Update is a policy level document; and therefore, does not contain specific projects. Future development anticipated by the Housing Element Update that requires a discretionary approval would be subject to the County’s environmental review process; therefore, future residential development would be evaluated on an individual basis for conformance with water quality standards or waste discharge requirements. Implementation of Best Management Practices (BMPs) as specified by the NPDES permit and the approval of a SWPPP would ensure that any potential impacts associated with this issue are less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update is a policy level document; and therefore, does not contain specific projects. As no development is proposed as part of this project, the anticipated impacts to groundwater supply or groundwater recharge would not be significant. Each discretionary development proposal would be analyzed to determine whether that particular development would have any impact on groundwater supply or groundwater recharge. The following General Plan policies are applicable to water supply: Policy 5.8.1, Primary Groundwater Recharge Area Designation, Policy 5.8.2, Land Division

and Density Requirements in Primary Groundwater Recharge Areas; Policy 5.8.3, Uses in Primary Groundwater Recharge Areas; Policy 5.8.4, Drainage Design in Primary Groundwater Recharge Areas; Policy 7.18.1, Linking Growth to Water Supplies; Policy 7.18.2, Written Commitments Confirming Water Service Required for Permits; 7.18.3, Impacts of New Development on Water Purveyors, Policy 7.18.5, Groundwater Management; Policy 7.18.6, Water Conservation Requirements; and Policy 7.18.7, Water Reuse. Therefore, the impacts associated with the Housing Element would be less-than-significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not affect any watercourses or alter any existing drainage patterns. Any new development would be required to address drainage issues specifically pertaining to that parcel. The Housing Element is a policy document. See discussion under F-4 above regarding erosion. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project would not affect any watercourses or alter any existing drainage patterns. Any new development would be required to address drainage issues specifically pertaining to that parcel. The Housing Element is a policy document. The following General Plan policies are applicable to alteration of drainage patterns: Policy 6.4.5, New Parcels in 100-year Floodplains; Policy 6.4.7, New Construction to be Outside Flood Hazard Areas; Policy 6.4.8, Elevation of Residential Structures; Policy 6.4.9, Septic Systems, Leach Fields, and Fill Placement; and Policy 6.4.10, Flood Control Structures. Because the project does not make specific reference to any given area or parcels of land, there is no potential impact from approval of the document. Each development proposal would necessitate independent review of environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>Create or contribute runoff water which would exceed the capacity of existing or</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*planned storm water drainage systems, or provide substantial additional sources of polluted runoff?*

**Discussion:** No change to runoff or drainage patterns would result from the approval of this policy document. Any future development would be required to address drainage issues specifically pertaining to that parcel. The following General Plan policies are applicable to drainage: Policy 7.23.1, New Development; 7.23.2, Minimizing Impervious Surfaces; Policy 7.23.3, On-site Storm Water Detention; Policy 7.23.4, Downstream Impact Assessments; and 7.23.5, Control Surface Runoff. Impacts would be considered less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>Otherwise substantially degrade water quality?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

See response to I-2. Under Section 402 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) issues National Pollution Discharge Elimination System (NPDES) permits to regulate waste discharges to “waters of the U.S.” Waters of the U.S. include rivers, lakes, and their tributary waters. Waste discharges include discharges of storm water and construction project discharges. A construction project resulting in the disturbance of one (1) or more acres requires a NPDES ground construction permit. Construction project proponents are required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

The Housing Element Update is a policy level document; and therefore, does not contain specific projects. Future development anticipated in the Housing Element Update that requires a discretionary approval would be subject to the County’s environmental review process; therefore, future residential development would be evaluated on an individual basis for conformance with water quality standards or waste discharge requirements. Implementation of Best Management Practices (BMPs) as specified by the NPDES permit and the approval of a SWPPP would ensure that any potential impacts associated with this issue are less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. <i>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs, projects, or proposals that would enable an assessment of potential site specific flooding impacts that may result with future housing development proposals. Therefore, a case-by-case review of future housing projects would

be carried out to ensure the safety of the future communities, and that future projects are consistent with General Plan goals, objectives, and policies. The following General Plan policies are applicable to development within the 100-year flood hazard area: Policy 6.4.1, Geologic Hazards Assessment Required in Flood Hazard Areas; Policy 6.4.2, Development Proposals Protected from Flood Hazard; Policy 6.4.3, Development on or Adjacent to Coastal Bluffs and Beaches; Policy 6.4.5, New Parcels in 100-year Floodplains; Policy 6.4.6, Density Calculations; Policy 6.4.8, New Construction to be Outside Flood Hazard Areas; Policy 6.4.9, Septic Systems, Leach Fields, and Fill Placement; and Policy 6.4.10, Flood Control Structures. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 8. <i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see response to I-7 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. <i>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see response to I-7 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. <i>Inundation by seiche, tsunami, or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** There are two primary types of tsunami vulnerability in Santa Cruz County. The first is a teletsunami or distant source tsunami from elsewhere in the Pacific Ocean. This type of tsunami is capable of causing significant destruction in Santa Cruz County. However, this type of tsunami would usually allow time for the Tsunami Warning System for the Pacific Ocean to warn threatened coastal areas in time for evacuation (County of Santa Cruz 2010).

The more vulnerable risk to the County of Santa Cruz is a tsunami generated as the result of an earthquake along one of the many earthquake faults in the region. Even a moderate earthquake could cause a local source tsunami from submarine landsliding in Monterey Bay. A local source tsunami generated by an earthquake on any of the faults affecting Santa Cruz County would arrive just minutes after the initial shock. The lack of warning time from such a nearby event would result in higher casualties than if it were a distant tsunami (County of Santa Cruz 2010).

Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs or proposals that would enable an assessment of potential site specific impacts resulting from seiches and tsunamis that may result with future housing

development proposals. Therefore, a case-by-case design review of future discretionary housing projects would be carried out to ensure the safety of the future communities, and that future projects are consistent with General Plan goals, objectives, and policies. General Plan Policy 6.4.3 is applicable to protection from storm swell, wave action and tsunami impacts. Policy Adherence to such requirements would ensure that potential impacts associated with this issue are less-than-significant.

## J. LAND USE AND PLANNING

*Would the project:*

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Physically divide an established community?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** State law regarding housing elements states that local and state governments have a responsibility to facilitate housing development and to make “adequate provision for the housing needs of all economic segments of the community”, while considering “economic, environmental, and fiscal factors and community goals set forth in the general plan.” It further requires the Housing Element to be consistent and compatible with other General Plan Elements. Additionally, Housing Elements must provide clear policy for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law mandates the contents of the housing element, including:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a multi-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Therefore, the intention of the proposed Housing Element Update is to make adequate provision for the housing needs of all economic segments of the community, while considering economic, environmental, and fiscal factors, and adoption would not physically divide an established community. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|



**Discussion:** The County of Santa Cruz’s current Housing Element was adopted in 2010. At the time of adoption, all elements of the County’s General Plan were consistent. In accordance with state Law, the County of Santa Cruz has prepared a new 2015-2023 Housing Element, which is the document evaluated in this Initial Study. With the adoption of this Housing Element Update, all elements of the County’s General Plan would continue to be consistent with one another. Therefore, upon adoption, the proposed project would have a less than significant impacts to land use plans and policies.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Conflict with any applicable habitat conservation plan or natural community conservation plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Please see discussion under D-6 above. No impact would occur.

## K. MINERAL RESOURCES

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element is a policy level document. The following General Plan policies are applicable to mineral extraction land use conflicts: Policy 5.16.2, Uses in Mineral Resource Areas; Policy 5.16.3, Review of Incompatible Uses; Policy 5.16.4, Minimizing Conflicts Between New Development and Mineral Resource Areas; and Policy 5.16.5, Land Division and Density Requirements on Mineral Resource Land. Because it does not make specific reference to any given area, there is no potential impact. Each discretionary development proposal would necessitate independent review of environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under K-1 above. Impacts would be less than significant.

## L. NOISE

Would the project result in:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Sound refers to anything that is or may be perceived by the ear. Noise is usually defined as unwanted, irritating or offensive sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. Noise impacts can be described in three categories. The first is audible impacts that refer to increases in sound levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3.0 decibels (dB) or greater because changes below this level have been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1.0 and 3.0 dB. This range of sound levels has been found to be noticeable only in laboratory environments. The last category is changes in sound level of less than 1.0 dB that are inaudible to the human ear. Only audible changes in existing ambient or background sound levels are considered potentially significant.

The proposed project identifies a housing need of 1,314 housing units in the unincorporated County of Santa Cruz. Typically, residential housing does not generate unacceptable noise levels, which would exceed County standards. All new residential and noise sensitive land developments should conform to a noise exposure standard of 60 dB Ldn (day/night average noise level) for outdoor noise and 45 dB Ldn for indoor noise according to the General Plan. Actions included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect the safety of the community. Any future development of housing units are required to be consistent with General Plan Objectives and the following Policies: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; Policy 6.9.6, Vibrations from Rail); and Policy 6.9.7, Construction Noise. No significant impacts are anticipated.

The Housing Element is a policy document. Because it does not make specific reference to any given area, there is no potential impact. Each discretionary development proposal would necessitate independent review of environmental impacts. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under L-1 above. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The update to the Housing Element identifies that an additional 1,314 housing units are projected and must be able to be accommodated within the unincorporated County. The development of new residential uses typically increases the traffic volumes in the vicinity of new development. Because traffic noise is a primary contributor to the local noise environment, increases in traffic resulting from the development of new residential uses could be expected to proportionally increase local noise levels. The following General Plan policies are applicable to noise generation: Policy 6.9.1, Land Use Compatibility Guidelines; Policy 6.9.2, Acoustical Studies; Policy 6.9.3, Noise Sensitive Land Uses; Policy 6.9.5, Residential Development; and Policy 6.9.7, Construction Noise.

An analysis of potential impacts associated with permanent increases in ambient noise levels brought about through implementation of the Housing Element Update would be conducted as part of the environmental review required for discretionary residential developments. In addition, adherence to applicable County and/or state noise standards would ensure that potential impacts related to this issue are less-than-significant.

4. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Discussion:** Please see discussion under L-3 above. The update to the Housing Element identifies that an additional 1,314 housing units are projected and must be able to be accommodated within the unincorporated County. Development of new residential uses would require the modification of individual project sites, installation of utilities, and construction of structures. Noise generated from grading and construction equipment, as well as noise generated from workers' vehicles would contribute to a temporary increase in ambient noise levels in the vicinity of the project site.

An analysis of potential impacts associated with temporary increases in ambient noise levels brought about through implementation of the Housing Element Update would be conducted as part of the environmental review of discretionary residential developments. Adherence to applicable County and/or state noise standards would ensure that potential impacts related to short-term construction noise are less-than-significant.

5. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**Discussion:** One municipal airport is located in Santa Cruz County within the City of Watsonville at the south end of the county. The Housing Element Update contains policies and programs rather than specific projects. Future discretionary development proposals would undergo analysis to determine whether a residential development site would be exposed to excessive noise if located near an airport. Review of potential impacts related to this issue would be conducted during the environmental review of specific residential developments. The following General Plan policies are applicable to air transportation: Policy 6.11.1, Airport Expansion; Policy 6.11.2, Restricting Residential Development; Policy 6.11.3, Mitigation for Interior Noise; Policy 6.11.4, Coordination with City of Watsonville. Adherence to applicable County, state, and/or federal regulations would ensure that potential noise impacts associated with this issue are less-than-significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Please see discussion under L-5 above. Impacts would be less than significant.

## M. POPULATION AND HOUSING

*Would the project:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. <i>Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed Housing Element Update is a policy document with an objective of accommodating projected population growth within existing developed areas. The proposal would not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect. Impacts would be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See response to J-1 above. The proposed amendment to the Housing Element would not result in the displacement of people or existing housing. No impact would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. <i>Displace substantial numbers of people, necessitating the construction of</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

*replacement housing elsewhere?*

**Discussion:** See response to J-1 above. The proposed amendment to the Housing Element would not result in the displacement of people or existing housing. No impact would occur.

## N. PUBLIC SERVICES

*Would the project:*

1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

a. <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <i>Police protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. <i>Parks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. <i>Other public facilities; including the maintenance of roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion (a through e):**

- a. Residential development proposed by the Housing Element Update would be served by the various fire districts and departments located throughout the county. The additional projected development of 1,314 housing units addressed by the Housing Element could increase the need for fire protection services in the County. However, the Housing Element Update contains goals, policies, and programs rather than specific projects. Future projected development will occur based upon housing market factors, and may or may not require improvements to existing facilities or increases in staffing and equipment. Through the County's environmental review process, future discretionary development would be evaluated on an individual basis for potential impacts related to the provision of fire protection services. Without specific details regarding each development, the adequacy of fire protection is impossible to determine with any precision. These needs would be evaluated in the environmental review for each individual project. The following General Plan policies are applicable to fire protection:

Policy 7.16.1, Reviewing New Development for Fire Protection; Policy 7.16.2, Development to be Consistent with Fire Hazards Policies; Policy 7.16.3, Future Fire Station Sites; and Policy 7.16.4, Annexation to Scotts Valley Fire Protection District. Appropriate mitigation measures would be required to ensure that potential impacts would be less than significant. Therefore, the Housing Element Update would result in less than significant impacts to fire protection.

- b. Residential development proposed in the Housing Element Update would be served primarily by the Santa Cruz County Sheriff's Department. The additional projected development of 1,314 housing units addressed by the Housing Element could increase the need for police protection services in the unincorporated County. However, the Housing Element Update contains goals, policies, and programs rather than specific projects. Future projected development will occur based upon housing market factors, and may or may not require improvements to existing facilities or increases in staffing and equipment. Through the County's environmental review process, future discretionary development would be evaluated on an individual basis for potential impacts related to the provision of police protection services. Without specific details regarding each development, the adequacy of police protection is impossible to determine with any precision. These needs would be addressed and met as each development is constructed. The following General Plan policies are applicable to police protection: Policy 7.17.1, Financing of New Facilities; Policy 7.17.2, Maintaining Adequate Levels of Service; and Policy 7.17.3, Cost Effectiveness. Appropriate mitigation measures would be required to ensure that potential impacts would be less than significant. Therefore, the Housing Element Update would result in less than significant impacts to police protection.
- c. Public school education in Santa Cruz County is provided by 10 school districts to include: Bonny Doon Union Elementary; Live Oak; Happy Valley Union Elementary; Mountain Elementary; Pacific Elementary; Pajaro Valley Unified; San Lorenzo Valley Unified; Santa Cruz City; Scotts Valley Unified; and Soquel Union Elementary. The Housing Element Update identifies a projected need for 1,314 additional housing units for development through 2023. Development of additional housing intended to meet anticipated population growth would increase the demand on schools. Additional facilities and staffing may be necessary to accommodate the growth. Payment of the School Facilities Mitigation Fee has been deemed by the state legislature to be full and complete mitigation of the impacts of a development project on the provision of adequate school facilities. The environmental assessment of each individual project would require, at minimum, the standard School Facilities Mitigation Fee, which ensures that the Housing Element Update would not result in a significant impact under the California Environmental Quality Act (CEQA), in accordance with Senate Bill 50,

which became effective in 1998. The following General Plan policies are applicable to school facilities: Policy 7.12.1, Mitigating Impacts from New Development; Policy 7.12.2, Locations of New Schools; and Policy 7.12.3, School Financing. Therefore, the impact from the Housing Element Update would be less than significant.

- d. The County of Santa Cruz operates and maintains approximately 730 acres of parkland consisting of 24 sites. The Housing Element Update identifies a projected need for 1,314 additional housing units for development through 2023. The Housing Element Update contains goals, policies, and programs rather than specific projects. Future projected development could increase the demand for additional parkland within the County. All future residential development would be reviewed to ensure consistency with the County of Santa Cruz General Plan and all applicable County ordinances. The following General Plan policies are applicable to park facilities: Policy 7.1.7, Park Financing; Policy 7.1.8, Sharing Parks and Recreation Facilities; Policy 7.1.9, Priorities for Park Development; Policy 7.1.11, Private Local Parks; Policy 7.2.1, Neighborhood Park Standards; Policy 7.2.2, Mini-park Sites; Policy 7.2.3, Neighborhood Park Siting Criteria; Policy 7.2.5, Beaches in Neighborhoods; Policy 7.3.1, Community Park Standards; Policy 7.3.2, Priority for Mid-County Community Park; Policy 7.3.3, Community Park Siting Criteria; Policy 7.3.4, Establishing Community Centers; Policy 7.4.1, Rural Park Standards; Policy 7.4.2, Rural Park Siting Criteria; Policy 7.4.3, Beaches as Rural Parks; Policy 7.5.1, Regional Park Siting and Standards; Policy 7.5.2, Capital Improvement Program; and Policy 7.5.7, Beaches as Regional Parks. In addition, park dedication fees would be required for all residential development. These fees are based on the number of new bedrooms. The fund is used to purchase and develop land for parks in the area where the fee is charged. Adherence to these measures would ensure that impacts associated with this issue are less-than-significant.
- e. The Housing Element Update identifies a projected need for 1,314 additional housing units for development through 2023. The Housing Element Update contains goals, policies, and programs rather than specific projects. Future projected development could increase the demand for public facilities and road maintenance within the County. All future residential development would be reviewed to ensure consistency with the County of Santa Cruz General Plan and all applicable County ordinances. In addition, roadside improvement fees, transportation improvement fees, roadway improvement fees, drainage-control zone fees, and sewer connection fees would be charged for maintenance of public facilities in most areas of the County. The following General Plan policies are applicable to public facilities: Policy 7.27.1, Focus Public Services and Facilities within the Urban Services Line; Policy 7.27.2, Capital Improvement Program; and Policy 7.27.3, Countywide Capital Improvements Program. Adherence to these measures would ensure that impacts associated with this issue are less-than-significant.

## O. RECREATION

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The County of Santa Cruz operates and maintains approximately 730 acres of parkland consisting of 24 sites. The Housing Element Update identifies a projected need for 1,314 additional housing units for development through 2023. The Housing Element Update contains goals, policies, and programs rather than specific projects. Future projected development could increase the demand for additional parkland within the County. All future residential development would be reviewed to ensure consistency with the County of Santa Cruz General Plan and all applicable County ordinances. In addition, park dedication fees would be required for all residential development. These fees are based on the number of new bedrooms. The fund is used to purchase and develop land for parks in the area where the fee is charged. Adherence to these measures would ensure that impacts associated with this issue would be less-than-significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion under O-1 above. Impacts would be less than significant.

## P. TRANSPORTATION/TRAFFIC

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update identifies a projected need for 1,314 additional housing units through 2023. Because the Housing Element is a policy level document, the Element does not include site specific designs or proposals that would enable an assessment



of potential site specific transportation impacts that may result with future housing development proposals. All future discretionary residential development is reviewed to ensure consistency with regional and local transportation plans and policies, the County of Santa Cruz General Plan, and applicable County ordinances. The following General Plan policies are applicable to traffic generation: Policy 3.12.1, Level of Service Policy; Policy 3.12.2, Level of Service Calculation Methods; Policy 3.12.3, Transportation Impact Fees as Mitigation Measures; and Policy 3.12.4, Reduced Traffic Generation. In addition, all discretionary proposals, both private and public, to develop new residential units are subject to a project-specific environmental analysis. Adherence to such requirements will ensure potential impacts associated with this issue are less-than-significant.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. <i>Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** In 2000, at the request of the Santa Cruz County Regional Transportation Commission (SCCRTC), the County of Santa Cruz and other local jurisdictions exercised the option to be exempt from preparation and implementation of a Congestion Management Plan (CMP) per Assembly Bill 2419. As a result, the County of Santa Cruz no longer has a Congestion Management Agency or CMP. The CMP statutes were initially established to create a tool for managing and reducing congestion; however, revisions to those statutes progressively eroded the effectiveness of the CMP. There is also duplication between the CMP and other transportation documents such as the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Program (RTIP). In addition, the goals of the CMP may be carried out through the Regional Transportation Improvement Program and the Regional Transportation Plan. Any functions of the CMP which are useful, desirable and do not already exist in other documents may be incorporated into those documents.

The proposed Housing Element would not conflict with either the goals and/or policies of the RTP or with monitoring the delivery of state and federally-funded projects outlined in the RTIP. No impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element Update identifies a projected need of 1,314 additional housing units through 2023. Any needed traffic improvements associated with the

anticipated development would be constructed to the County’s roadway standards. The following General Plan policies are applicable to hazards to motorists, bicyclists, and pedestrians: Policy 3.9.1, Design; Policy 3.9.2, Construction; Policy 3.9.3, Parking; Policy 3.9.4, Maintenance; and Policy 3.11.1, Functional Street Classification and Street Standards in Urban Areas. Adherence to these standards would ensure that no substantial safety risks would result; and therefore, impacts would be less-than-significant.

4. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Discussion:** Please see discussion under P-3 above. Impacts would be less than significant.

5. *Result in inadequate emergency access?*

**Discussion:** The Housing Element Update identifies a projected need of 1,314 additional housing units through 2023. Any needed traffic improvements associated with the anticipated development would be constructed to the County’s roadway standards ensuring that emergency access is maintained (see discussion under P-3). Adherence to these standards would ensure that potential hazards to motorists, bicyclists, and pedestrians would be less-than-significant.

6. *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Discussion:** Please see discussion under P-3 above. Impacts would be less than significant.

**Q. UTILITIES AND SERVICE SYSTEMS**

Would the project:

1. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**Discussion:**

See Q-5 below for a complete discussion. No violation of wastewater treatment standards would occur with the implementation of the Housing Element Update. Impacts would be less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. <i>Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See Q-4 below for a complete discussion. No violation of wastewater treatment standards would occur with the implementation of the Housing Element Update. Impacts would be less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. <i>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Because the Housing Element is a policy level document, the Housing Element does not include any site specific designs, projects, or proposals that would enable an assessment of potential site specific storm water runoff impacts that may result with future housing development proposals. Therefore, a case-by-case environmental review of future discretionary housing projects would be carried out to ensure the safety of future communities, and that future projects are consistent with General Plan goals, objectives, and policies. The following General Plan policies are applicable to drainage facilities: Policy 7.23.1, New Development; Policy 7.23.2, Minimizing Impervious surfaces; Policy 7.23.3, On-site Storm Water Detention; Policy 7.23.4, Downstream Impacts Assessment; and Policy 7.23.5, Control Surface Runoff. Consistency with such existing requirements would ensure that potential impacts associated with this issue are less than significant.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. <i>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** With the exception of 200-300 parcels in the Summit area that are served by the San Jose Water Company, Santa Cruz County is served exclusively by local water sources. This situation is unusual in California – most communities rely to some extent on imported water to support their populations.

Water supplies in Santa Cruz County are provided by a variety of water purveyors: municipal water systems, County water districts, investor-owned water companies, mutual water companies, and individual well-water systems. Within the Urban Services Line (USL), water is primarily supplied by three agencies: (1) The Live Oak and Carbonera planning areas are supplied by the City of Santa Cruz Water Department; (2) the Soquel and Aptos planning areas are supplied by the Soquel Creek Water District and the Central

Water District; and (3) the Pajaro Valley planning area is supplied by the City of Watsonville Water Department. Agricultural water use is a significant portion of water demand, especially in the southern portion of the County, and is usually provided by groundwater pumping. The Pajaro Valley Water Management Agency (PVWMA) was created by state legislation and approved by voters in 1984 to manage water resources within the Pajaro Valley Basin. The PVWMA does not supply water, but is the responsible local government agency with the power to regulate water use.

The County requires, as specified in its General Plan policies, a firm commitment of water availability in order to approve new development, and to date all major water suppliers continue to provide such commitments for new development under the County General Plan. The major water purveyors in the County (City of Santa Cruz Water Department, Soquel Creek Water District, Scotts Valley Water District, San Lorenzo Water District, City of Watsonville Water Department) have developed no new water supplies in over 20 years, and have instead relied on offset programs and conservation of existing resources to continue to meet the demands of a growing population. Although no longer under consideration, the City of Santa Cruz Water Department and Soquel Creek Water District explored the joint construction of a desalinization plant. Currently the Soquel Creek Water District is continuing to pursue this technology without the City of Santa Cruz.

Construction anticipated by the Housing Element Update includes 1,314 projected housing units for development through 2023. Amending the Housing Element would not result in any impacts to water supplies because actions to implement the goals, policies, and programs included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan. The following General Plan policies are applicable to water supply: Policy 7.18.1, Linking Growth to Water Supplies; Policy 7.18.2, Written Commitments Confirming Water Service Required for Permits; Policy 7.18.3, Impacts of New Development on Water Purveyors; Policy 7.18.4, Improvement of Water Systems; and Policy 7.18.7, Water Reuse. The County will continue to carefully review individual projects and work with utility providers to ensure that future projects do not result in localized or project specific utility impacts and ensure that each project is contributing a fair share financial contribution to the ongoing improvement of the public systems. Water improvements are required as part of a building permit for most types of “new development.” Therefore, the Housing Element Update would result in less-than-significant impacts to water supplies.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. <i>Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*existing commitments?*

**Discussion:** Numerous agencies are responsible for providing sanitary sewer services in the County. These agencies are responsible for operating local wastewater collection systems. Sanitary sewer service providers in the County are provided in Table 2.

The Davenport County Sanitation District (DCSD) sanitary sewer system facilities include approximately 3 miles of gravity sewers, 1.3 miles of force main, and 3 pump stations. The DCSD does not own nor is it responsible for maintenance or repair of any portion of the sewer service laterals (the portion between the building and the public sewer main).

The Freedom County Sanitation District (FCSD) sanitary sewer system facilities include approximately 15.3 miles of gravity sewers, 1.2 miles of force main, and 8 pump stations. The FCSD does not own nor is it responsible for maintenance or repair of any portion of the sewer service laterals.

Agency	County Area Served	Service Area
Freedom County Sanitation District	Freedom Area	Urban Services Line
Salspuedes County Sanitation District	Pajaro Valley (portions)	Urban/Rural Boundary
Santa Cruz County Sanitation District	Aptos, Capitola, Live Oak, Soquel	Urban Services Line
City of Santa Cruz (treatment plant)	City of Santa Cruz	Urban Services Line
City of Scotts Valley (treatment plant)	City of Scotts Valley	Urban Services Line
City of Watsonville (treatment plant)	City of Watsonville	Urban Services Line
Rolling Woods CSA#10 (package sewer)	Rolling Woods Subdivision	Urban Services Line
Trestle Beach CSA#20 (package sewer)	Trestle Beach Subdivision	Urban/Rural Boundary
Septic Tank Maintenance (CSA #12)	Unincorporated County outside Dist.	Rural
Davenport County Sanitation District	Davenport	Urban/Rural Boundary
Boulder Creek Country Club CSA#7	Unincorporated County outside Dist.	Urban/Rural Boundary
Place de Mer CSA#2	Unincorporated County outside Dist.	Urban/Rural Boundary
Sand Dollar Beach CSA#5	Unincorporated County outside Dist.	Urban/Rural Boundary
Canon del Sol CSA#5	Unincorporated County outside Dist.	Urban/Rural Boundary
San Lorenzo Valley Water District	Bear Creek Estates	Rural Services Line

Source: County of Santa Cruz, 1993; LAFCO, June 2005.

The Santa Cruz County Sanitation District (SCCSD) sanitary sewer system facilities include approximately 188 miles of gravity sewers, 14 miles of force main, and 35 pump stations. The SCCSD does not own nor is it responsible for maintenance or repair of any portion of the sewer service laterals (County of Santa Cruz 2009).

Construction anticipated by the Housing Element Update includes a projected need of 1,314 housing units for development through 2023. The Housing Element would not result in any impacts to water supplies because actions to implement the goals, policies, and

programs included in the Housing Element must be consistent with the goals, policies, and standards established within the other elements of the General Plan. The following General Plan policies are applicable to sanitary sewer service: Policy 7.19.1, Sewer Service to New Development; Policy 7.19.2, Development Linkage to Downstream Sewer System Improvements; Policy 7.19.3, Sizing Sewer Facilities; Policy 7.20.1, Community Sewage Disposal Systems, within the Rural Services Line; Policy 7.20.2, Rural Services Line areas without Community Sewage Disposal Systems; Policy 7.21.1, Rural Development on Individual Sewage Disposal Systems; Policy 7.21.2, Minimum Parcel Sizes and Maximum Densities with Individual Sewage Disposal Systems; Policy 7.21.3, Maximum Slopes for Individual Sewage Disposal Systems; Policy 7.21.4, Alternative Sewage Disposal Systems; Policy 7.21.5, Community Sewage Disposal Systems Outside the Urban Services Line and Rural Services Line; and Policy 7.21.6, Sanitary Service Connections Outside Urban Services Line and Rural Services Line. The County will continue to carefully review individual projects and work with utility providers to ensure that future projects do not result in localized or project specific utility impacts and ensure that each project is contributing a fair share financial contribution to the ongoing improvement of the public systems. Wastewater improvements are required as part of a building permit for most types of “new development.” Therefore, the Housing Element Update would result in less-than-significant impacts to sanitary sewer service.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. <i>Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The Housing Element is a policy document to guide future housing projects. The Housing Element Update identifies a projected need for 1,314 additional housing units through 2023. The Housing Element Update contains goals, policies, and programs rather than specific projects. Future development anticipated by the Housing Element Update would generate additional solid waste within the County. However, implementation of the existing General Plan policies would ensure that sufficient landfill capacity would be available for future solid waste disposal needs. The following General Plan policies are applicable to landfill capacity: Policy 7.24.1, Materials Recovery; Policy 7.24.5, Recycling Opportunities for County Residents; Policy 7.24.7, Providing a Variety of Recycling Collection Services; Policy 7.24.8, Meeting State and Local Landfill Diversion Goals; Policy 7.24.9, Storage Requirement for Recyclable Materials; Policy 7.24.11, On-site Yard Waste Composting; Policy 7.24.12, Yard Waste Collection; and Policy 7.24.13, Compost Mulches for Landscaping. Therefore, the Housing Element Update would result in less-than-significant impacts to landfill capacity.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. <i>Comply with federal, state, and local statutes and regulations related to solid</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

waste?

**Discussion:** See discussion in Section Q-6 above. Impacts would be less than significant.

**R. MANDATORY FINDINGS OF SIGNIFICANCE**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>1. <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III (A through Q) of this Initial Study. No resources that have been evaluated would be significantly impacted by the project. Therefore, no mitigation has been proposed. As a result of this evaluation, there is no substantial evidence that significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>2. <i>Does the project have impacts that are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** In addition to project specific impacts, this evaluation considered the potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be no potentially significant cumulative effects. Therefore, no mitigation measures are required. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project.

Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

3. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III (A through Q). As a result of this evaluation, there were determined to be no potentially significant effects to human beings. Therefore, no mitigation measures are required. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.





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## IV. REFERENCES USED IN THE COMPLETION OF THIS INITIAL STUDY

### AMBAG, 2014

Association of Monterey Bay Area governments, “Moving Forward 2035 Monterey Bay”, AMBAG, June 2014

### California Department of Conservation. 1980

Farmland Mapping and Monitoring Program Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance Santa Cruz County U.S. Department of Agriculture, Natural Resources Conservation Service, soil surveys for Santa Cruz County, California, August 1980.

### County of Santa Cruz, 2014

“Sustainable Santa Cruz County.” Prepared by the County of Santa Cruz Planning Department, October 28, 2014. [www.sustainablesantacruzcounty.org/documents/project-documents/](http://www.sustainablesantacruzcounty.org/documents/project-documents/)

### County of Santa Cruz, 2013

County of Santa Cruz Climate Action Strategy. Approved by the Board of Supervisors on February 26, 2013.

### County of Santa Cruz, 2010

*County of Santa Cruz Local Hazard Mitigation Plan 2010-2015.* Prepared by the County of Santa Cruz Office of Emergency Services.

### County of Santa Cruz, 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

### MBUAPCD, 2008

Monterey Bay Unified Air Pollution Control District (MBUAPCD), CEQA Air Quality Guidelines. Prepared by the MBUAPCD, Adopted October 1995, Revised: February 1997, August 1998, December 1999, September 2000, September 2002, June 2004 and February 2008.

### MBUAPCD, 2013a

Monterey Bay Unified Air Pollution Control District, NCCAB (NCCAB) Area Designations and Attainment Status – January 2013. Available online at [http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment\\_Status\\_January\\_2013\\_2.pdf](http://www.mbuapcd.org/mbuapcd/pdf/Planning/Attainment_Status_January_2013_2.pdf)

### MBUAPCD, 2013b

Triennial Plan Revision 2009-2011. Monterey Bay Air Pollution Control District. Adopted April 17, 2013.