City of Santa Cruz
ENVIRONMENTAL CHECKLIST
FOR DETERMINATION OF CEQA EXEMPTION

I. BACKGROUND

1. **Application No:** CP21-0160

2. **Project Title:** Peace Village Housing

3. **Lead Agency Name and Address:**
   City of Santa Cruz Planning and Community Development Department
   809 Center Street, Room 101
   Santa Cruz, CA 95060

4. **Contact Person and Contact Information:**
   Brittany Whitehill, Senior Planner
   (831) 420-5247 | bwhitehill@santacruzca.gov

5. **Project Location:** 900 High Street (Assessor's Parcel Number [APN] 001-022-40); see Figure 1.

6. **Project Applicant / Sponsor Name and Address:**
   Applicant: Workbench Built, Diana Alfaro, 189 Walnut Street, Santa Cruz, CA 95060
   Owner: Peace United Church of Christ, James Weller, 900 High Street, Santa Cruz, CA 95060

7. **General Plan Designation:** Low Density Residential (1.1-10 DU/AC)

8. **Zoning:** Single-Family Residence, 10,000 square foot minimum (R-1-10)

9. **Other Public Agencies Whose Approval is Required:** None known

10. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.31?** Yes

II. PROJECT DESCRIPTION

The project consists of a Minor Land Division, Design Permit, Slope Development Permit, Density Bonus Request, and Heritage Tree Removal Permit to divide a 258,825-square-foot (approximately 5.9-acre) lot with an existing church and associated residence and daycare facility and develop a 40-unit residential apartment project. The existing parcel would be divided into two lots with a flag lot configuration. The lower lot, fronting High Street, would consist of 3.68 acres and would retain the existing church campus. The upper lot would

consist of approximately 2.23 acres on which the project proposes to construct a 40-unit, five-story residential apartment building. The project would remove 14 heritage trees to construct the apartment complex and associated site improvements.

Proposed Tentative Parcel Map and Site Plan. As shown in the proposed tentative parcel map (see Figure 2), the subject property would be divided into two new lots. The front lot, labeled as Lot 2 on the proposed tentative parcel map, would be a 162,326-square-foot (approximately 3.72acre), irregular-shaped lot and would retain the existing church campus and surface parking. Lot 1 is proposed as an 96,499-square-foot (2.23-acre), irregular flag lot behind Lot 2, with an approximately 20-foot-wide flag pole fronting onto High Street at the southeast corner of the project site.

Residential Project. The 40-unit residential project would be located in an "V"-shaped building totaling approximately 42,770 square feet and ranging in height from three to five stories. The proposed site plan is shown on Figure 3. A mix of unit sizes are proposed including 11 studio, 3 one-bedroom, 15 two-bedroom, 4 three-bedroom, 6 four-bedroom, and 1 five-bedroom units. The project would include 20,903 square feet of useable open space for project residents and 392 square feet of co-living private open space for its residents. A barbecue and picnic area are also proposed adjacent to the primary open space area which is north of the proposed residential structure. This area would be improved with a shade structure and overhead trellis.

Density Bonus. The project will be sited on a newly created 2.23-acre lot, which has a base residential density of 23 units. By providing six low-income units (one of which is voluntarily restricted to very low-income households) and three additional very low-income units, the project two density bonuses, amounting to total density bonus of 88.75%, or 21 additional units, under State Density Bonus Law, as amended by California Assembly Bill 1287. The project proposes 17 density bonus units in addition to the 23 base density units, for a total unit count of 40 units. The proposed density complies with the density restrictions of the Santa Cruz General Plan, as modified by State Density Bonus Law.

As part of the density bonus request, the project request concessions/incentives and a waiver from development standards. Per section 24.16.225 of the Santa Cruz Municipal Code, the project qualifies for two incentives/concessions since it provides at least 20 percent of units to lower-income households. Per section 24.16.255 (4), the project is eligible to request an unlimited number of waivers or modifications to development standards, if those standards physically preclude the construction of the housing development, and the housing development is eligible for a density bonus. Although the project does not propose density bonus units, it is eligible for a density bonus based on the number of low-income and very-low-income units provided and may request two incentives/concessions and unlimited waivers.

The density bonus request includes the following incentives/concessions and waivers:

- *Height/Stories:* The project requests concessions for increased building height and number of allowed stories to allow a building that is five stories and 54 feet tall at its

highest point instead of the 2.5-story and 30-foot maximum height permitted in the underlying R-1-10 zone district. Per zoning ordinance section 24.16.225.3, the project qualifies for such concessions when the applicant provides reasonable documentation showing that the requested concession results in actual and identifiable cost savings to the project to provide for affordable rents. The applicant has submitted information explaining that allowing the greater building height will reduce the project footprint, thus reducing costs associated with excavation, grading, and soil engineering.

- *Front Setback:* The project requests a concession for a reduced front setback of 17 feet, 10.75 inches instead of the required 25-foot front setback. The applicant has submitted information explaining that reducing the setback moves the front of the building off the sloped area, thus reducing costs associated with grading, soil engineering, and overall construction.
- *Trash Enclosure Location:* The project is requesting a waiver to allow an accessory building—the trash enclosure—to be placed in front of the building and within the front yard setback of Lot 2. This is the only possible location for the trash enclosure that meets Public Works refuse service standards and that avoids constraints such as steep slopes and heritage trees.

Access and Parking. The project would provide two vehicular access points from High Street. At the southwest corner of the site, the existing "entrance only" driveway would accommodate inbound vehicles turning right from High Street. This driveway would lead to the existing surface-level parking on Lot 2 (the front lot with the existing church campus) and continue onto Lot 1 to provide access to the new apartment complex. This drive aisle would circumnavigate the site and exit onto High Street at the southeast corner of the site. This secondary driveway would accommodate both vehicles entering into and exiting from the site. A private access easement would cover the driveways and surface parking area to provide parking and vehicular access to both Lots 1 and 2. A total of 60 vehicle (including 8 electric vehicle ready) and 96 bicycle parking spaces are proposed for the development. Twenty of the proposed parking spaces would be located on the proposed Lot 1, where the proposed apartments would be located.

Landscaping. The proposed project includes removal of 22 trees, 14 of which are considered heritage trees, as defined by the City's Heritage Tree Ordinance, and approximately 50 existing trees on the project parcel would be retained. The project would retain some existing naturalized grassing and landscaping surrounding the northern portion of the proposed building. The project would be landscaped with 36 new trees and 26,548 square feet of irrigated landscaped area which would include various drought-tolerant shrubs and perennial grasses. The project would be subject to provisions of the City's Water Efficient Landscape Ordinance (WELO), per Chapter 16.16 of the City's Municipal Code.

Stormwater and Utilities. The project site is currently partially developed with impervious surface area associated with the existing church and surface parking. Stormwater would be controlled with a rainwater harvesting system which would include two bio-retention areas and two flow-through planters, all leading to an approximately 1,600-cubic-foot underground

retention/detention chamber that would flow to a High Street public storm drain inlet. Furthermore, several Low Impact Development (LID) methods are proposed in the project's Stormwater Control Plan.

The project would be serviced by public sewer and water mains from High Street. Electricity would be provided by Pacific Gas & Electric (PG&E).

Construction Schedule and Earthwork. Construction would be expected to occur over approximately two and a half years, beginning with demolition in the spring of 2026 and concluding with architectural coating activities in 2028. During grading and earthwork activities approximately 3,100 cubic yards (cy) of earth material would be cut form the site and approximately 300 cy of earth material would be filled. Therefore, there would be a net volume of 2,800 cy of earth material exported from the project site.

III. ENVIRONMENTAL SETTING

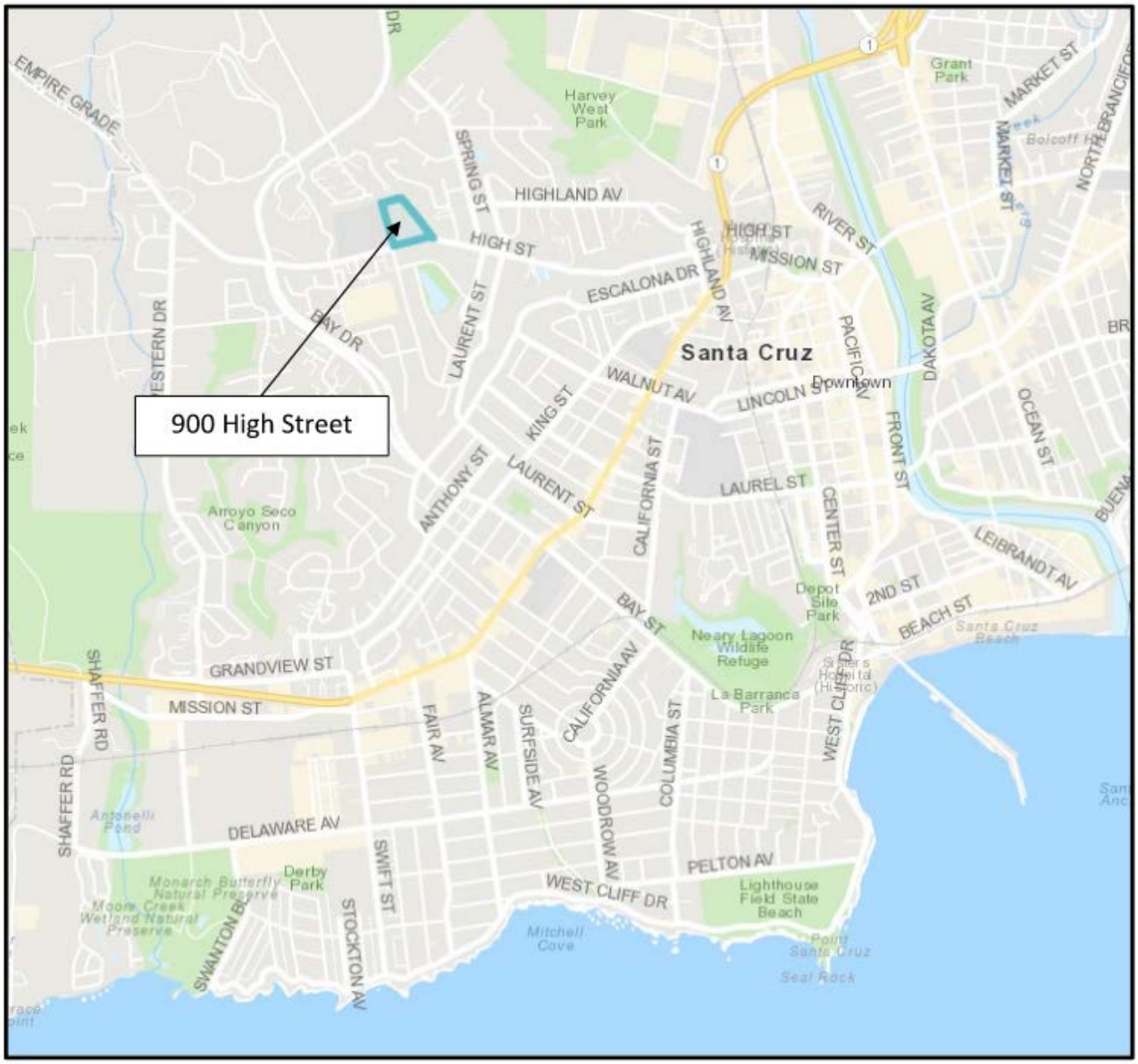
The project site is located at 900 High Street in the western portion of the city of Santa Cruz on an approximate 5.9-acre (258,825-square-foot) site. The project site is located on the north side of High Street immediately to the northeast of its intersection with Moore Street. The project site is bordered by University of California, Santa Cruz (UCSC) faculty housing to the north, single-family homes and City-owned land to the east, High Street and single-family homes to the south, and an elementary school to the west.

The project parcel contains an existing church facility and parking lot adjacent to High Street that would be retained as part of proposed Lot 2. The northern portion of the site, which is the site of the proposed residential project and would become Lot 1, is undeveloped, except for a previously graded parking area. The site is characterized by non-native grassland with mixed evergreen and eucalyptus trees.

The project site contains 73 existing trees on site of varying condition. Of this total, 33 trees are considered heritage trees pursuant to City regulations. Existing trees include:

- 24 Italian Stone Pine (*Pinus pinea*)
- 20 Blue Gum Eucalyptus (*Eucalyptus globulus*)
- 13 Blackwood Acacia (*Acacia melanoxlon*)
- 7 Monterey pine (*Pinus radiata*)
- 2 Douglas Fir (*Pseudotsuga menziesii*)
- 2 Flowering Ornamental pear (*Pyrus calleryana*)
- 3 Coast Live Oak (*Quercus agrifolia*)
- 2 Silver wattle acacia (*Acacia dealbata*)

FIGURE 1: Project Location



SOURCE: Dees & Associates

FIGURE 2: Project Tentative Map

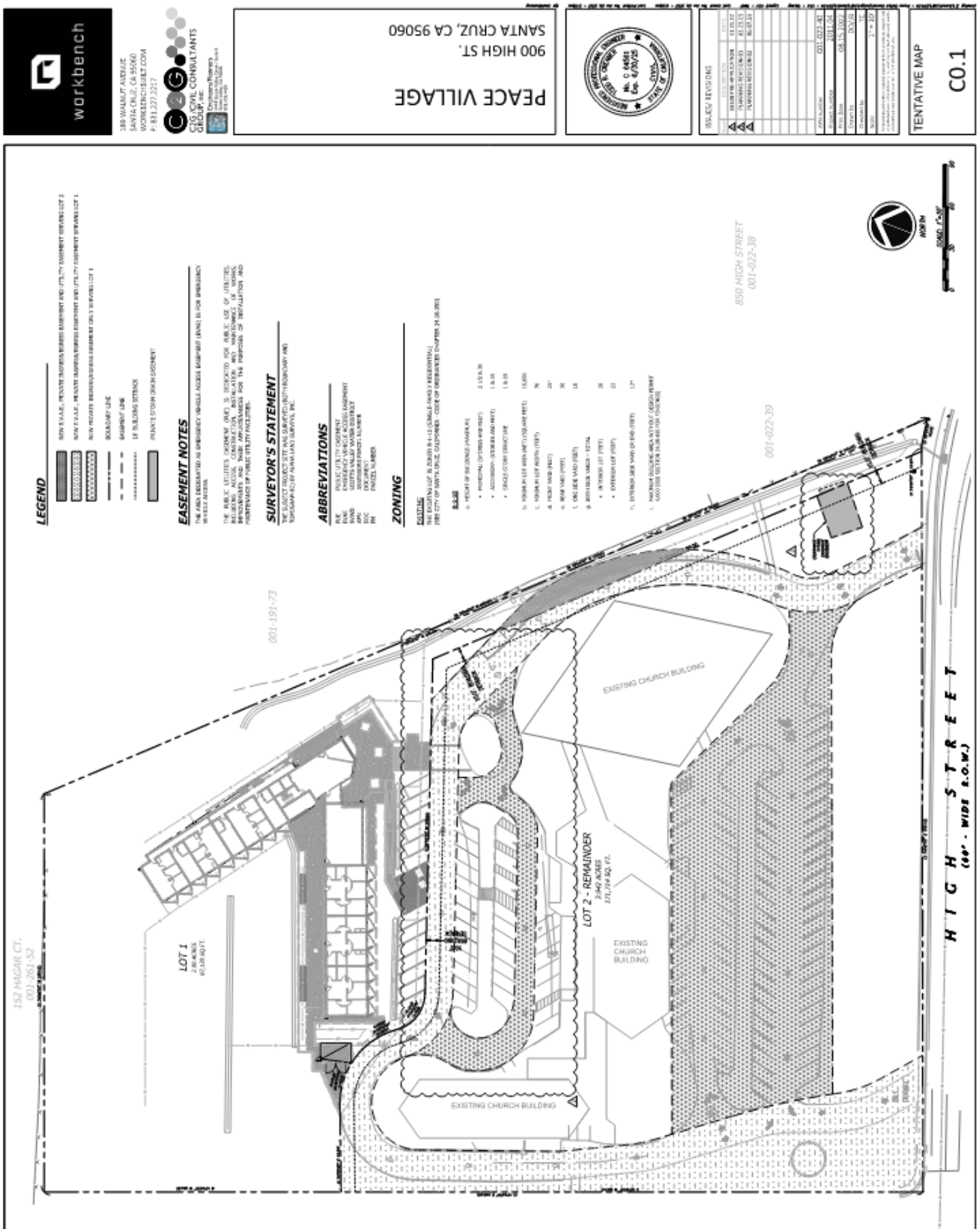
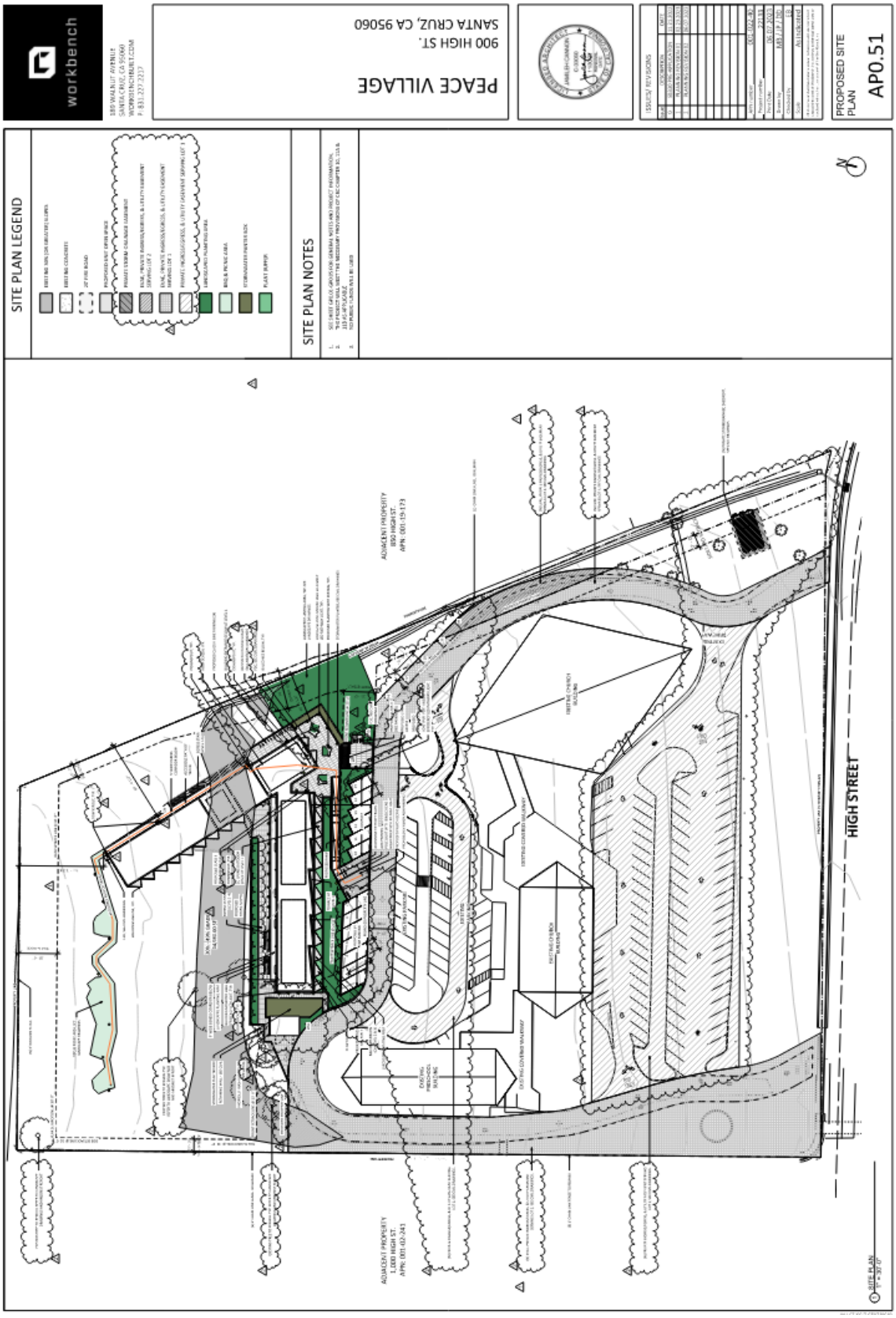


FIGURE 3: Project Site Plan



IV. ENVIRONMENTAL CHECKLIST

A. Introduction and Background

In analyzing a proposed project, the City may consider whether existing environmental documents already provide an adequate analysis of potential environmental impacts. An earlier analysis may be used where, pursuant to tiering, a program environmental impact report (EIR), or other California Environmental Quality Act (CEQA) provisions, it can be determined that one or more effects have been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines section 15063(b)(1)(C)). If an earlier analysis is used, the Initial Study checklist discussion should identify: a) the earlier analyses and state where they are available for review; b) identify which effects were adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis; and c) describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

CEQA also allows a lead agency to avoid repeating analyses that were already provided in a certified General Plan EIR for a development project that is consistent with the General Plan. Public Resources Code section 21083.3 and its parallel CEQA Guidelines provision, section 15183, provide for streamlined environmental review or exemption for projects consistent with the General Plan for which an EIR was certified. Pursuant to section 21083.3, subdivision (b), if a development project is consistent with the General Plan for which an environmental impact report was certified, the application of CEQA shall be limited to effects on the environment which are "peculiar to the parcel or to the project" and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report. Subdivision (d) further indicates that an effect of a project upon the environment shall not be considered "peculiar to the parcel or to the project," "if uniformly applied development policies or standards" have been previously adopted by the city or county, with a finding based upon substantial evidence, that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards would not substantially mitigate the environmental effect. CEQA Guidelines section 15183, subdivision (f), adds that "[w]here a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project." Under these provisions of CEQA, a project that is consistent with a General Plan that was adopted pursuant to a certified EIR, could be potentially partially or wholly exempt from further CEQA analyses.

Section 15183 provides more detailed guidance than can be found in Public Resources Code section 21083.3 itself. Section 15183, subdivision (b), states that if a project is consistent with an agency's General Plan for which an EIR has been certified, the agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located;

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action; or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. (State CEQA Guidelines section 15183(b).)

Guidelines section 15183, subdivision (c), further provides that "if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards…then an additional EIR need not be prepared for the project solely on the basis of that impact." "[D]evelopment policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located…. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance." (Guidelines, section 15183, subd. (f).)

B. Use of Earlier Analyses

On June 26, 2012, the Santa Cruz City Council adopted the *General Plan 2030* after certifying an EIR for the plan. The General Plan 2030 EIR includes the Draft EIR volume (September 2011) and the Final EIR volume (April 2012). The General Plan EIR reviewed all of the topics included on the Appendix G environmental checklist in the State CEQA Guidelines as well as all sections required to be included in an EIR.

The General Plan EIR is a "program" EIR prepared pursuant to State CEQA Guidelines section 15168, which reviewed environmental impacts associated with future development and buildout within the City's planning area that would be accommodated by the General Plan. A program EIR can be used for subsequent projects implemented within the scope of the program/plan. Typically, site-specific or new significant impacts that weren't addressed in the program EIR would be evaluated in an Initial Study, leading to preparation of a Negative Declaration, Mitigated Negative Declaration, or EIR. Mitigation measures adopted for the General Plan also would be a part of future development projects, as relevant, and supplemented, as may be necessary, with any site-specific mitigation measures identified in the project-specific environmental review process.

As indicated above, pursuant to Public Resources Code section 21083.3, certain (or potentially all) aspects of a development project that are consistent with a General Plan for which an EIR was certified may be exempt from additional CEQA analyses (i.e., negative declaration, mitigated negative declaration, or EIR) of issues that were adequately covered in the General Plan EIR. The project site is designated Low Density Residential in the City's *General Plan 2030* with a density range of 1.1 to 10 units per acre. The development proposes a base density of 23 units, in compliance with the General Plan density range. General plan policy LU3.7.1 encourages development at the higher end of the density range unless site characteristics or zoning regulations require a lower density. Therefore, the proposed project is consistent with the General Plan land use residential designation, and the project uses are consistent with the *General Plan 2030* for which an EIR was prepared and certified in June 2012, and meets the provisions of CEQA section 21083.3(b) with regards to project consistency with the City's adopted General Plan.

While the General Plan 2030 EIR considered the impacts of repurposing, intensifying, and redeveloping existing developed parcels in the City as a whole, specific future development of the project site was not noted or specifically evaluated in the General Plan 2030 EIR, and there were no site-specific impacts identified for the project site. However, as part of the overall estimated buildout, the EIR considered construction of new housing units and non-residential uses in the City with an estimated buildout of 3,350 new residential units and approximately 1,088,000 and 1,273,910 square feet of commercial and office uses, respectively, throughout the City by the year 2030 (SOURCE V.1b, DEIR volume-page 3-13[1]). Since adoption of the General Plan, approximately 2,726 residential units have been constructed or approved throughout the City. Thus, the project 40 residential units, when added to constructed and approved project residential projects, would be within the remaining residential buildout estimates considered in the city-wide General Plan EIR impact analyses.

It is also noted that the project is within the development estimated for the Upper Westside neighborhood in which the project is located. The General Plan EIR estimated 171 new residential units in this neighborhood, and to date, approximately 76 units have been constructed or approved. With the proposed project and other pending development applications, new residential development in the Upper Westside would total 106 units.

It is noted that there are some pending development projects in the City, that have not been approved, but are expected to be presented to City decision-makers in the near future, and thus, are considered reasonably foreseeable. If approved, these pending projects would include 513 additional residential units throughout the City. Even with these pending projects that could be approved in the near future, total residential units (with the proposed project and other approved and under construction projects (approximately 3,280 units) would not exceed development estimates considered in the analyses in the General Plan EIR.

[1] All source references are included at the end of this report.

C. Environmental Checklist Review

The purpose of the checklist presented on the following pages is to evaluate the impact categories covered in the City's certified General Plan 2030 EIR to determine whether the project's impacts have been adequately analyzed in the EIR or whether any new significant impacts peculiar to the project or project site would result. Where an impact resulting from the project was adequately analyzed previously, the review provides a cross-reference to the pages in the General Plan EIR where information and analysis may be found relative to the environmental issue listed under each topic. The checklist also identifies whether the project involves new significant impacts or substantially more severe impacts than analyzed in the General Plan EIR or new significant impacts peculiar to the site or project. As indicated above, an impact would not be considered "peculiar" to the site or project if uniformly applied development policies or standards would substantially mitigate an environmental effect. Therefore, the following review includes mitigation measures identified in the General Plan EIR that would be applicable to the site or project and/or relevant applicable development policies or standards that would be applied to the project.

The *General Plan 2030* EIR is on file at the City's Planning and Community Development Department, 809 Center Street, Room 101, Santa Cruz, California from 7:30 to 11:30 AM, Monday through Thursday. The document also is available for review on the City of Santa Cruz Planning Department's website at: https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/long-range-policy-planning/general-plan.

D. Conclusion

Based on the following review, it has been determined that the City's General Plan 2030 EIR has adequately addressed the following issues, and no further environmental review is required pursuant to Public Resources Code section 21083.3: aesthetics (scenic views, scenic resources); agricultural and forest resources; air quality (conflicts with Air Quality Management Plan, odors); biological resources (riparian, wetland or other sensitive habitat, conflicts with plans); cultural resources (historical resources); energy; geology and soils (fault rupture, use of septic systems, paleontological resources); greenhouse gas (GHG) emissions (GHG emissions, conflict with plans); hazards/hazardous materials (use/disposal of hazardous materials, create hazard, exposure to hazardous materials ,airport safety, emergency response, wildfire hazards); hydrology-water quality (groundwater, flood risk, conflicts with plans); land use; mineral resources; noise (vibration); population and housing; public services; recreation; transportation (hazardous design, emergency access); and utilities (infrastructure, wastewater treatment, solid waste disposal).

The following site-specific impacts have been analyzed and determined to be less than significant due to substantial mitigation resulting from General Plan policies, zoning regulations and/or development standards that are uniformly applied to development projects throughout the City: aesthetics (visual character, light and glare); air quality (project emissions, sensitive receptors); biological resources (special status species, nesting birds, conflicts with local tree ordinance); cultural resources (archaeological resources, human

burials); geology and soils (seismic and geologic hazards, erosion, soils); hydrology-water quality (water quality, drainage); noise (noise increases); transportation (conflicts with program or policy, conflict with CEQA Guidelines); tribal cultural resources; utilities (water supply); wildfire; and cumulative impacts. Thus, pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, no further environmental analysis is required.

E. Checklist and Discussion

1. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) Have a substantial adverse effect on a scenic vista?	DEIR pp. 4.3-2 to 4.3-7, 4.3-13 to 4.3-15 FEIR pp. 3-2	No	No	None
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	DEIR pp. 4.3-14 to 4.3-17	No	No	None
c) In non-urbanized areas, substantially degrade the existing visual character or quality public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	DEIR pp. 4.3-7 to 4.3-8, 4.3-15 to 4.3-19 FEIR pp. 3-2	No	No	Design Review & Permit Requirements Municipal Code section 24.08.400-430
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	DEIR pp. 4.3-19 to 4.3-20	No	No	Municipal Code section 24.14.266 Standard Condition of Approval to prevent offsite lighting

(a) Scenic Views. The project site is located in the upper westside area of the City of Santa Cruz. The visual character is defined by predominantly single-family residential development interspersed with schools and churches. UCSC is located to the north of the project site, and Westlake Elementary School borders the project site on the west. The General Plan indicates that prominent scenic views

mostly are those that are oriented toward Monterey Bay and the Pacific Ocean or toward the Santa Cruz Mountains that frame the northern boundary of Santa Cruz (SOURCE V.1b, DEIR volume). According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR (SOURCE V.1b-DEIR Figure 4.3-1), the project site is not located within any mapped panoramic view areas, but it is south of UCSC, which is identified as a visual landmark in the General Plan EIR (Ibid.).

The General Plan EIR, which comprehensively addressed visual impacts associated with new population growth and development, concluded that most of the future development accommodated by the General Plan would not be in areas that are part of a public scenic view. The EIR discussed several limited areas in which potential disruption to scenic views could occur with future development, but the project site is not located within these areas. None of the General Plan policies and actions directed toward protection of scenic views are applicable to the project as no scenic views would be affected by the proposed project.

The proposed project would not have an adverse effect on a scenic view as none have been identified, mapped or observed that include the project site. While portions of the project are visible from adjacent properties, the project site generally is screened from view from High Street by existing trees and landscaping that will be retained; the site is not part of any longer-range scenic views available from public properties. The portions of UCSC identified as a visual landmark would be unaffected by the proposed project because the project site is not visible from publicly-viewed locations of UCSC, and, thus, would not affect views of UCSC. Therefore, the proposed project would not result in impacts peculiar to the project or the site or substantially more severe impacts related to scenic views than evaluated in the General Plan 2030 EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Scenic Resources. There are no designated state scenic highways or roads within the City. The project site is not located near a state-designated scenic highway[2]. The project site is developed with one single-family residence. There are no structures or features on the project site that would be considered scenic resources. As described above in Section IV.E.1(a), the project site is in proximity UCSC, which is identified as a "visual landmark" in the General Plan EIR, but the project would not affect public scenic views of UCSC.

The General Plan EIR concluded that, with implementation of General Plan policies and actions, future infill development accommodated by the Plan would not result in significant impacts to scenic resources. The *General Plan 2030* seeks to preserve natural features that visually define areas and provide scenic benefits (CD1.1), as well as to protect significant vegetation that provides scenic value (CD 4.3.3).

[2] California Department of Transportation (Caltrans). 2023. Scenic Highways. Accessed September 20, 2023 at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

The project would result in the removal of 22 trees, 14 of which are heritage trees under City regulations. Although some of these trees are larger, and taller eucalyptus trees that are visible from adjacent properties and partially visible from High Street, the trees are not visible from a wide-ranging, publicly-viewed area, are not visually prominent or distinctive, and are not considered scenic resources. Thus, the project would not have an impact on scenic resources. For these reasons, the proposed project would not result in impacts to scenic resources that would be peculiar to the project or the site or substantially more severe than evaluated in the General Plan 2030 EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(c) Effects on Visual Character. The project site is partially developed and surrounded by single-family residential neighborhoods, except for the Westlake Elementary School to the west. The General Plan 2030 EIR concluded that most of the future development accommodated by the General Plan would not substantially degrade the visual character of surrounding areas with implementation of General Plan policies and actions to develop design guidelines and review development to protect "distinctive design characteristics" and landmarks of neighborhoods (CD2.1, CD2.3) in combination with continued application of design review as part of Design Permit approvals.

The proposed project consists of a "V"-shaped building with a surface parking lot and landscaping. The building is stepped up an existing slope and consists of four and five floors of apartments with a maximum height of 54 feet. This height would be greater than other residences in the neighborhood, which are generally two stories in height. The overall massing would also be similar to, but greater than, the existing church building and adjacent school. However, the additional height would be required to be approved as part of the waivers and concessions allowed by the density bonus request.

As described in Section II, Project Description, the proposed project will be reviewed through the Design Permit process. Per section 24.08.400 of the Municipal Code, the purpose of the City's Design Permit review is to "promote the public health, safety and general welfare through the review of architectural and site development proposals and through application of recognized principles of design, planning and aesthetics and qualities typifying the Santa Cruz community." To receive Design Permit approval, the project would require findings from the City's approving body. Design Permit review and approval would entail consideration of uniformly applied development standards, which, as applied to the project, would reduce potential visual character impacts to a less-than-significant level.

The City of Santa Cruz is an "urbanized area" under the definition of the term in CEQA Guidelines section 15387. Per the CEQA Guidelines Environmental Checklist (Appendix G) question that was amended subsequent to the certification of the General Plan EIR, the City need not specifically consider existing visual character or the quality of the existing views and the project's potential effect on them. In an urbanized area, a project that conflicts with applicable zoning and other regulations governing scenic quality could be considered to result in a significant impact. However, there are no regulations governing scenic quality applicable to the project site. There are some regulations regarding scenic views in the coastal zone, but the project is not located in the coastal zone. There are no other applicable zoning and other regulations governing scenic quality. It is noted that the additional height allowed by an approved waiver pursuant to the density bonus law would not be considered to conflict with zoning standards. The court decision in *Wollmer v. City of Berkeley*

expressly held that the waivers a city was required to grant for a density-bonus-eligible project did not result in planning and zoning inconsistencies because the mandatory nature of the waivers meant that those waived standards were inapplicable to the project. The Court found that "taking these laws together as they operate in the context of a density bonus project, it is clear that the waived zoning standards are not "applicable."

Therefore, the proposed project would not result in aesthetic impacts peculiar to the project or the site or substantially more severe impacts than evaluated in the General Plan 2030 EIR and would not substantially degrade the visual character of the site or area, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(d) Light and Glare. The project would not result in introduction of a major new source of light or glare, although there would be introduction of windows and exterior building lighting typical in residential neighborhoods. This type of lighting would be oriented so as to not create off-site light.

The General Plan EIR concluded that new infill development accommodated by the plan could result in potential sources of light and glare but would not result in creation of "substantial" new sources of light and glare or result in a significant impact. The EIR indicated that infill buildings would have standard window and exterior lighting treatments but would not be expected to result in new sources of substantial light or glare as future development projects would largely replace or redevelop existing urban uses. Exterior lighting would be included as part of the development, but would be typical of residential lighting in the area, and would not result in nighttime illumination levels beyond the property line. Additionally, section 24.14.266 of the City's Municipal Code prohibits direct or sky-reflected glare. Furthermore, the Design Permit review that is required for most larger development projects would ensure project compliance with City standards and regulations.

Therefore, the proposed project would not result in a significant impact related to creation of a new source of substantial light or glare or result in off-site impacts. Details of lighting would be reviewed by City staff as part of the Design Permit. A standard condition of approval requires all exterior lighting required to be shielded to contain the light source in a downward direction and avoid glare and illumination of adjacent properties. An approved Design Permit, including findings pursuant to Municipal Code section 24.08.430 and inclusion of a standard condition of approval regarding shielding of exterior lighting would be considered application of uniformly applied development standards that would substantially reduce light and glare impacts. There would be no light and glare impacts peculiar to the project or the site with uniformly applied development standards imposed as part of the design review process. Thus, no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

2. AGRICULTURE AND FOREST RESOURCES[3] **Would the project:**	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) 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?	DEIR pp. 4.15-3, 4.15-6 to 4.15-8	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	DEIR pp. 4.15-3, 4.15-6 to 4.15-8	No	No	None
c) 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))?	DEIR pp. 4.15-3, 4.15-5 to 4.15-6	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	DEIR pp. 4.15-3, 4.15-5 to 4.15-6	No	No	None
e) 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?	DEIR pp. 4.15-3, 4.15-5 to 4.15-8	No	No	None

The project site is located within the developed area of the City of Santa Cruz. The project site does not contain prime farmland or other agricultural lands as mapped on the State Farmland Mapping and Monitoring Program (SOURCE V.1b, DEIR Figure 4.15-1). The project site is not designated for

[3] 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.

agricultural uses in the City's General Plan and is not located adjacent to agricultural lands. The project site is not zoned Timberland Preserve.

The General Plan EIR concluded that future development accommodated by the *General Plan 2030* would not result in conversion of agricultural or forest or timber resource lands or conflict with agricultural or timberland zoning within the City or its Sphere of Influence. The General Plan EIR further concluded that potential future development accommodated by the General Plan could be sited adjacent to agricultural lands in two limited areas outside City limits, and that with implementation of the *General Plan 2030* goals, policies and actions aimed at preventing conversion of agricultural lands and the maintenance and establishment of adequate buffers between adjacent land uses, there would be no conflicts between future development and agricultural uses. The General Plan EIR concluded that impacts to agriculture and forest resources would not occur or would be less than significant as a result of future development accommodated by the General Plan.

The project site is not located in the areas adjacent to agricultural lands or timber resources. The proposed project would not result in conversion of agricultural or forest lands, as these resources are not present on or adjacent to the project site. Therefore, the proposed project would not result in impacts on agriculture and forest resources that would be peculiar to the project or the site or substantially more severe than evaluated in the General Plan 2030 EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

3. AIR QUALITY[4] **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Conflict with or obstruct implementation of the applicable air quality plan?	DEIR pp. 4.11-11 to 4.11-12, 4.11-15 to 4.11-18 FEIR p. 3-24	No	No	GP EIR Mitigation 4.11-1
b) 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?	DEIR pp. 4.11-6 to 4.11-7, 4.11-9 to 4.11-10, 4.11-18 to 4.11-34 FEIR pp. 3-24 to 3-26	No	No	GP Policies & Actions HZ 2.2, HZ2.2.1, HZ2.2.2, LU1.2, LU1.2.1 that require project level reviews
c) Expose sensitive receptors to substantial pollutant concentrations?	DEIR pp. 4.11-7 to 4.11-8, 4.11-10 to 4.11-11,	No	No	None

[4] Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

3. AIR QUALITY[4] Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
	4.11-18, 4.11-24 to 4.11-26			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	DEIR pp. 4.11-26 to 4.11-27	No	No	Municipal Code section 24.14.264

(a) Conflict with Air Quality Management Plan. In 1991, the Monterey Bay Air Resources District (MBARD), formerly the Monterey Bay Unified Air Pollution Control District (MBUAPCD), adopted the Air Quality Management Plan (AQMP) for the Monterey Bay Region in response to the California Clean Air Act of 1988, which established specific planning requirements to meet the ozone standards. The California Clean Air Act requires that AQMPs be updated every three years. The MBARD has updated the AQMP seven times. The most recent update, the *2012-2015 Air Quality Management Plan* (2016 AQMP), was adopted in 2017. The 2016 AQMP relies on a multilevel partnership of federal, state, regional, and local governmental agencies. The 2016 AQMP documents the MBARD's progress toward attaining the state 8-hour ozone standard, which is more stringent than the state 1-hour ozone standard. The 2016 AQMP builds on information developed in past AQMPs and updates the 2012 AQMP. The primary elements from the 2012 AQMP that were updated in the 2016 revision include the air quality trends analysis, emission inventory, and mobile source programs (SOURCE V.9a).

For population-related projects, the MBARD developed a procedure that compares existing, under-construction, and approved residential dwelling units with AMBAG's housing unit forecast for a jurisdiction, as dwelling units are closely related to population and can be tracked within local jurisdictions; therefore, the number of dwelling units is used as the method for determining consistency with the AQMP. Consistency of indirect emissions associated with commercial, industrial, or institutional projects intended to meet the needs of the population as forecast in the AQMP is determined by comparing the estimated current population of the county in which the project is to be located with the applicable population forecast in the AQMP. If the estimated current population does not exceed the forecasts, indirect emissions associated with the project are deemed to be consistent with the AQMP. Projects which are consistent with AMBAG's regional forecasts have been accommodated in the AQMP and are therefore consistent with the AQMP (SOURCE 8a and 8b). The MBARD's most recent 2015 AQMP utilized AMBAG's 2014 Regional Growth Forecast.

The City had 24,415 existing dwelling units as of January 1, 2023 (California Department of Finance 2023), and approximately 2,000 residential units are under construction or have been approved throughout the City, including residential development at the University of California Santa Cruz

(UCSC)[5]. With the addition of these units, the City's housing units would total 26,615 dwelling units. That number would increase to 26,655 dwelling units with the addition of the proposed project's 40 residential apartment units; the resulting total is below the AMBAG Regional Growth Forecast of 28,297 dwelling units for the year 2030 that were factored into the AQMP. Therefore, the proposed project would be consistent with the AQMP, and would not conflict with or obstruct implementation of the AQMP.

The General Plan 2030 EIR concluded that future development accommodated by the Plan could result in development of dwelling units that exceed regional projections, which could result in conflicts with the AQMP according to the MBARD's methodology for determining consistency. The General Plan EIR includes a mitigation measure (Mitigation 4.11-1) that directs City staff to work with AMBAG staff in future updates of population and housing forecasts and indicates that the potential population growth and housing unit increase exceedance would not occur for at least 10+ years, if it occurs at all. Subsequent to adoption of the General Plan, AMBAG updated and adopted regional population and housing forecasts in June 2014, June 2018 and June 2022. At this time, the City's residential population and existing and approved housing units, including those under construction, do not exceed adopted regional housing forecasts upon which the existing AQMP was based as explained above. Thus, there would be no impact related to conflicts with the current adopted AQMP.

Given the foregoing, the proposed project would not result in impacts related to conflicts with the AQMP that would be peculiar to the project or the site or substantially more severe than evaluated in the General Plan 2030 EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Project Criteria Pollutant Emissions. The U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards that are the maximum levels of ambient (background) air pollutants considered safe, with an adequate margin of safety to protect public health and welfare. Criteria pollutants include ozone (O_3), nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide (SO_2), inhalable particulates (PM_{10}), fine particulates ($PM_{2.5}$), and lead. High O_3 levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x), which react under certain meteorological conditions to form O_3. In California, sulfates, vinyl chloride, hydrogen sulfide, and visibility-reducing particles are also regulated as criteria air pollutants. An area is designated as "in attainment" when it is in compliance with the federal and/or state standards, as further discussed below.

The project site is located within the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the MBARD and includes Santa Cruz, Monterey, and San Benito Counties. The NCCAB

[5] Residential projects at UCSC are primarily student housing projects, and there is one approved employee housing project and the first phase of the Student Housing West (Hagar Development). In general, part-year student housing is considered group quarters and year-round faculty / student family housing is counted as housing units (SOURCE V.3a). For the 2014 forecast used in the AQMP, University population and housing projections were completed separately from jurisdiction population projections (SOURCE V.3c). For the purpose of this review and in accordance with current AMBAG guidance, approved employee housing is considered as housing units, and student housing is considered group quarters and is not included as housing units, but the population accommodated by new student housing is included in the population estimates.

is designated attainment for the federal PM_{10} and SO_2 standards, and is designated attainment/unclassified for the other federal standards. The NCCAB is designated attainment for the state $PM_{2.5}$, NO_2, SO_2, and lead standards, and is designated unclassified for CO in Santa Cruz County. The NCCAB has nonattainment designations for state O_3 and PM_{10} standards.

The MBARD 2012-2015 AQMP, adopted March 15, 2017, identifies a continued trend of declining O_3 emissions in the NCCAB primarily related to lower vehicle miles traveled (VMT), showing that the region is continuing to make progress toward meeting the state O_3 standard during the three-year period reviewed (SOURCE V.9a).

The General Plan 2030 EIR concluded that future development accommodated by the Plan could result in air pollutant emissions, but overall future emissions of ozone precursor pollutants are projected to decrease or remain nearly unchanged over the next 20 years, and thus, project-level emissions would not contribute to existing or potential future violations of air quality standards related to O_3. The General Plan EIR further concluded that, while PM_{10} emissions would increase, compliance with MBUAPCD significance criteria at a project level would ensure that emissions would not exceed daily standards. It was also found that vehicular emission rates are anticipated to lessen in future years due to continuing improvements in automobile and fuel efficiency and new regulations and programs adopted by the state of California that are scheduled to be phased in over the life of the proposed General Plan, and such reductions are factored into the air quality models used to estimate emissions.

Furthermore, the *General Plan 2030* includes goals, policies and actions that set forth measures to avoid and minimize adverse impacts on air quality, including environmental review to address project-level emissions, requiring project-level mitigation measures, and reduction of vehicle trips and emissions. General Plan policies and actions LU1.2, LU1.2.1 and HZ2.2.1 (as modified by the General Plan EIR) are intended to ensure that new development does not result in creation of air pollution and implements measures set forth by the MBARD as part of future project-level review. Specifically, Action HZ2.2.1 requires future development projects to implement applicable MBARD control measures and/ or air quality mitigations in the design of new projects as set forth in the District's "CEQA Guidelines." General Plan Action HZ2.2.2 permits major indirect sources of air pollution only if transportation measures are provided to reduce impacts to a less-than-significant level, consistent with applicable MBARD-recommended mitigation and control measures as set forth in the District's CEQA Guidelines. The policies and actions require future project-level review and implementation of mitigation measures, if warranted, consistent with the adopted standards in the MBARD's CEQA Guidelines. The General Plan EIR concluded that with implementation of the General Plan policies and actions, compliance with MBARD requirements and air quality control measures, and adherence to MBARD permit requirements, contributions to air pollutant emissions and air quality impacts would be less than significant.

The proposed project would result in construction of a 40-unit residential apartment project. The project would indirectly generate air pollutant emissions through new regional vehicle trips. The MBARD CEQA Guidelines provide several land use types with corresponding screening threshold levels to assess ozone impacts. The proposed project size is substantially below the MBARD's screening levels for apartments (1,080 dwelling units), which is used to determine potential

significant ozone impacts as set forth in the MBARD's *CEQA Air Quality Guidelines* (SOURCE V.9b). Therefore, project emissions would not be considered substantial or result in an air quality violation, although air emissions as a result of the project were modeled as further described below.

Project construction could result in generation of dust and PM_{10} emissions as a result of site excavation and grading. According to MBARD's *CEQA Air Quality Guidelines* (SOURCE V.9b), construction activity on 8.1 acres per day with minimal earthmoving or 2.2 acres per day with grading and excavation are assumed to be below the MBARD's PM_{10} significance threshold of 82 pounds per day. The area of proposed development is approximately 2.0 acres in size, which is slightly below the screening-level threshold for construction-related emissions.

Even though the proposed development would be below MBARD screening levels, air emissions were modeled for project construction and operations to comply with General Plan policies, using the California Emissions Estimator Model (CalEEMod) Version. The results are summarized in Tables 1 and 2, and as shown, neither project construction nor operational emissions would exceed MBARD thresholds for criteria pollutant air emissions. Therefore, the project-level review required by the *General Plan 2030,* and as considered in the General Plan EIR, finds that potential emissions would not exceed MBARD's adopted CEQA significance thresholds, and the project would not violate current air quality standards or expose sensitive receptors to substantial pollutant concentrations.

Table 1. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	pounds per day					
Summer						
2026	1.90	41.14	26.08	0.23	7.88	3.22
2027	27.21	4.34	7.03	0.01	0.25	0.18
Winter						
2026	1.15	8.84	11.34	0.02	0.51	0.32
2027	1.10	8.51	11.21	0.02	0.48	0.29
Maximum Daily Emissions	**27.21**	**41.14**	**26.08**	**0.23**	**7.88**	**3.22**
MBARD Threshold	*N/A*	*N/A*	*N/A*	*N/A*	*82*	*N/A*
Threshold Exceeded?	**N/A**	**N/A**	**N/A**	**N/A**	**No**	**N/A**

Source: Dudek

Notes: CO = carbon monoxide; MBARD = Monterey Bay Air Resources District; N/A = not applicable; NO_x = oxides of nitrogen; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; ROG = reactive organic gases; SO_x = sulfur oxides. The values shown are the maximum summer or winter daily emissions results from CalEEMod and include watering of exposed areas two times per day, per the City's Standard Construction Practices. Technical calculations are on file with the City of Santa Cruz Planning and Community Development Department.
*Includes watering active sites 2x/day and low-VOC coatings

Table 2. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	pounds per day					
Summer						
Area	1.21	0.02	2.27	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	1.19	0.55	5.21	0.01	0.75	0.20
Total Summer	**2.40**	**0.57**	**7.49**	**0.02**	**0.75**	**0.20**
Winter						
Area	1.01	0.00	0.00	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	1.17	0.64	5.88	0.01	0.75	0.20
Total Winter	**2.18**	**0.64**	**5.88**	**0.02**	**0.75**	**0.20**
Maximum Daily Emissions	**2.40**	**0.64**	**7.49**	**0.02**	**0.75**	**0.20**
MBARD Threshold	*137*	*137*	*550*	*150*	*82*	*N/A*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**N/A**

Source: Dudek

Notes: CO = carbon monoxide; MBARD = Monterey Bay Air Resources District; N/A = not applicable; NO_x = oxides of nitrogen; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; ROG = reactive organic gases; SO_x = sulfur oxides. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Technical calculations are on file with the City of Santa Cruz Planning and Community Development Department.
*Includes all-electric development

General Plan Action HZ2.2.1 establishes a procedure for project-level reviews and requires site-specific mitigation measures if significant impacts are identified. These measures include applicable MBARD control measure and/ or air quality mitigation. The proposed project has complied with this requirement; no significant impacts were identified, and project emissions would be within the less-than-significant impact evaluated in the General Plan EIR. Thus, the proposed project would not result in impacts peculiar to the project or the site, or substantially more severe impacts than evaluated in the General Plan EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

In addition, according to the MBARD *CEQA Air Quality Guidelines*, projects that are consistent with the AQMP would not result in cumulative impacts as regional emissions have been factored into the AQMP. The MBARD prepares air quality plans which address attainment of the state and federal emission standards, and incorporate growth forecasts developed by AMBAG. As indicated in subsection 3(a) above, the proposed project would not conflict with or obstruct the implementation of the AQMP, which takes into account cumulative development within the City. Therefore, the proposed project would not result in a cumulatively considerable criteria pollutant increase.

(c) Sensitive Receptors. For CEQA purposes, a sensitive receptor is defined as any residence, including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade 12 schools; daycare centers; and healthcare facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long term care hospitals, hospices, prisons, and dormitories or similar live-in housing (SOURCE V.9b). The project site is located within a developed -residential neighborhood, and existing residences, which are considered sensitive receptors, are located to the north, south, and east of the project site. Westlake Elementary School to the west of the project site and an existing pre-school on the project site are also considered sensitive receptors. The proposed residential project would not introduce a new source of stationary emissions, and thus, would not expose sensitive receptors to substantial pollutant concentrations.

Diesel Particulate Emissions. Diesel particulate matter was identified as a toxic air contaminant (TAC) by the State of California in 1998. The General Plan 2030 EIR discusses construction-related impacts in which diesel particulate matter could be emitted from construction equipment. The impact was found to be less than significant due to the California Air Resources Board's ongoing adoption of regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits. The EIR also noted that the California Code of Regulations, Title 13, section 2486(c)(1) prohibits idling of a diesel engine for more than five minutes in any location, thereby further limiting particulate matter emissions. Additionally, emissions during construction are of a short-term duration in comparison to life-long exposure and health risks. Construction-related diesel emissions at the project site would be of limited duration (i.e., primarily during grading) and temporary. Thus, the construction of the proposed residential apartment project would not expose sensitive receptors to diesel emissions and associated risks are considered a less-than-significant impact as evaluated and concluded in the General Plan EIR.

Subsequent to certification of the General Plan 2030 EIR, changes were made to California guidelines regarding review of health risks associated with exposure to TACs. The most recent guidance from the Office of Environmental Health Hazard Assessment (2015 Risk Assessment Guidelines Manual) updated some cancer risk parameters, such as age-sensitivity factors, daily breathing rates, exposure period, fraction of time at home, and cancer potency factors. Diesel particulate emissions from heavy construction equipment and vehicles during construction could result in a health risk to proximate sensitive receptors, particularly to children and pregnant women. However, use of heavy-duty construction equipment is subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions and use of diesel trucks is also subject to an Airborne Toxics Control Measure, which serve to reduce emissions. Additionally, construction equipment that includes CARB-compliant emissions control equipment or diesel particulate filters can substantially reduce emissions and associated potential health risks to a level that would not be considered a significant impact.

General Plan 2030 Policy and Program HZ2.2 and HZ2.2.1 require review of air quality issues and mitigation of air quality impacts, and use of best available equipment controls are standard measures to control or reduce diesel emissions. The City's Climate Action Plan (CAP) (SOURCE 2.a) includes measures to work toward reduction/elimination of off-road gasoline- and diesel-powered equipment, including construction equipment (Actions T6.1 through T6.5), and best available equipment

technology is identified as typical controls for TAC emissions from diesel equipment (SOURCE 2a-Appenix A). Additionally, the City's Water Department has identified Standard Construction Practices to be implemented by the City and/or its contractors during construction, which includes a requirement to use specified CARB-compliant equipment and/or diesel-particulate filters to substantially reduce diesel emissions. A project condition of approval requires use of specified CARB-compliant equipment and/or filters (e.g., requiring use of Tier 4 emission control technology), which would mitigate potential impacts associated with exposure to diesel emissions to a less-than-significant level, consistent with General Plan Program HZ2.2.1, Climate Action Plan measures and Standard Construction Practices implemented in the City, all of which are considered uniformly applied development standards. Thus, no new significant impacts or impacts peculiar to the project or the site related to exposure of sensitive receptors to diesel-TAC emissions would occur with application of uniformly applied development standards, and no further environmental analysis regarding diesel particulate emissions is required pursuant to Public Resources Code section 21083.3 and the State CEQA Guidelines section 15183.

(d) Odors. According to the Air District's CEQA Air Quality Guidelines (SOURCE V.9b), land uses associated with odor complaints typically include landfills, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, and refineries. The General Plan EIR indicates that the *General Plan 2030* does not specifically identify, designate or support any new stationary sources that would be considered likely significant odor-generating facilities and that the City of Santa Cruz Municipal Code section 24.14.264 prohibits emission of odorous gases or matter in quantities readily detectable. Additionally, future proposed development will be subject to project-level environmental review (LU1.2, LU1.2.1) and mitigation (HZ2.2.1), if required, which would result in avoidance of potentially significant impacts related to odor. The General Plan EIR concluded that new development accommodated by the General Plan would not be expected to result in generation of significant odors with implementation of proposed General Plan policies and with compliance with City regulations that prohibit odor emissions.

The proposed residential project does not include any uses associated with odors and would not result in impacts related to odors. Since the proposed project is within the overall buildout analyzed in the General Plan EIR, and no new significant impacts or impacts peculiar to the project or the site have been identified, no further environmental analysis regarding diesel particulate emissions is required pursuant to Public Resources Code section 21083.3 and the State CEQA Guidelines section 15183.

4. BIOLOGICAL RESOURCES **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) 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 or	DEIR pp. 4.8-13 to 4.8-14, 4.8-16 to 4.8-21, 4.8-41, 4.8-43 to	No	No	GP Policy NRC2.1, NCR2.4, Actions NCR2.1.3, NCR2.1.4

4. BIOLOGICAL RESOURCES Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	4.8-44, 4.8-48 to 4.8-51 FEIR pp. 3-22, 3-25 to 3-40			GP Action NR2.4.1 & GP Table 1-Assessment and Management Protocols for Sensitive Species and Habitat Municipal Code section 24.14.080
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	DEIR pp. 4.8-14 to 4.8-15, 4.8-24, 4.8-26 to 4.8-30, 4.8-22, 4.8-38 to 4.8-41, 4.8-48 to 4.8-51 FEIR p. 3-22	No	No	GP Action NR2.4.1 & GP Table 1-Assessment and Management Protocols for Sensitive Species and Habitat
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	DEIR pp. 4.8-15, 4.8-41, 4.8-38 to 4.8-39, 4.8-48 to 4.8-51	No	No	GP Action NR2.4.1 & GP Table 1-Assessment and Management Protocols for Sensitive Species and Habitat
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	DEIR pp. 4.8-22 to 4.8-25, 4.8-41, 4.8-44 to 4.8-45	No	No	GP Action NRC2.2.1 GP Action NR2.4.1 & GP Table 1-Assessment and Management Protocols for pre-construction nesting bird surveys Condition of Approval for Pre-construction bird nesting surveys

4. BIOLOGICAL RESOURCES **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	DEIR pp. 4.8-41, 4.8-45 to 4.8-47	No	No	Municipal Code Chapter 9-6 Heritage Tree Removal Permit, required replacement trees, and payment of in-lieu fees
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	DEIR pp. 4.5-11 to 4.5-12, 4.8-25 to 4.8-26, 4.8-37 FEIR p. 3-23	Not Applicable	Not Applicable	None

(a) Special-Status Species. The approximate 5.9-acre parcel is partially developed with an existing church, driveways and parking areas. The proposed project site is located in the northernmost portion of the parcel and is dominated by non-native grassland with mixed evergreen (ornamental) forest and eucalyptus forest vegetation communities around the periphery of the meadow (SOURCE V.13c). According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the eastern portion of the project site is within a mapped potential monarch butterfly habitat (SOURCE V.1b, DEIR Figure 4.8-3).

A Biotic Assessment was conducted for the project to determine the presence of sensitive habitat, plants, or wildlife species on the project site, and to assess the project's potential impacts to sensitive biological resources (SOURCE V.13c). The project site supports three habitat types: non-native grassland, mixed evergreen (ornamental) forest and eucalyptus forest. The non-native grassland consists primarily of non-native grasses and forbs (Ibid.).

Mixed evergreen (ornamental) forest occupies a small and fragmented portion of the site, and is limited primarily to steep hillslope south of the project site and along the northwest perimeter of the site, bordering West Lake Elementary. At the project site, this habitat type is comprised of coast live oak (*Quercus agrifolia*), blue gum eucalyptus, (*Eucalyptus golbulus*), silver wattle acacia (*Acacia dealbata*), Monterey pine (*Pinus radiata*), Douglas fir (*Pseudostuga menziesii*), madrone (*Arbutus menziesii*), and cotoneaster (*Cotoneaster pannosus, C. lacteus*) (SOURCE V.vc).

Eucalyptus forest is comprised primarily of planted blue gum eucalyptus, and is limited primarily to a hedgerow of blue gum eucalyptus along the northeastern perimeter of the project site, which extends off the property to the north. Blue gum eucalyptus trees are an exotic species and rated as a "moderately invasive" by the California Invasive Plant Council (SOURCE V.10c).

The Biotic Assessment included a database search and site investigation to determine whether any rare, threatened, or endangered species are known to occur on or adjacent to the site or have the potential to occur on the site. The project site consists predominantly of habitat types that support non-native, weedy, and invasive tree and plants species. No sensitive plants species were observed during appropriately timed site visits and none are expected to occur (SOURCE V. 13c).

The scrub and forest habitats on the project site support the nesting activities of common bird species and provides potential habitat for the following wildlife species: monarch butterfly (*Danaus plexippus*), sensitive "Birds of Conservation Concern" (see subsection (d) below), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), and the western red bat (*Lasiurus blossevillii*). The scrub and forest habitats, especially those along the margins of the grassland, provide potential habitat for the San Francisco dusky-footed woodrat, but no woodrat houses were observed in the Biotic Assessment study area during field surveys; however, this species may occupy the grassland/scrub/forest ecotones prior to the initiation of project activities (SOURCE V. 13c). The forests within the project area may provide habitat for one sensitive species, the western red bat, a California Department of Fish and Wildlife (CDFW) Species of Special Concern (Ibid.).

Although unlikely due to marginal habitat conditions, monarch butterflies may utilize the eucalyptus grove on the project as an autumnal or winter roost site, or these trees may buffer more suitable habitat to the northeast. If monarchs are present, removal of roost or buffer trees would directly impact roosting habitat. The grove of eucalyptus trees within the project site is located approximately 1.8 miles from the coast, just over the typical distance of winter roost sites for monarch butterflies. This grove consists of mature trees that lack lower, spreading limbs and most likely lack sufficient wind protection to serve as primary winter roost habitat; however, these trees may serve as buffer trees for the groves located to the northeast. Kalkar Quarry and Westlake Pond provide nearby water sources; the landscaped areas and grassland of the project area provide marginal nectaring habitat (SOURCE V.13c).

Autumnal and overwintering monarch roosts are known to occur in the eucalyptus grove at Home of Peace Cemetery approximately 0.5 miles southwest of the project site (SOURCE V.13c). Monarch butterflies are considered sensitive in the City's *General Plan 2030*, have a NatureServe Rarity Rank of S2/S3[6], are a candidate for federal listing as a threatened species as discussed below, are included on CDFW's list of Terrestrial and Vernal Pool Invertebrates of Conservation Priority and identified as a Species of Greatest Conservation Need in California's State Wildlife Action Plan, and were recently listed as endangered by the International Union of the Conservation of Nature (IUCN). Currently, however, no federal or state regulatory protections exist for monarch butterflies. The monarch

[6] The California Natural Diversity Database program is a member of the NatureServe Network of natural heritage programs, and uses the same conservation status methodology as other network programs. The ranking system was originally developed by The Nature Conservancy and is now maintained and recently revised by NatureServe. It includes a Global rank (G-rank), describing the status for a given taxon over its entire distribution, and a State rank (S-rank), describing the status for the taxon over its state distribution. S2-Imperiled indicates species at high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors. S3-Vulnerable indicates species is at moderate risk of extirpation in the state due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors. SOURCE: California Department of Fish and Wildlife, July 2023. Special Animals List.

butterfly was petitioned to be listed as a threatened species in 2014 and was under review by the United States Fish and Wildlife Service (USFWS). In May 2019, the USFWS announced an extension of the deadline to determine whether the species warrants protection under the federal Endangered Species Act. In December 2020, the USFWS announced that the candidacy for listing was warranted but precluded by other earlier listed and more imperiled species. The monarch will remain a candidate for listing pending annual review of its status until a final decision is made by the USFWS (SOURCE V.13c).

No fall or winter monarch butterfly roost surveys were conducted during the site visits conducted for the Biotic Assessment in 2019. However, two subsequent follow-up surveys were conducted. Autumnal and winter roost surveys of monarch butterfly habitat were conducted during fall/winter 2019-20 to determine if monarchs occupied the eucalyptus grove on the project site; site visits to nearby monarch roosting reference sites were also conducted at Natural Bridges and Lighthouse Field State Parks. Monarch butterflies were observed on or near the project site only once during the course of the surveys. During the second fall survey (November 24, 2019), eight individual monarchs were observed flying and nectaring on the property immediately adjacent (north) of project property that is contiguous with the project parcel. No butterflies were observed roosting on or near the project site during this survey date. No other monarch butterflies were observed during other fall/winter survey dates. The biological review concluded that the eucalyptus grove on project property is not currently providing autumnal or winter roost habitat for monarch butterflies, nor is the site likely to provide a winter roost site in the future, although the eucalyptus grove may serve as buffer trees for a transitory autumnal roost site in more suitable groves to the northeast (SOURCE V.13b).

A second monarch butterfly habitat survey was conducted during the winter of 2022-23 to determine if monarchs occupied the eucalyptus grove on the project site; site visits to nearby monarch roosting reference sites were also conducted at Natural Bridges and Lighthouse Field State Parks. No monarchs were observed roosting, flying or sunning, although the biologist observed more than 1,000 monarchs clustering in Lighthouse Field and Natural Bridges State Beach on the same morning as the survey at the project site. The biological review concluded that wintering monarchs are presumed absent from the project property, and no additional surveys were recommended for the site. However, to avoid potential impacts to autumnal roosting monarch butterflies that may be present near the property, it was recommended that tree removal be conducted outside of the autumnal roosting period, which would typically be from September 1 to November 15 (SOURCE V.13a).

The Biotic Assessment (SOURCE V.13a) and subsequent surveys (SOURCE V.13a, 13b) did not identify direct or indirect project impacts monarch butterflies or habitat. However, to avoid potential impacts to autumnal roosting monarch butterflies that may be present near the property, it was recommended that tree removal be conducted outside of the autumnal roosting period (typically September 15 – November 15). Based on these subsequent biotic reviews, the City has developed an additional condition of approval that functions as "avoidance and management strategies" within the meaning of General Plan policy-Action NRC2.4.1, which is a uniformly applied development policy within the meaning of Public Resources Code section 21083.3 and CEQA Guidelines section 15183. NRC2.4.1 references Table 1 of the NRC element, which identifies four broad categories of avoidance and management strategies for monarch butterflies:

- Avoidance – design plans to avoid take of individuals and habitat
- Buffers to maintain suitable habitat conditions
- Conduct construction activities outside of winter roosting season or develop appropriate mitigation such as buffers to avoid disturbance such as smoke and fumes
- Management to protect from indirect impacts

The Biotic Assessment prepared for the project provides the review as required by the General Plan, including two seasons of field surveys in accordance with protocols set forth in the General Plan as referenced in Action NCR2.4.1 (Table 1-Assessment and Management Protocols for Sensitive Species and Habitat). As noted above, Action NCR2.4.1 indicates that Table 1 summarizes assessment protocols to be used determine if a sensitive biological resource is present, and identifies general avoidance or management strategies to be employed when sensitive biological resources occur. The General Plan sensitive species and habitat protocols include recommended management strategies in the event a resource is found. For monarch butterflies, these include the avoidance and management strategies indicated above. While monarch roosting sites were not identified on the project site or adjacent to the project site, and no significant indirect impacts were identified resulting from tree removal or construction of the proposed project, the condition of approval recommended in the subsequent biological survey regarding timing of tree removal is consistent with, and an example of, the management strategies identified in the General Plan NRC2.4.1 and Table , and will be included in the project conditions of approval.

The Biological Assessment concluded that special status bats may utilize the forest habitats of the project area for roosting. Bat maternity roosting occurs typically between May 1 and September 1, and winter hibernacula (shelter occupied during the winter by a dormant animal) for many bat species are found between November 1 and February 15. Similarly, the scrub and forest habitats, especially those along the margins of the grassland, provide potential habitat for the San Francisco dusky-footed woodrat. Neither the woodrat nor bats or woodrat houses were identified on the project site, and no significant indirect impacts were identified resulting from tree removal or construction of the proposed project. However, the Biological Assessment includes recommendations for timing of tree removal to protect bats if present, which is generally the same timeframe as recommended for monarch butterflies (September 1 to November 1), and conducting pre-construction surveys for woodrats, which are included as project conditions of approval. Similar to the monarch butterfly, the conditions of approval are imposed pursuant to General Plan policy-Action NRC2.4.1 and Table 1, which prescribe surveys and avoidance and/or mitigation for special status bats and the San Francisco dusky-footed woodrat. These avoidance and management strategies will be made mandatory and enforceable as project conditions of approval.

The General Plan EIR concluded that new development accommodated by the plan would result in construction that could result in impacts to special status species and sensitive habitats. However, with implementation of the proposed General Plan policies and actions, as well as future environmental review of specific development projects and compliance with local regulations and plans, indirect impacts on sensitive habitats resulting from development accommodated by the General Plan would be considered less than significant. The *General Plan 2030* requires environmental impact analyses for development in the vicinity of sensitive habitats (General Plan NCR2.1.3, NCR2.4 and NCR2.4.1).

Therefore, no significant impacts to special-status species would occur as a result of the project. The proposed project would not result in impacts peculiar to the project or the site with application of uniformly applied development standards or substantially more severe impacts than evaluated in the General Plan EIR. Therefore, no further review is necessary pursuant to CEQA section 21083.3 and CEQA Guidelines section 15183.

(b) Sensitive Habitats. Sensitive habitats are defined by local, state, or federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high biological diversity. Sensitive habitats include CDFW Sensitive Natural Communities (rank of G/S1 – G/S3), riparian corridors, wetlands, and habitats for species that are legally protected or other rare species (CDFW CNDDB 2018). Sensitive habitats may also include areas of high biological diversity, areas providing important wildlife habitat, and vegetation types that are rare or unique to the region. CEQA also considers impacts to natural communities identified as sensitive in local and regional plans, regulations, and ordinances. A biotic review of the project site did not identify presence of sensitive habitats, and none of the property contains wetland or aquatic or other features that could be subject to state and federal regulations (SOURCE V.13c).

No sensitive habitat types were identified within the project site and study area for the Biotic Assessment. Eucalyptus forest is comprised primarily of planted blue gum eucalyptus, and is limited primarily to a hedgerow of blue gum eucalyptus along the northeastern perimeter of the project site, which extends off the property to the north. Blue gum eucalyptus trees are an exotic species and rated as a "moderately invasive" by the California Invasive Plant Council (Cal-IPC 2018). This habitat type is not considered a sensitive habitat type unless it supports autumnal or overwintering roosting monarch butterflies. The majority of the grove extends offsite and would not be impacted by the proposed project (SOURCE V.13c).

The project site also was evaluated for the presence of coastal prairie grassland, a sensitive habitat identified in the General Plan. Purple needlegrass, an indicator of coastal prairie grasslands, was present in low abundance within the upper meadow. However, this species was largely confined to small patches along the perimeter of the meadow and was the only native herbaceous species identified within the grassland. The Biotic Assessment conducted for the project site concluded the meadow is unlikely to support a diverse native seedbank as no other coastal prairie species were identified during the site visits conducted for the Biotic Assessment, and it is expected that these species would have been observed, even at very low abundance. Because this area is classified as non-native grassland, it is not considered a sensitive habitat type (SOURCE V.13c).

(c) Wetlands. No wetlands or other waters subject to federal or state jurisdiction were identified within the project site (SOURCE V.13c). A concrete lined ditch along the eastern perimeter of the Study Area conveys surface water from the site to a storm drain along High Street in the southeast corner of the property. Stormwater management associated with the proposed residential development may utilize this existing feature or this conveyance system may be realigned and/or improved to accommodate the project. Removal and relocation will require compliance with City of Santa Cruz and Regional Water Quality Control Board (Regional Board) requirements.

(d) Wildlife Movement/Breeding. The General Plan EIR concluded that with implementation of the proposed *General Plan 2030* goals, policies and actions, as well as compliance with local regulations and plans, potential impacts related to wildlife movement would be considered less than significant. The primary wildlife movement corridors are located along major watercourses and within City-owned open space lands, which would be protected from future development impacts. Table 1, Assessment and Management Protocols for Sensitive Species and Habitat, that is included the *General Plan 2030*, prescribes protocols and recommended management measures in wildlife dispersal corridors, including buffers and compliance with the Citywide Creeks and Wetland Management Plan. Projects adjacent to watercourses would be subject to setback requirements set forth in the Creeks and Wetlands Management Plan. The project site is developed and located within a developed urban area. The site does not contain habitat, nor does it connect to other habitat areas and is not within or adjacent to a creek, riparian area, or wildlife dispersal area. The proposed project is not located adjacent to or within proximity to a watercourse. Thus, the project would have no effect on wildlife movement and would not interfere with native fish or wildlife movement. Therefore, there would be no significant impacts or impacts peculiar to the project or the site, and no further review regarding wildlife movement is necessary pursuant to CEQA section 21083.3 and CEQA Guidelines section 15183.

The project involves the removal of 22 trees, of which 14 are considered heritage trees under City regulations. All trees on the project site could provide potential nesting habitat for migratory birds which are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGC). All nesting birds of prey (i.e., hawks and owls), other native nesting birds and their occupied nests and individual birds of prey are protected by the California Fish and Game Commission Code (CFGC) (§ 3503 and 3503.5) (CFGC 2016). Special-status bird species receive additional protections, primarily for nesting activities.

Suitable potential nesting habitat for special-status birds and other common avian species is present within or adjacent to the proposed Project Area (SOURCE V.13c). A number native bird species utilizing the project area were observed during the Biological Assessment site visit, but no sensitive bird species were observed during the biological surveys. Several species: olive-sided flycatcher (*Contopus cooperi*), oak titmouse *(Baeolophus inornatus*), and Allen's hummingbird (*Selasphorus sasin*) are U. S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and have been observed nearby at High Street Church, Westlake Pond and Kalkar Quarry, and may nest within or near the project site (Ibid.).

Tree removal during the breeding season (generally February 15 to August 31) has the potential to destroy bird nests, eggs or chicks if any are present during the removal. Compliance with the MBTA would require that either a pre-construction nesting survey be conducted to confirm that no nesting birds protected under the MBTA are present if trees would be removed during the nesting season or to remove trees outside of the nesting season. Compliance with required regulations would not result in a significant impact. Furthermore, General Plan Action NCR2.4.1 and Table 1, which is referenced therein, establish biological survey protocols, including pre-construction nesting bird surveys with establishment of appropriate construction buffers if needed, if tree removal and/or construction were to commence during the nesting season. A project condition of approval requires implementation of a pre-construction nesting survey.

Common roosting bat species are protected under the CFGC. As indicated above, the project Biotic Assessment recommends pre-construction surveys if tree removal or building demolition occurs within the maternity roosting season (May 1-September 1), which generally coincides with the bird nesting season, or during winter hibernation (November 1-February 15). A condition of approval requires pre-construction surveys for bats to ensure compliance with state regulations.

The General Plan EIR concluded that potential impacts of future development that could directly or indirectly interfere with wildlife breeding/nesting would be less than significant with implementation of the General Plan policies and actions for resource protection, which include a requirement to conduct pre-construction nesting bird surveys to protect nesting birds if present at a construction site, which is a standard condition of approval. Inclusion of a standard condition of approval to require a pre-construction bird nesting survey would be considered application of uniformly applied development standards. Therefore, potential project impacts would be considered less than significant with application of uniformly applied development standards (condition of approval to conduct pre-construction nesting survey) and compliance with state and federal laws. There would be no significant impacts or impacts peculiar to the project or the site with the application of uniformly applied development standards. Therefore, no further review is necessary pursuant to CEQA section 21083.3 and CEQA Guidelines section 15183.

(e) Conflicts with Local Policies and Ordinances. The project would result in the removal of 22 trees due to the proposed construction footprint or deteriorating health of the tree, 14 of which qualify as heritage trees as defined by the City's Heritage Tree Ordinance. The heritage trees to be removed include 12 blue gum eucalyptus, one silver wattle acacia, and one blackwood acacia trees. The arborist report indicated that these trees need to be removed due to the construction footprint and some are unsuitable for protection due to poor overall condition; all trees are non-native (SOURCE V.15). The remaining 51 trees, including 19 heritage trees, on the project parcel would be retained and preserved. The project landscaping plans all for replanting 36 trees.

Approval of a heritage tree removal permit automatically requires replacement trees or payment of an in-lieu fee. Removal of a heritage tree that is consistent with the criteria, provisions, and requirements set forth in City regulations would not result in a conflict with a local ordinance. City regulations require tree replacement for removal of a heritage tree to consist of replanting three 15-gallon or one 24-inch size specimen for each heritage tree approved for removal. As indicated above, the project landscaping plan includes replanting 36 trees. The removal of 14 heritage trees would require replanting at least 28 24-inch size trees. The project proposes to plant 36 new trees, and thus, would exceed the replanting requirements, and the project would not conflict with the City's Heritage Tree Ordinance.

The General Plan 2030 EIR concluded that development accommodated by the General Plan could result in the removal of heritage trees; however, with implementation of General Plan goals, policies, and actions, as well as compliance with local regulations and plans, impacts would be less than significant. Removal of heritage trees that is consistent with City regulations and requirements would not be considered a significant impact of the project or an impact peculiar to the project. Approval of a heritage tree removal permit automatically requires replacement trees or payment of in-lieu fees as set forth above.

The proposed landscaping plans indicate that the project site will be replanted with 36 replacement trees per City regulations. The proposed trees shown on the project landscape plan comply with the City's replacement tree requirements for heritage trees. For these reasons, the proposed project would not result in new significant impacts related to conflicts with local ordinances or impacts peculiar to the project or the site with the application of uniformly applied development standards set forth in the heritage tree regulations, and no further review is necessary pursuant to CEQA section 21083.3 and CEQA Guidelines section 15183.

(f) Habitat Conservation Plans. There are no adopted Habitat Conservation or Natural Community Conservation Plans in the project vicinity. The City's recently approved Operations and Maintenance Habitat Conservation Plan (O&M HCP) is not applicable to the proposed project or project site as it was developed for improvements or projects related to City facilities with the potential to take federally listed species and other non-listed special-status species.

5. CULTURAL RESOURCES **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	DEIR pp. 4.9-12 to 4.9-14, 4.9-15, 4.9-21, 4.9-23 to 4.9-24	Yes	Yes	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	DEIR pp. 4.9-10 to 4.9-12, 4.9-19 to 4.9-23	No	No	GP EIR Mitigation 4.9-1 and Municipal Code section 24.12.430 Objective Standard to require compliance with archaeological report recommend-dations
c) Disturb any human remains, including those interred outside of formal cemeteries?	DEIR pp. 4.9-10 to 4.9-12, 4.9-19 to 4.9-23	No	No	GP EIR Mitigation 4.9-1 and Municipal Code section 24.12.430

(a) Historical Resources. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is not located within a designated historic district (SOURCE V.1b, DEIR Figure 4.9-4). The project site includes an existing church that will be retained on one of the two

proposed new lots. The project would not result in demolition of existing buildings and is set back from the existing church.

The General Plan 2030 EIR concluded that new development accommodated by the General Plan would result in construction that may result in impacts to historic resources. However, the EIR found that compliance with local regulations regarding protection of historic resources, and implementation of the proposed General Plan policies and actions would reduce impacts to a less-than-significant level. The project does not propose to demolish or alter any structures, and therefore, there would be no impact to a historic resource. Thus, the proposed project would not result in significant impacts to historical resources not otherwise addressed in the General Plan EIR or impacts peculiar to the project or the site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b-c) Archaeological Resources. According to a map developed for the City's *General Plan 2030* and included in the General Plan EIR and updated in 2018, the project site is located in an area identified as sensitive and highly sensitive for archaeological resources (SOURCE V.1c). A Phase I Archaeological Study was conducted for the project site, which included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University (NWIC), and a field investigation with a pedestrian survey. The records search found one archaeological resource that had been previously identified within the project area and six resources had been recorded within a one-quarter-mile radius of the project site (SOURCE V.10b). The project area was found to be within *Ranchería de las Fuentes* occupied primarily by indigenous peoples of Ohlone decent from Mission Santa Cruz during the mid-19th Century, and 750 feet east of the recorded boundary of the Cowell Lime Works Historic District, currently owned by UCSC (Ibid.). Cultural materials noted during the surface investigation at the project site lead to the recommendation for conducting an Extended Phase I assessment (Ibid.).

An Extended Phase I Cultural Resources Assessment was prepared for the project. This assessment was prepared per the recommendation of a Phase I Archaeological Study which included a pedestrian survey that identified cultural materials, specifically a chipped glass projectile point that may have been associated with Native Americans during a historic era. The assessment included a review of previous cultural resource research in the project area, subsurface presence/absence testing of the project area, and report of findings and recommendations.

As indicated above, the archival research indicates there is evidence of historically documented land uses associated with Ranchería de la Fuentes and the Henry Cowell Lime & Cement Company within the project area. However, the Extended Phase I testing and assessment concluded that there is no evidence that these historic land uses resulted in remnants of an archaeological signature within the project area (SOURCE V.10a).

The surface testing produced negative results. During the subsurface investigation, eight shovel test probes were excavated to expose subsurface deposits. None of the materials found for those probes were diagnosed to a historic age and items were intermixed with modern trash and construction fill. The testing resulted in no evidence for culturally produced deposits. Based on these findings, the assessment concluded the project area does not contain intact cultural deposits associated with Ranchería de la Fuentes or with nearby historic-era resources (e.g., Henry Cowell Lime & Cement

Company), and recommended no further studies (e.g., resource identification or evaluation) (SOURCE V.10a).

Nonetheless, the Extended Phase I Cultural Resources Assessment does recommend that if previously unidentified cultural materials are unearthed during construction, that work be halted in that area until a qualified archaeologist can evaluate the nature and significance of the find. Section 24.12.430 of the City's Municipal Code sets forth the procedure to follow in the event that previously unknown prehistoric or cultural features are discovered during construction. Under provisions of this Code section, work shall be halted within 100 feet of the find and the Planning Director shall be immediately notified to determine the appropriate course of action, including implementation of potential mitigation measures. Additionally, the County Coroner shall be notified in accordance with provisions of Public Resources Code 5097.98-99 in the event human remains are found and the Native American Heritage Commission shall be notified in accordance with the provisions of Public Resources Code section 5097 if the remains are determined to be Native American.

The General Plan EIR concluded that new development accommodated by the plan would result in construction that could result in impacts to buried archaeological resources. Mitigation 4.9-1 added an Action to the General Plan (HA1.2.2), which establishes a procedure for preparing archaeological investigations for development within areas designated as "sensitive" or "highly sensitive" and implementing site-specific mitigation measures if significant impacts are identified, with which the proposed project has complied. However, implementation of the proposed General Plan policies and actions, compliance with local regulations, and General Plan EIR Mitigation 4.9-1 would reduce potential impacts to a less-than-significant level.

Although the project site is located in a sensitive and highly sensitive archaeological area as mapped by the City , a cultural resources report and field survey were conducted consistent with the requirements of the *General Plan 2030* policies and actions (HA1.2.2) as set forth in the General Plan EIR. The project archaeological investigation and subsequent site testing concluded that the project area does not contain intact cultural deposits. Therefore, project would not result in archaeological impacts peculiar to the site or project. In addition, implementation of standards set forth in the City's Municipal Code (section 24.12.430) related to potential discovery of unidentified archaeological resources during construction would be considered application of uniformly applied development standards. Discovery of unidentified (e.g., buried) cultural resources during any construction, including human burials, would be subject to this requirement as a standard condition of approval. Thus, the proposed project would not result in significant impacts to archaeological resources not otherwise addressed in the General Plan EIR or impacts peculiar to the project or the site with the application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

6. ENERGY Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	DEIR pp. 4.6-27 to 4.6-29, 4.6-45 to 4.6-46, 5-4 to 5-6	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	DEIR pp. 4.6-46; 5-5	No	No	None

(a) Energy Use. Construction of the project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment, and other resources including, but not limited to, lumber, sand, gravel, asphalt, metals, and water. Construction would include energy used by construction equipment and other activities at the project site (e.g., building demolition, excavation, paving), in addition to the energy used to manufacture the equipment, materials, and supplies and transport them to the project site. It is expected that nonrenewable energy resources would be used efficiently during future construction of residential units accommodated by the project. Therefore, the amount and rate of consumption of such resources during construction and maintenance activities would not result in the unnecessary, inefficient, or wasteful use of energy resources.

The proposed project avoids or reduces inefficient, wasteful, and unnecessary consumption of energy. The project would be subject to approval of building permits that meet the CBC and City Green Building Code requirements, as well as compliance with City requirements for water conservation fixtures and features, including drought-resistant landscaping. The project applicant proposes to construct the project with all electric utilities. Additionally, Santa Cruz residents are enrolled in the Central Coast Community Energy (3CE), formerly Monterey Bay Community Power electricity service, which supplies electricity generated from hydropower, solar and wind, which are renewable resources. The project also includes eight electric vehicle ready parking spaces that would be available for residents.

The General Plan EIR reviewed energy use associated with development accommodated by the General Plan. The estimated energy demand was found to be within state per capita projections for the planning area, and the EIR concluded that overall, the future consumption of electrical and natural gas resources would not represent unnecessary, inefficient, or wasteful use of resources given the implementation of policies that address lighting and energy conservation measures. The proposed project would result in an increase of 40 dwelling units. This level of development would be within the overall amount of development evaluated in the General Plan EIR and within remaining potential development as described in Section IV.B. Therefore, the proposed project would not result

in impacts related to inefficient or wasteful use of energy that would be peculiar to the project or the site or substantially more severe than evaluated in the General Plan 2030 EIR. No further.

b) Conflicts with Plans. The proposed project would not result in conflicts with or obstruct a state or local plan for renewable energy or energy efficiency. The proposed project would comply with building code requirements described above. Therefore, no further review is necessary.

7. GEOLOGY AND SOILS **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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?	DEIR pp. 4.10-7 to 4.10-9, 4.10-20	No	No	None
ii) Strong seismic ground shaking?	DEIR pp. 4.10-6 to 4.10-14, 4.10-21 to 4.10-23	No	No	General Plan Action HZ6.3.1 Municipal Code section 18.04.030 (California Building Code adoption, including Seismic Design Criteria)
iii) Seismic-related ground failure, including liquefaction?	DEIR pp. 4.10-12 to 4.10-13, 4.10-21 to 4.10-23	No	No	General Plan Action HZ6.3.6 Municipal Code section 24.14.070 regarding geotechnical investigation requirements regarding geotechnical investigations
iv) Landslides?	DEIR pp. 4.10-13 to	No	No	None

7. GEOLOGY AND SOILS Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
	4.10-14, 4.10-22 to 4.10-24			
b) Result in substantial soil erosion or the loss of topsoil?	DEIR pp. 4.10-17 to 4.10-18, 4.10-25 to 4.10-26	No	No	City Municipal Code section 24.14.060 and Chapter 18.45 regarding grading and erosion control plans
c) 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?	DEIR pp. 4.10-5 to 4.10-6, 4.10-15 to 4.10-16, 4.10-24 to 4.10-25	No	No	Municipal Code sections 24.14.030 and 24.08.800-820 (Slope Regulations)
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	DEIR pp. 4.10-16 to 4.10-17, 4.10-19	No	No	Municipal Code section 18.04.030 (California Building Code adoption, including requirements for Geotechnical Reports
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Not Applicable	Not Applicable	Not Applicable	Not Applicable
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	DEIR pp. 4.9-14 to 4.9-16, 4.9-21, 4.9-24 to 4.9-25	No	No	GP EIR Mitigation 4.9-2; standard Condition of Approval for Accidental Discovery of Paleontological Resources

(a-i) Fault Rupture. The project site is located in a seismically active region of California, which has the potential to be subject to very intense shaking during a seismic event. The City of Santa Cruz is

situated between two major active faults: the San Andreas, approximately 11 miles to the northeast, and the San Gregorio, approximately nine miles to the west. Other known active faults in the vicinity of the site include the Zayante – Vergeles, and the Monterey Bay-Tularcitos. However, there are no active fault zones or risk of fault rupture within the City (SOURCE V.1b, DEIR volume).

The General Plan EIR found that there are no active faults within the City of Santa Cruz, and thus, fault rupture is not a hazard that required further evaluation. Therefore, the proposed project would not result in significant impacts related to fault rupture not otherwise addressed in the General Plan EIR or impacts peculiar to the project or the site with the application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(a-ii – iv, c) Seismic and Geologic Hazards. As indicated above, the project site is located in a seismically active region of California, which has the potential to be subject to very intense shaking during a seismic event. Several active or potentially active faults are located in the vicinity and are considered capable of generating moderate to severe ground shaking. The closest faults to the project site are the Monterey Bay-Tularcitos Fault (5.8 miles southwest), the offshore San Gregorio Fault (8.6 miles southwest), the Zayante-Vergeles Fault (8.8 miles northwest), and the San Andreas Fault (11.6 miles northeast). The project site is likely to experience at least one moderate to severe earthquake from one of these faults during the next 50 years (SOURCE V.12a). Therefore, the project could be subject to strong seismic shaking during an earthquake on regional faults.

Liquefaction Hazard. According to maps developed as part of the City's *General Plan 2030* and included in the General Plan EIR, the project site is not located in an area susceptible to liquefaction (SOURCE V.1b, DEIR Figure 4.10-4). The Preliminary Geotechnical Investigation prepared for the project also noted the project site has a very low potential for liquefaction due to the lack of groundwater (SOURCE V.12a).

Landslide Hazard/Slope Stability. According to maps developed as part of the City's *General Plan 2030* and included in the General Plan EIR, the project is also not in an area susceptible to landslides (SOURCE V.1b, DEIR Figure 4.10-3). The project geologic and geotechnical reports indicated that there has not been any historic landslides on the natural south facing slope and no surficial landslides were observed in the cut at the base of the slope during the geotechnical investigation (SOURCE V.12a).

The project parcel was previously graded to accommodate the existing church and parking improvements, and a portion of the proposed residential site is includes a previously graded existing parking lot, which is nearly level. The project site is located on a moderately steep, 25-foot-high, south-facing slope above High Street. Perpendicular to the south-facing slope is a near-vertical, 50- to 70-foot-high, east-facing cut slope remaining from an abandoned quarry located just east of the project site. The geotechnical analysis indicated that a stability analysis of the south facing slope that lies between the parking lot and the upper terrace where the building will be situated was conducted, the south-facing slope was found to be stable under both static and seismic conditions (SOURCE V.12a). The geologic investigation indicated that there is a potential for rock falls within the steep east-facing quarry face adjacent to the proposed building site, and a stability analysis of the soil overlying the

marble comprising the east slope was performed. The analysis found that the soil overlying the marble is stable under both static and seismic conditions (Ibid.). The proposed project would be set back 60 feet from the top of the adjacent slope to the east (SOURCE V.12a).

The proposed project includes a Slope Development Permit because a portion of the apartment building is proposed on a slope of 30 to 50 percent. Municipal Code section 24.14.030, which establishes slope regulations for properties located outside of the coastal zone, were enacted to minimize the risks associated with project development in areas characterized by combustible vegetation and steep and/or unstable slopes. A further purpose is to avoid excessive height, bulk, and mass normally associated with building on slopes. Municipal code sections 24.08.800-820 establish requirements for issuance of a Slope Development Permit if a project is found consistent with the slope regulations, and specific findings are made. The City has determined that measures have been included within the design of the project to address environmental constraint areas identified in the Natural Resources and Conservation Element and the Safety Element of the General Plan, including the project's incorporation of architectural and design elements that serve to reduce the mass and bulk of structures to protect public views, consistent with provisions of the regulations.

Karst Formation Hazards. The project site is underlain by marble bedrock that is overlain by marine terrace deposits and soil. The marble formation in the region is characterized by irregular surface landforms, such as sinkholes (or dolines), caves, and underground drainages, known as karst topography (SOURCE V.12a). Karst topography is formed from the dissolution of soluble bedrock, which generates voids in the subsurface. Construction in karst terrain is potentially hazardous because many karst features are not visible at the surface, and settling or collapse can occur beneath a structure.

A geologic investigation, geotechnical investigation, and follow-up geologic review were conducted for the Project. The geotechnical investigation included a series of soils borings and addressed issues raised in the geologic report. The geotechnical investigation found that the marble formation at the proposed building site is relatively level and is capped with about 10 to 30 feet of marine terrace soils. Voids have developed in the marble creating dolines, also known as sinkholes, with doline fill consisting of broken marble rocks and soil that have collapsed into the voids. The composition of doline fill is typically mixed soil and angular fragments of bedrock. Dolines frequently reactivate and renewed collapse of the soil/rubble matrix frequently occurs when extra water is added to an existing doline. This is because the soils become weaker and heavier as they become unnaturally saturated causing soil collapses under its own weight and from erosion of the soils through a process called soil piping, where soil is carried away with the water flowing the karst formations (SOURCE V.12a). No groundwater was encountered in the borings (Ibid.).

Geotechnical borings suggest that the marble bedrock is generally located 6 to 12 feet below existing grade in the existing parking area at the base of the slope, and about 30 to 35 feet below the proposed building area at the top of the slope. Although the marble surface appears uniform in the geotechnical borings, the marble in areas between the borings can vary greatly so the information from the borings is only reliable at the actual boring locations. Therefore, the geotechnical report recommends drilling additional borings in a smaller grid pattern prior to developing plans and specifications for the project, to adequately characterize the intact marble and sinkhole hazards north of the existing parking area (SOURCE V.12a).

Project Review. The risks related to geological hazards to the proposed project (seismic shaking, doline reactivation, differential settlement) can all be mitigated through adequate geotechnical engineering and structural engineering design and construction and ground improvement. The geologic investigation indicated that there is a low to moderate potential for karst-related subsidence during the lifetime of the project where the existing doline was identified, and a low potential for karst-related subsidence on the balance of the site; recommendations were provided for inclusion in the project geotechnical investigation (SOURCE V.18). A follow-up geologic review of the currently proposed project plans indicated that the recommendations of the preliminary geologic investigation are still applicable to the project (SOURCE V.16). The follow-up geologic review indicates that the currently proposed project is geologically feasible, and the risks related to geological hazards to the habitable structures (seismic shaking, doline reactivation, differential settlement) can all be mitigated through adequate geotechnical engineering and structural engineering design and construction and ground improvement, although additional drilling was recommended when final building locations are established (Ibid.).

The geotechnical report concluded that the project is feasible given the recommendations presented in the report are incorporated into the design and properly followed during construction. Primary geotechnical concerns include performing additional subsurface exploration to further explore the marble formation beneath the building, mitigating potential future sink hole formation beneath structures, providing firm uniform support for the building foundation, setting improvements back from the top of the quarry slope, retaining or flattening the cut slope at the base of the slope beneath the proposed building, controlling site drainage and designing for strong seismic shaking (SOURCE V.12a).

The project would be designed to accommodate site-specific geologic conditions in accordance with recommendations of the project site-specific geologic and geotechnical investigations, and, as applicable, would adhere to the provisions of the California Building Code (CBC) to address geologic hazards and include appropriate design measures. These measures would minimize risks associated with geologic hazards such as subsidence or collapse. Implementation of the recommendations in the Geotechnical Investigation would be verified through design documents that would be submitted to the City for review and approval prior to issuance of construction (grading or building) permits. The geotechnical report includes recommended design measures to ensure the project would not cause substantial adverse effects, including the risk of loss, injury, or death due to potential existing geologic hazards. These measures address the safety of project residents and users, and thus involve reducing the effects of existing environmental hazards on the project itself, which does not exacerbate those hazards. For this reason, the measures do not address an environmental impact cognizable under CEQA. (See *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, 377-378.)

The General Plan EIR concluded that adherence to existing regulations and standards, including the CBC and various policies and actions established in the proposed *General Plan 2030* would minimize harm to people and structures from adverse seismic and geologic events and conditions. General Plan Action HZ6.3.1 requires that all new construction conform with the latest edition of the CBC, and Municipal Code section 18.040.030 adopts State of California building codes as part of the City's Building Code. General Plan Action HZ6.3.6 requires site-specific geologic investigation(s) by qualified

professionals for proposed development in potential liquefaction areas and requires developments to incorporate the design and other mitigation measures recommended by the investigation. Thus, buildings must be designed in accordance with the latest edition of the CBC, which sets forth structural design parameters for buildings to withstand seismic shaking without substantial structural damage. Conformance to the CBC as required by state law and the City would ensure the maximum practicable protection available for structures and their associated trenches, excavations and foundations.

The General Plan EIR concluded that with adherence to existing regulations and standards, including preparation of a project-specific geotechnical report and adherence to the CBC, as incorporated into the City's Municipal Code, and various policies and actions established in the General Plan, harm to people and structures from adverse seismic events would be minimized (SOURCE V.1b, DEIR volume). As noted above, a project-specific geologic and geotechnical investigations were performed, and design recommendations would be implemented and be considered application of a uniformly applied development standards. Demonstration of project design adherence to geotechnical report recommendations will be required at the time of building permit application that demonstrates that the proposed buildings are designed to current seismic design standards and other recommendations in the geologic and geotechnical reports. In addition, the requirements of Municipal Code section 24.08.820 establish applicable conditions that must be met in order to grant approval of a Slope Development Permit. These findings and conditions would be required and implemented, and would be considered application of a uniformly applied development standards. Thus, the proposed project would not result in new significant impacts related to seismic and geologic hazards not otherwise addressed in the General Plan EIR or impacts peculiar to the project or the site with the application of uniformly applied development standards for required geological and geotechnical investigations and implementation of recommendations contained in these reports. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Erosion. According to maps developed as part of the City's *General Plan 2030* and included in the General Plan EIR, the project site consists of Watsonville loam thick surface soils, with 15 to 30 percent slopes (SOURCE V.1b, DEIR Figure 4.10-6). As described in the General Plan EIR, erosion potential for this soil profile is considered high to very high (SOURCE V.1b, DEIR volume).

Project earthwork would include grading, trenching, and removal of trees and other vegetation. Construction of the residential building and associated driveway and parking improvements would result in grading and excavation of approximately 3,100 cy of earth material would be cut from the site and approximately 300 cy of earth material would be filled. Therefore, there would be net export of approximately 2,800 cy of earth material off site. These construction activities would include ground disturbance, which would potentially result in short-term soil erosion. To address potential erosion of on-site soils (which are noted to have a high/very high potential for erosion in the General Plan EIR), project plans include an erosion control plan that would be implemented during construction. Erosion control measures on the plan include, but are not limited to: implementation of construction best management practices (BMPs) in accordance with City regulations; installation and inspection of erosion and sediment control BMPs, such as hay bales, filter berms, silt fencing, fiber rolls, and/or other measures; daily checks and sweeping as needed of sidewalk and street; proper storage of construction materials; protection of soil stockpiles from stormwater runoff;

installation and maintenance of additional sediment control measures during rainy season (October 15 through April 15); and storm drain inlet/catch basin protection. Thus, implementation of project erosion control plans would prevent excessive erosion during construction.

In addition, because the proposed project footprint is greater than 1 acre, it would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements for construction site stormwater discharges, and would comply with those requirements. A Storm Water Pollution Prevention Plan (SWPPP) is required to be prepared and implemented under these requirements, which includes appropriate erosion-control and water-quality-control measures during site preparation, grading, construction, and post-construction. Implementation of the SWPPP for the proposed project would minimize short-term erosion impacts.

Future development of the project would result in limited disturbance within identified building envelops and new driveway and walkway areas; development of these areas would result in 13,794 square feet of new impervious surface covering soils. Long-term impacts of the proposed project would not result in substantial erosion, as the soils would be covered by buildings, pavement, vegetation, and landscaping. See subsection 10(a) below regarding potential water quality impacts due to grading and earthwork.

The General Plan EIR concluded that future development accommodated by the General Plan could result in erosion during construction but could be mitigated with adherence to local regulations that require implementation of erosion control plans, and thus, potential erosion during construction would be minimized, resulting in a less-than-significant impact. Implementation of required erosion control plans and erosion control standards and requirements set forth in the City's Municipal Code Chapter 18.45 would be considered application of a uniformly applied development standard. Thus, the project would not result in new significant erosion impacts not otherwise addressed in the General Plan EIR or impacts peculiar to the project or site with the application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(d) Expansive Soils. According to maps developed as part of the City's *General Plan 2030* and included in the General Plan EIR, the project site consists primarily of Watsonville loam thick surface soils, with 15 to 30 percent slopes (SOURCE V.1b, DEIR Figure 4.10-6). These soils are characterized as having a low to moderate potential for expansive soils according to the U.S. Soil Survey. The project's Preliminary Geotechnical Investigation did not identify expansive soils at the project site, and concluded that the site is suitable for development with implementation of recommendations in the design-level geotechnical report (SOURCE V.12a). Implementation of recommendations set forth in the project geotechnical report is required by the California Building Code and City regulations and policies, which would ensure that potential exposure to geotechnical hazards related to expansive soils would be mitigated.

The General Plan EIR concluded that future development accommodated by the General Plan could be exposed to expansive soils, which would be addressed through compliance with state and local regulations, including the CBC requirements and section 24.14.070 of the City's Municipal Code (requirement for geotechnical investigations), which would ensure that buildings are designed to

prevent structural damages based on the project-specific geotechnical report. The requirement to implement the recommendations would be considered application of a uniformly applied development standard. Thus, with implementation of the foregoing uniformly applied development standards and regulations that require preparation of a geotechnical report and implementation of recommendations set forth in the geotechnical investigation, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site related to expansive soils. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(e) Use of Septic Systems. The project would be connected to City sanitary sewers and would not use septic systems.

(f) Paleontological Resources. According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is within an area mapped as Metamorphic Bedrock (Mesozoic or Paleozoic) (SOURCE V.1b, DEIR Figure 4.9-5). Metamorphic Bedrock is not one of the four geologic units in the General Plan area known to contain paleontological resources (SOURCE V.1b, DEIR volume). Therefore, the project site is not located within a paleontologically sensitive area.

The General Plan EIR Mitigation 4.9-2 added General Plan Action HA1.2.3 to the General Plan, which requires the City to notify applicants within paleontologically sensitive areas of the potential for encountering such resources during construction and condition approvals that work will be halted and resources examined in the event of encountering paleontological resources during construction. If the find is significant, the City would require treatment in accordance with the recommendations of the evaluating paleontologist. Treatment may include, but is not limited to, specimen recovery and curation or thorough documentation. This provision was added to the City's Municipal Code (section 24.12.431), and all projects are subject to this requirement, which is included as a project condition of approval. Inclusion of a standard condition of approval that specifies actions to take in the event of discovery of paleontological resources would be considered application of uniformly applied development standards. However, the project is not included within a paleontologically sensitive area, and would not be subject to this condition. Therefore, the proposed project would not result in significant paleontological resource impacts not otherwise addressed in the General Plan EIR, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

8. GREENHOUSE GAS EMISSIONS **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	DEIR pp. 4.12-13 to 4.12-17, 4.12-21 to 4.12-28 FEIR pp. 3-26 to 3-27	No	No	Climate Action Plan GHG Reduction Measures Municipal Code Chapter 6.100
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	DEIR pp. 4.12-18 to 4.12-20, 4.12-29 to 4.12-31	No	No	Climate Action Plan GHG Reduction Measures

(a) Greenhouse Gas Emissions. Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. Climate change models predict changes in temperature, precipitation patterns, water availability, and rising sea levels, and these altered conditions can have impacts on natural and human systems in California that can affect California's public health, habitats, ocean and coastal resources, water supplies, agriculture, forestry, and energy use (SOURCE V.1b, DEIR volume).

The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. The primary contributors to GHG emissions in California are transportation (about 37 percent), electric power production (24 percent), industry (20 percent), agriculture and forestry (6 percent), and other sources, including commercial and residential uses (13 percent). Approximately 81 percent of California's emissions are carbon dioxide produced from fossil fuel combustion (SOURCE V.1b, DEIR volume).

In 2006, the California Legislature passed the Global Warming Solutions Act of 2006 (AB 32), which sought to reduce GHG emissions generated by California to 1990 emissions levels by the year 2020. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride. In 2016, the Legislature followed up with SB 32, which requires California, by 2030, to reduce its statewide GHG emissions so that they are 40 percent below those that occurred in 1990.

In enacting both AB 32 (2006) and SB 32 (2016), the Legislature codified some of the ambitious GHG reduction targets included within certain Executive Orders issued by Governors Schwarzenegger and Brown. The 2020 statewide GHG reduction target in AB 32 was consistent with the second of three statewide emissions reduction targets set forth in former Governor Schwarzenegger's 2005 Executive Order known as S-3-05, which is expressly mentioned in AB 32. (See Health & Safety Code section 38501, subd. (i).) That Executive Branch document included the following GHG emission reduction targets: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels. To meet the targets, the Governor directed several State agencies to cooperate in the development of a climate action plan. The Secretary of Cal-EPA leads the Climate Action Team, whose goal is to implement global warming emission reduction programs identified in the Climate Action Plan and to report on the progress made toward meeting the emission reduction targets established in the executive order.

In 2015, Governor Brown issued Executive Order, B-30-15, which created a "new interim statewide GHG emission reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030 is established in order to ensure California meets its target of reducing GHG emissions to 80 percent below 1990 levels by 2050." SB 32 codified this target.

In 2018, Governor Brown issued Executive Order B-55-18, which established a statewide goal to "achieve carbon neutrality as soon as possible, and no later than 2045, and maintain and achieve negative emissions thereafter." The order directs the CARB to work with other State agencies to identify and recommend measures to achieve those goals.

The California Air Resources Board (CARB) is the lead agency for implementing AB 32 and SB 32. In accordance with these statutes, CARB conducts an annual statewide GHG Emission Inventory that provides estimates of the amount of GHGs emitted to the atmosphere by human activities within California. In accordance with requirements of AB 32, CARB adopted an Initial Scoping Plan in 2008 and is required to update the scoping plan at least every five years. The First Update to the Scoping Plan, approved in 2014, established a 2030 emissions target of 40 percent below 1990 levels. The 2017 Scoping Plan identified a balanced mix of strategies to meet the State's 2030 GHG limit.

The current 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) was approved by CARB on December 15, 2022. The 2022 Scoping Plan lays out a path not just to carbon neutrality by 2045, but also to the 2030 GHG emissions reduction target. The 2022 Scoping Plan analyzed four scenarios, with the objective of informing the most viable path to remain on track to achieve the 2030 GHG reduction target. The scenario modeling indicates that, if the plan described in the Proposed Scenario is fully implemented, and done so on schedule, the State would cut GHG emissions by 85 percent below 1990 levels, result in a 71 percent reduction in smog-forming air pollution, reduce fossil fuel consumption by 94 percent, and create 4 million new jobs, among other benefits (SOURCE V.2a).

The 2022 Scoping Plan details "Local Actions" in Appendix D, which includes recommendations intended to build momentum for local government actions that align with the State's climate goals, with a focus on local GHG reduction strategies (commonly referred to as climate action planning) and approval of new land use development projects, including through environmental review under

CEQA. The recommendations provided in Appendix D are non-binding and should not be interpreted as a directive to local governments, but rather as evidence-based analytical tools to assist local governments with their role as essential partners in achieving California's climate goals. Appendix D recognizes consistency with a CEQA-qualified GHG reduction plan such as a Climate Action Plan as a preferred option for evaluating potential GHG emission impacts under CEQA (SOURCE V.4b).

The City's *General Plan 2030* includes goals, policies, and actions on climate change, including reducing communitywide GHG emissions 30 percent by 2020, reducing 80 percent by 2050 (compared to 1990 levels), and for all new buildings to be emissions neutral by 2030.

In September 2022, the City adopted the 2030 Climate Action Plan (CAP) that updates the previous 2020 CAP that was adopted in 2012 and outlines measures and actions that are intended to reduce GHG emissions, per capita, by approximately 40 percent below 1990 levels by 2030, meeting the California Senate Bill 32 target for 2030 to reduce total GHG emissions 40 percent below 1990 levels. The CAP also seeks to achieve a carbon neutrality goal by the year 2035 prior to the State's target carbon neutrality goal by 2045.

The CAP includes 31 measures with 152 associated individual actions, intended to reduce GHG emissions throughout the City. The measures include those related to building energy use and reduction, transportation, public infrastructure, and other climate restoration and sustainable government measures. Through implementation of its measures and actions, the CAP aims to reduce building energy consumption, vehicle miles traveled, solid waste generation, and increase carbon sequestration.

The General Plan EIR estimated greenhouse emissions that could result from potential development and buildout accommodated by the plan that included 3,350 residential dwelling units with an associated population increase of 8,040 residents and approximately 3,140,000 additional square feet of new commercial, office, and industrial uses by the year 2030 with an estimated 8,665 new employees. The General Plan EIR analysis determined that the GHG emission levels associated with potential buildout that would be accommodated by the General Plan would not be considered substantial compared to long-term forecasts and state and regional targets and would be less than forecast statewide per-capita emission rates. Implementation of the proposed *General Plan 2030* policies and actions, including the CAP, as well as planned implementation of statewide actions, would further reduce emissions. Therefore, the impact was considered less than significant.

The proposed project would result in addition of 40 dwelling units within the City. This level of development would be within the overall amount of residential development and of the type of infill development desired and evaluated in the General Plan EIR and within remaining potential development as described in Section IV.B. Because the project size is within the total amount of potential residential development and level of GHG emissions analyzed in the General Plan EIR, no impacts peculiar to the site or substantially more severe impacts would occur.

As indicated above, the City updated its CAP in 2030, providing new emissions inventories, GHG emissions reductions targets and specific measures to reduce emissions. While the proposed project is within the remaining buildout evaluated in the General Plan EIR, the updated CAP identifies a per capita GHG emissions level of 4.22 MT CO_2e (metric tons of carbon dioxide equivalent, which is the

standard units to measure GHG emissions) for the year of 2019, which is slightly higher than the amount forecast in the 2008 baseline year in the General Plan 2030 EIR (3.82 MT CO_2e per capita per year). The CAP also identifies a target of 2.74 MT CO_2e per capita per year in the year 2030, which is slightly lower than the per capita amount forecast in the General Plan EIR (3.82 MT CO_2e per capita per year). The 2030 CAP specifies reduction measures that can achieve this goal and indicates that the per capita emissions target can be met with implementation of the measures included in the CAP (SOURCE V.2a). Emissions modeling conducted for the project shows that the proposed project could result in GHG emissions of approximately 1.8 MT CO_2e per capita per year, which is lower than the level forecast in the General Plan EIR and the recently adopted 2030 CAP.

The State CEQA Guidelines do not prescribe specific methodologies for performing a GHG emissions assessment, establish specific thresholds of significance, or mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance that are consistent with the manner in which other impact areas are handled in CEQA. Global climate change is a cumulative impact; a project's potential impact results through its incremental contribution combined with the cumulative increase of all other sources of GHGs (CEQA Guidelines sections 15064.4 and 15183.5). There are currently no established thresholds for assessing whether the GHG emissions of the proposed project would be considered a cumulatively considerable contribution to global climate change. The MBARD does not have an adopted GHG emissions threshold, except it does have an adopted guideline for stationary source projects in which a project would not have not a significant GHG emissions impact if the project emits less than 10,000 metric tons of CO_2e per year or complies with regulations or requirements adopted to implement a statewide, regional or local plan for the reduction or mitigation of GHG emissions (SOURCE V.9c). As indicated above, while the City's CAP has a per capita emissions target, it is not a threshold for the purpose of CEQA analyses.

However, the City's adopted CAP provides a quantification of emissions reductions that would result over time throughout the City through implementation of the measures and actions included in the CAP. For the purposes of CEQA, the City's 2030 CAP serves as a "Qualified Climate Action Plan" that the City can streamline the environmental review process of future projects. Pursuant to CEQA Guidelines section 15064.4(b)(2), a lead agency may consider a project's consistency with an adopted emissions reduction plan in determining significance of a project's GHG emissions. To determine consistency, the City adopted a "Project Review Checklist" as part of the CAP to determine consistency with the CAP on a project-by-project basis. Pursuant to CEQA Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. In order for the CAP to be considered a qualified GHG reduction strategy and provide for CEQA streamlining of GHG analysis for future development the CAP must identify those measures that are applicable to new development. The CAP includes measures that are applicable to existing developments, municipal government operations, as well as voluntary and mandatory measures to be applied to new development for public and private projects. Mandatory GHG reduction programs that are applicable to new development are summarized in the following CAP Project Review Checklist. This CAP Project Review Checklist identifies applicable regulations, applicability, requirements, and monitoring and reporting

required by regulations. A development project that demonstrates incorporation of the measures in the Checklist would be considered consistent with the CAP.

The project applicant completed and submitted the Project Review Checklist, which shows incorporation of measures that would reduce the project's incremental contribution to GHG emissions and climate change, consistent with the City's adopted CAP. Therefore, the project was determined to be consistent with the City's CAP. As previously indicated, the project's proposed 40 units are within the buildout estimates analyzed in the General Plan EIR, and additionally the GHG emissions reduction measures included in the City's adopted CAP and included in the proposed project, are considered uniformly applied development standards. Therefore, the project also would not result in impacts peculiar to the project or site with implementation of uniformly applied development policies and standards, and no further environmental analysis is required regarding these public services pursuant to Public Resources Code section 21083.3.

(b) Conflicts with Applicable Plans. The project would not conflict with state plans adopted for the purpose of reducing GHG emissions. The General Plan EIR found no impacts related to conflicts with applicable plans related to GHG emissions and reduction strategies.

As described above, the Santa Cruz City Council adopted the 2030 CAP which addresses citywide greenhouse emissions and reduction strategies. The CAP incorporates a variety of measures and actions that focus on continued effort to reduce GHG emissions. The CAP provides City emissions inventories, identifies emissions reduction targets for the year 2030 and beyond, and includes measures and actions that are categorized into the following sections with corresponding measures and actions: building energy; transportation; water, waste, and wastewater; climate restoration; climate economy; and sustainable municipal government. These measures address and cover topics related to building energy consumption, solar programs, building electrification, active/public transportation programs, including: ridesharing, electric vehicles, remote work policy and infrastructure, water consumption, solid waste reduction, wastewater treatment, urban forestry, green jobs, and municipal facilities. Each measure has supporting actions, states the GHG reduction potential, lists which City department is responsible for implementation, and explains the advantages and benefits of the specific action. The CAP also includes an Implementation chapter that outlines funding, implementation accountability, and monitoring / reporting procedures for the measures and actions. The proposed project includes features that further reduce GHG emissions, consistent with measures included in the 2030 CAP as described above.

The project incorporates GHG reduction measures identified by the City in the CAP Project Review Checklist, and as explained above, the project was found consistent with the City's CAP. Given the foregoing, the project would not result in impacts related to conflicts with plans related to GHG emissions and reduction strategies that would be peculiar to the site or substantially more severe than described in the General Plan 2030 EIR. No further environmental analysis is required pursuant to Public Resources Code section 21083.3 and the State CEQA Guidelines section 15183.

9. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	DEIR pp. 4.14-9 to 4.14-10	No	No	None
b) 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?	DEIR pp. 4.14-5 to 4.14-7, 4.14-9 to 4.14-11	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ miles of an existing or proposed school?	DEIR pp. 4.14-12	No	No	None
d) 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?	DEIR pp. 4.14-5 to 4.14-7	No	No	None
e) 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 or excessive noise for people residing or working in the project area?	Not Applicable	Not Applicable	Not Applicable	Not Applicable
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	DEIR pp. 4.6-2 to 4.6-5, 4.6-33 to 4.6-37	No	No	None
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	DEIR pp. 4.6-3 to 4.6-4, 4.6-34 to 4.6-35	No	No	General Plan Actions HZ1.5.3, HZ1.5.4 Standard Fire Department Conditions of Approval

(a, b, c) Use or Release of Hazardous Materials or Creation of Hazard. The proposed project consists of a residential project, which would not involve the routine transport, use, or disposal of hazardous materials or wastes, and would not result in the creation of a public health hazard. While the project site is located immediately east of Westlake Elementary School, project operations, which are residential in nature, would not result in stationary emission sources or hazardous emissions.

The General Plan EIR concluded that new development accommodated by the General Plan that utilizes hazardous materials or generates hazardous waste would be regulated pursuant to federal, state, and local laws to ensure proper transportation, handling, and disposal, and with adherence to local and state regulations, as well as implementation of policies and actions, impacts related to creation of hazards due to hazardous material transport, use, or disposal were considered less than significant. Policy HZ4.4 and its supporting actions call for reduction of the risk of exposure to hazardous materials, including regulating the siting and permitting of businesses that handle hazardous materials. Policies HZ4.1 and HZ4.2 call for regulation of hazardous wastes, and HZ4.3 calls for quick and proper response to emergencies. Furthermore, Policy NRC3.2 discourages the use of environmentally harmful pesticides and herbicides.

The proposed project would result in development and land uses that would be within the overall scope of development evaluated in the General Plan EIR and would not result in industrial or other types of uses that would use and/or dispose of hazardous materials other than routine household cleaning supplies. Thus, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(d) Exposure to Hazardous Materials. The project site is not included on the list of hazardous material sites compiled pursuant to Government Code section 65962.5. The project site is not included on a list of hazardous waste sites compiled pursuant to Government Code section 65962.5. The following Cortese List online data resources (SOURCE V.8b) were reviewed during the preparation of this document: (1) the list of hazardous waste and substances sites from the Department of Toxic Substances Control's (DTSC's) EnviroStor database (SOURCE V.8a); (2) the list of leaking underground storage tank sites from the State Water Resources Control Board's (SWRCB's) GeoTracker database (SOURCE V.8e); (3) the list of solid waste disposal sites identified with Waste Constituent Above Hazardous Waste Levels Outside the Waste Management Unit (SOURCE V.8c); (4) the list of active Cease and Desist Orders and Cleanup and Abatement Orders from the SWRCB (SOURCE V.8f); and (5) the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (SOURCE V.8d).

The General Plan EIR concluded that new development accommodated by the General Plan could result in exposure to hazardous materials due to proximity to contaminated sites and/or with removal of hazardous building materials during demolition, but with adherence to federal, state, and local regulations, impacts would be less than significant. For these reasons, the proposed project would not result in exposure to hazardous materials and would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site with compliance with applicable regulations and the application of uniformly applied development standards that will

ensure the avoidance of any significant effects. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(e) Airport Safety. The project site is not located within two miles of a public airport or air strip and would not be subjected to potential aircraft hazards.

(f) Emergency Response. Existing ingress to and egress from the project site is provided via two driveways off High Street, along the project site's southwestern and southeastern boundaries. Currently, vehicles access the project site from High Street from the southeastern portion of the site and are circulated in a counterclockwise pattern, to the existing church parking lots; vehicles exit the project site onto High Street, using the southwestern driveway. The project would continue to be served by these driveways. However, the project proposes to update circulation patterns onto and off these driveways, as well as on site. Under the proposed project, vehicles would be allowed to enter and exit the project site both driveways and be allowed to circulate the site internally in both clockwise and counterclockwise directions. The proposed driveway and primary internal access road would be a minimum 20 feet wide, allowing for emergency vehicle access. Also, under the proposed circulation conditions, vehicles would have multiple turnaround points, including at the two parking lot areas. These changes to vehicle circulation would therefore improve access for residents, visitors, and emergency vehicles.

The project would not include any changes to existing public roadways that provide emergency access to the site, except for access private improvements into the site as described above. Therefore, the project would not impair implementation of or physically interfere with an emergency response or evacuation plan and would not result in an impact. Currently, the City does not have an adopted evacuation plan detailing the specifics of how an evacuation of a neighborhood would occur because an evacuation would need to respond to the specific challenges posed by the specific disaster prompting the evacuation. However, evacuations are highly coordinated and closely managed by the Office of Emergency Services. If an evacuation were necessary, evacuation zones would be established, and designated zones would be evacuated at staggered times to minimize congestion of evacuees with notification provided to evacuees. Natural disaster evacuation is a city-wide and regional issue, and a project of the size of the proposed project would have no implications for the City's established evacuation procedures.

Thus, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(g) Wildfire. The General Plan EIR indicated that future growth could result in an indirect increased risk of wildfires in the urban-rural interface and adjacent to the City's greenbelt areas. The EIR indicates that areas targeted as "likely" to have a wildland fire include the Arroyo Seco/Meder Canyon, DeLaveaga, Pogonip, Moore Creek area and Arana Gulch, and future growth in these areas could result in an indirect increased risk of wildfires in the urban-rural interface and adjacent to the City's greenbelt areas.

According to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is not located within a high fire hazard area (SOURCE V.1b, DEIR Figure 4.6-1). The project would result in a net increase of a 40-unit residential building. The proposed building envelope is set back from the wooded portions of the site, and fire clearance would be provided around new structures. The proposed project would meet all City requirements for access, and the building would be required to install fire sprinkler systems in accordance with City regulations. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

The General Plan EIR found that the City's adopted "Local Hazard Mitigation Plan" includes mitigation strategies to avoid or reduce potential wildfires and that General Plan actions also seek to ensure that new development is sited and designed to accommodate facility emergency access and response (HZ1.2.5, HZ1.2.6, HZ1.5.5) and that street widths are adequate to safely accommodate emergency vehicles (M3.2.3). With implementation of the General Plan policies and actions as well as implementation of the City's "Local Hazard Mitigation Plan", the General Plan EIR concluded that indirect impact on fire protection services would be less than significant. Specifically, General Plan policies and actions related to future development include measures aimed are reducing wildfire hazards (HA1.5, HZ1.5.1) and regulating development siting/design to reduce wildland fires (HZ1.5.3 [setbacks], HZ1.5.4 [fire-resistant/retardant building materials]). Thus, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

10. HYDROLOGY AND WATER QUALITY **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	DEIR pp. 4.6-22, 4.7-8 to 4.7-12, 4.7-24 to 4.7-25	No	No	City Municipal Code Section 24.14.060, Chapters 16.19 and 18.45 regarding water quality and erosion control
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	DEIR pp. 4.5-6 to 4.5-7, 4.5-39 to 4.5-42, 4.7-24 to 4.7-25	No	No	City Municipal Code section 24.14.090

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	DEIR pp. 4.7-5 to 4.7-8, 4.7-22 to 4.7-24	No	No	City Municipal Code section 24.14.050, Chapter 16.19 and 18.45 regarding runoff control, grading and erosion control
(i) Result in substantial erosion or siltation on- or off-site;	DEIR pp. 4.7-5 to 4.7-8, 4.7-22 to 4.7-24	No	No	See above
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	DEIR pp. 4.7-5 to 4.7-8, 4.7-22 to 4.7-24	No	No	See above
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or	DEIR pp. 4.7-7 to 4.7-8, 4.7-22 to 4.7-24	No	No	*General Plan 2030* Action CC5.1.8 and Municipal Code Chapters 16.19 and 24.14 regarding drainage and BMPs
(iv) Impede or redirect flood flows?	DEIR pp. 4.7-12 to 4.7-14, 4.7-25 to 4.7-27	No	No	*General Plan 2030* Actions CC5.1.7, HZ6.4.6, HZ6.4.10
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?	DEIR pp. 4.7-15, 4.7-25 to 4.7-26, 4.10-14	No	No	General Plan Policy HZ6.6 and actions
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	DEIR pp. 4.7-17	No	No	None

(a) Water Quality/Discharges. The proposed project does not involve any discharges that would violate any water quality standards or waste discharge requirements.

Within urbanized areas such as the City, pollutants frequently associated with stormwater include sediment, nutrients, oil and grease, heavy metals, and litter. The primary sources of stormwater pollution in urban areas include automobiles, parking lots, landscape maintenance, construction, illegal connections to the stormwater system, accidental spills, and illegal dumping.

Urban runoff and other "non-point source" discharges are regulated by the 1972 Federal Clean Water Act (CWA), through the National Pollutant Discharge Elimination System (NPDES) permit program that has been implemented in two phases through the California Regional Water Quality Control Boards (RWQCB). Phase I regulations, effective since 1990, require NPDES permits for storm water discharges for certain specific industrial facilities and construction activities, and for municipalities with a population size greater than 100,000. Phase II regulations expand the NPDES program to include all municipalities with urbanized areas and municipalities with a population size greater than 10,000 and a population density greater than 1,000 persons per square mile (SOURCE V.1b. DEIR volume).

The City has developed a Storm Water Management Program (SWMP) in order to fulfill the requirements of the Phase II NPDES General Permit for Discharges of Storm Water from Small Municipal Separate Storm Sewer Systems (MS4) (General Permit) and to reduce the amount of pollutants discharged in urban runoff. In compliance with the Phase II regulations, the City's comprehensive SWMP is designed to reduce the discharge of pollutants to the Maximum Extent Practicable (MEP) and to protect water quality (SOURCE V.1b, DEIR volume). The City also adopted an ordinance for "Storm Water and Urban Runoff Pollution Control" (Chapter 16.19 of the City's Municipal Code), as part of its Storm Water Management Plan in accordance with the RWQCB's requirements. The ordinance identifies prohibited discharges and required BMPs for construction and new development. City regulations (Municipal Code section 16.19.140) requires that any construction project, including those undertaken under any permit or approval granted pursuant to Titles 15 (Streets and Sidewalks), 18 (Buildings and Construction), and 24 (Zoning) of the Municipal Code, shall implement BMPs including the City's mandatory BMPs as detailed in the latest BMP manual published by the City's Public Works Department. BMPs shall be maintained in full force and effect during the duration of the project. The City's BMP manual requires a development project to include structural or treatment control BMPs, or a combination of BMPs, to reduce potential pollutant loadings in storm water runoff to the maximum extent practicable.

The City's mandatory BMPs, as detailed in the latest BMP manual published by the City's Public Works Department, must be implemented to protect water quality into the municipal storm drain system. The project would also be subject to the Central Coast Post-Construction Requirements (PCRs) that were enacted by the Central Coast RWQCB in July 2013. The PCRs are for projects that create and/or replace ≥2,500 square feet of impervious surfaces. Based on the amount of new/replaced impervious surface area created by the project (approximately 22,941 square feet), the project would be required to comply with Tiers 1 through 4 (Site Design, Water Quality Treatment, Runoff Retention, and Peak Management).

The project site is currently partially developed, and its impervious surface area would increase from approximately 9,147square feet to 22,941square feet with the proposed project. New impervious surfaces could increase the delivery of urban pollutants to vicinity storm drains or water courses, but

none exist on or adjacent to the project site. A Preliminary Stormwater Control Plan (SWCP) has been prepared for the project that details drainage features to collect and treat stormwater runoff. The SWCP notes that runoff retention is not feasible on the project site due to geologic concerns associated with the formation of sinkholes due to the site's karst topography. In lieu of retention, the SWCP notes that per the recommendation of the State, the project would direct 10% of the Project Equivalent Impervious Surface Area (EISA) to on-site stormwater control measures (SCMs). Stormwater would be controlled with a media filtration vault via a "flow-through" method which would be sized to capture and treat 0.20 inches of stormwater per hour. SCMs include flow-through planters, self-treating biofiltration areas, and underground chambers for retention of 10% EISA and project peak flow management located at the southeastern portion of the site. The SWCP recommends the following site design and runoff elements intended to control runoff: disconnected downspouts, disperse driveway runoff to landscape areas, groundwater infiltration, and implementation of biofiltration areas and flow-through planters (as described above) (SOURCE V.11). Incorporation of these measures to treat stormwater runoff would be consistent with City stormwater management requirements.

Construction activity on projects that disturb one or more acres of soil must obtain coverage under the State's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must list best BMPs that the discharger will use to protect stormwater runoff and the placement of those BMPs. A Notice of Intent (NOI) and SWPPP must be prepared prior to commencement of construction.

Project construction would include grading, trenching, and removing trees and other vegetation that could result in short-term soil erosion. As indicated in subsection 7(b) above, project plans include an erosion control plan that would be implemented during construction, in accordance with City regulations, including implementation of construction BMPs. Construction of the proposed project would result in a development area of more than one acre, which would be subject to the NPDES permit requirements for construction site stormwater discharges and preparation and implementation of a SWPPP. Implementation of the SWPPP would further minimize short-term erosion impacts. In addition, the project would be required to implement the City's regulatory requirements and BMPs, as detailed in the "Stormwater Best Management Practices Manual" published by the City's Public Works Department.

The General Plan EIR concluded that with implementation of General Plan policies and adherence to City regulations to protect water quality, impacts from future development on water quality, including potential erosion, would be less than significant. Compliance with regulations contained in the City's Municipal Code regarding design of stormwater drainage systems to meet water quality standards (section 24.14.050 of the City's Municipal) and implementation of stormwater BMPs, grading requirements and implementation of erosion control plans (Chapters 16.19 and 18.45 and section 24.14.060), as well as preparation and implementation of a SWPPP as may be required during construction, would mitigate potential storm runoff water quality and erosion impacts resulting from increased stormwater and construction activities and would be considered application of uniformly

applied development standards. Project stormwater drainage improvements have been designed in accordance with City standards and Public Works requirements in order to meet water quality standards. The General Plan EIR concluded that potential impacts related to water quality would be less than significant with compliance with City stormwater regulations and BMPs and implementation of SWPPP and erosion control plans as may be required. Thus, the proposed project would not result in significant water quality impacts not otherwise addressed in the General Plan EIR, and the project would not result in water quality impacts peculiar to the site or project with application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Groundwater. The City is primarily developed, and no groundwater recharge areas are identified or mapped in the City's *General Plan 2030* or General Plan EIR; groundwater resources utilized as part of the City's water supply are obtained from aquifers outside of the City (SOURCE V.1b. DEIR volume). The *General Plan 2030* includes goals, policies and actions that set forth measures to protect groundwater resources and supporting actions seek to safeguard existing surface and groundwater sources. The General Plan EIR concluded that development accommodated by the General Plan would not be located within groundwater recharge areas and would have no effect on recharge capabilities, and therefore, would not 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. Development within groundwater mapped recharge areas also is regulated in Municipal Code section 24.14.090 in order to minimize adverse environmental impacts.

The project site is located within a developed residential area with some public/institutional uses in the immediate vicinity. The project would be connected to the City's public water system and does not include the use of a groundwater well. Therefore, the project would not affect groundwater supplies or recharge or impede sustainable groundwater management of the basin. Thus, the proposed project would not result in significant water quality impacts not otherwise addressed in the General Plan EIR, and the project would not result in water quality impacts peculiar to the site or project. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(c[i-iii]) Drainage. The existing parcel is developed with asphalt roads and parking with existing buildings. The project site is north of these existing improvements and is undeveloped, other than a small impervious surface area of concrete and asphalt associated with the existing parking lot. The site currently drains north to south and is collected in an on-site storm drain system (via pipes, inlets, and concrete swales) that exits the site from the southeasterly corner of the site. Site storm drains connect into the existing public storm drain system on High Street, which ultimately flows to Neary Lagoon.

With proposed development of an apartment building, impervious surface area on the project site would increase. The project would replace 9,147 square feet of impervious surface area and create 13,794 square feet of new impervious surface area, for a total of 22,941 square feet of impervious surface area. (SOURCE V.11).

One Drainage Management Area (DMA) has been delineated for new construction on the site. A Media Filtration Vault and underground chambers are proposed for the DMA, which includes all the new and/or replaced impervious area. The Chamber bottom would be more than 3 feet above the seasonal high groundwater level. The media filtration vault would provide the treatment method prior to storm water entering the chambers. The chambers would provide retention and peak management control.

Due to the new and/or replaced impervious area of 22,941 square feet proposed, this project falls within the Tier 4 Post-Construction BMP Requirements. As indicated above, runoff retention is infeasible for the project site due to karst formations and associated concerns that collecting water on site for the purposes of retention would likely cause sinkholes to occur. Thus, the project would retain 10% of the EISA on site.

Due to the risk related to doline reactivation at the site, the geotechnical report prepared for the project recommends that surface runoff from the proposed improvements and coming off the slope above the improvements should be captured and discharged off-site. Bioswales and retention systems may be used to store and filter runoff, but these systems will need to be sealed so no water is infiltrated into the soil. Irrigated landscape areas located within 20 feet of structures should also be sealed to prevent irrigation water from seeping into the subsoils. Buried utilities that carry water (water, sewer, fire etc.) that are located within 50 feet of structures should be regularly tested for leaks as sink holes can develop quickly.

The General Plan EIR concluded that potential impacts related to increased stormwater runoff would be a less-than-significant impact with implementation of General Plan policies and actions that require new development to maintain pre-development runoff levels (CC5.1.8). The project would not substantially alter existing drainage patterns, although impervious surface area would increase. Furthermore, section 24.14.050 of the City's Municipal Code requires preparation of a drainage plan. Drainage improvements, per this plan, would be required to be designed in accordance with City standards and Public Works requirements in order to meet water quality standards and maintain pre-project runoff levels. Implementation of measures identified in the Stormwater Control Plan in accordance with requirements of the City's Municipal Code would be considered application of uniformly applied development standards. The project was reviewed by the City's Stormwater Division for compliance with the City's Storm Water Best Management Practices Manual for Private and Public Development, and the project was found to be compliant with City and State requirements related to stormwater retention and drainage. The proposed project would not result in significant drainage impacts not otherwise addressed in the General Plan EIR or peculiar to the site or project with implementation of uniformly applied development standards related to stormwater management. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(c [iv], d) Flood Hazard Areas and Risk of Release of Pollutants. According to maps prepared for the *General Plan 2030* and included in the General Plan EIR, the project site is not located within a flood hazard area (SOURCE V.1b, DEIR Figure 4.7-1). The project site also is not within a mapped tsunami inundation zone (SOURCE V.1b, DEIR Figure 4.7-2).

With implementation of the proposed policies and actions related to flood control and adherence to other City plans and regulations, the General Plan EIR concluded that future development would not result in substantial risk of exposure of structures or people to flood hazards and impacts would be less than significant. The proposed project would not result in significant flood hazards not otherwise addressed in the General Plan EIR or peculiar to the site or project. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

Sea Level Rise. The General Plan EIR reported that sea level rise, storms of increasing intensity, and an alternating series of floods and droughts threaten the City of Santa Cruz in the coming decades. The EIR indicated that the City was in the process of drafting a "Climate Change Adaptation Plan" to identify and evaluate the potential impacts of climate change on the City of Santa Cruz, analyze the severity of the hazards that the City faces, and develop potential adaptation responses to reduce the risk and exposure of the City to these hazards. The City prepared a "Climate Adaptation Plan" with funding from FEMA. The objectives of this Plan are to identify and evaluate the potential impacts of climate change on the City of Santa Cruz, analyze the severity of the hazards that the City faces, and develop potential adaptation responses to reduce the risk and exposure of the City to these hazards. The potential risks were identified in a "Vulnerability Study" that identified potential facilities vulnerable to risks of sea level rise, including beaches, the City's wastewater treatment facility, and the Santa Cruz Harbor (SOURCE V.1b, DEIR volume).

The Climate Adaptation Plan Update 2018-2023, adopted by the City Council in October 2018, further addresses sea level rise. The project site is not located within an area identified as being subject to potential effects of coastal storm hazards or sea level rise (SOURCE V.2e). The project site also doesn't contain any critical facilities, listed in the Climate Adaptation Plan, that provide essential services and protect life and property within the City. Thus, the proposed project would not result in significant impacts related to sea level rise not otherwise addressed in the General Plan EIR related to sea level rise, and the project would not result in impacts peculiar to the site or project. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(e) Conflict with Plans. The project site is not located adjacent to a water course or water body. The proposed project would not result in new discharges or conflict with provisions in the Central Coast Basin Plan as stormwater would be treated through SCMs (described above) that include flow-through planters, self-treating biofiltration areas, and underground chambers for retention. These SCMs would prevent water quality degradation in accordance with the City's stormwater requirements. A sustainable groundwater management plan for the area in which the project is located has not yet been prepared. Therefore, the project would not conflict with or obstruct implementation of an adopted water quality or groundwater plans.

11. LAND USE Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) Physically divide an established community?	DEIR pp. 4.1-21 to 4.1-22	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	DEIR pp. 4.1-9 to 4.1-14, 4.1-25 to 4.1-27	No	No	None

(a) Physically Divide an Established Community. The project site is located with in an existing pre-dominantly low-density residential neighborhood in the City. The project site is bordered by UCSC faculty housing to the north, single-family homes to the east, single-family homes to the south, and an elementary school to the west. The construction of the proposed residential project within an existing developed area would not physically divide an established community.

The General Plan EIR concluded that future development accommodated by the General Plan would result in no impact because the City of Santa Cruz is primarily built out and as an established community, new development accommodated by the proposed *General Plan 2030* would be considered infill development. Thus, new development would be within an established community and would not result in a physical division of an established community. Furthermore, proposed goals, policies and actions in the draft *General Plan 2030* limit potential expansion of the City's boundaries and seek to maintain the City's urban development limits. Therefore, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Conflict with Policies and Regulations. As indicated in Section IV.B., the proposed project is consistent with the *General Plan 2030* land use designation as discussed in Section IV.B and C. Based on the analyses contained in this Environmental Checklist and City staff review of the *General Plan 2030*, the proposed project would not result in a conflict with any policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact.

As described in Section II, the applicant has requested two "concessions" and one "waiver" pursuant to state and local density bonus laws. The project proposes to provide five low -income units and four very- low- income units, which is 22.5 percent of the 40 total units at the low- income or lower level. This level of affordability exceeds the minimum 10- percent lower-income threshold to qualify the project for a density bonus. The density bonus request includes concessions/incentives and a waiver from development standards per section 24.16.225 of the Santa Cruz Municipal Code. Per section 24.16.255 (4), the project is eligible to request an unlimited number of waivers or modifications to

development standards, if those standards physically preclude the construction of the housing development, and the housing development is eligible for a density bonus. Therefore, the project is eligible for a density bonus based on the number of low- income and very- low- income units provided and may request two incentives/concessions and unlimited waivers; the project does not present a conflict with City's Municipal Code regulations.

The proposed project is consistent with the General Plan, and the project would not result in land use impacts peculiar to the site or project. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

12. MINERAL RESOURCES **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) 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?	DEIR pp. 4.15-3 to 4.15-4, 4.15-6	No	No	None
b) 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?	DEIR pp. 4.15-3 to 4.15-4, 4.15-6	No	No	None

(a-b) Loss of Mineral Resources. There are no mineral resources within the City (SOURCE V.1b, DEIR volume). The project therefore would not result in any impact peculiar to the parcel or project with respect to this impact, and no further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

13. NOISE **Would the project result in:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	DEIR pp. 4.13-4 to 4.13-8, 4.13-10 to 4.13-22	No	No	GP Action HZ3.1.1, HZ3.1.2, HZ3.1.3, HZ3.1.5, HZ3.2.3 Municipal Code section 24.14.260,

13. NOISE Would the project result in:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
				Municipal Code section 18.04.030 (California Building Code adoption, including Sound Transmission Control)
b) Generation of excessive ground borne vibration or ground borne noise levels?	DEIR pp. 4.13-10, 4.13-20 to 4.13-22	No	No	GP Action HZ3.1.3, HZ3.1.5 Municipal Code section 24.14.220
c) For a project located within the vicinity of a private airstrip or 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?	Not Applicable	No	No	None

(a) Noise Increases. The only source of significant noise at the project site is from the existing playgrounds at the adjacent elementary school (SOURCE V.17). The project site is located off of High Street. The noise assessment conducted for the General Plan EIR indicates that noise levels along High Street Between Bay Street and Moore Street would be within the 65-decibel contour within 70 feet of the centerline of the road. The project site is located nearly 300 feet north of High Street and is not located within a mapped noise contour (SOURCE V.1b, DEIR Figures 4.13-1 and 4.13-2).

The *General Plan 2030* includes goals, policies and actions that set forth measures to avoid and minimize adverse impacts regarding exposure to noise. In particular, noise-land use compatibility standards will be applied to all new residential projects (HZ3.2.1), and the General Plan seeks to ensure that noise standards are met in the siting of noise-sensitive uses (HZ3.2). The policies also establish an interior noise level of 45 dBA for all residential uses (HZ3.2.3), consistent with state law. Municipal Code section 18.040.030 adopts State of California building codes as part of the City's Building Code, and section 18.36.010 refer to CBC sound transmission control. The General Plan indicates that exterior noise levels to 65 dBA are normally acceptable for new multi-family development; noise levels to 70 dBA are considered conditionally acceptable and typically require an acoustical study to determine whether additional insulation or window treatments are required. Normal noise attenuation within residential structures with closed windows is about 20 dBA. As noted

above, the project site is not mapped within a noise contour per the General Plan; however, the project is located adjacent to a 65-dBA noise contour along High Street. Therefore, the project conditions would be below the 65-dBA exterior noise threshold as designated by the General Plan EIR.

At the end of 2018, amendments to the State CEQA Guidelines were adopted by the State of California that included changes to the Appendix G environmental checklist, including elimination of questions related to exposure to noise. The questions focus on the potential permanent and temporary noise generated by a project. The proposed project would include residential development that would be enclosed. This use is not typically associated with activities that would generate substantial permanent increases in ambient noise levels.

There would be a temporary increase in existing noise levels during construction of the project. The nearest sensitive noise receptors the preschool, elementary school, and residential uses on the UCSC campus adjacent to the project site. Noise impacts resulting from construction would depend on the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive receptors, as well as existing ambient noise levels. Noise generated during construction would vary throughout the construction period and on any given day, depending on the construction phase and the type and amount of equipment used at the construction site. The highest noise levels would be generated during grading of the site, with lower noise levels occurring during building construction and finishing. As explained in the General Plan EIR, construction sound levels would be intermittent and varied through a single day as well as the duration of project construction. Sensitive noise receptors would experience a temporary increase in noise levels. However, construction sound levels would be intermittent and varied through a single day as well as throughout the duration of project construction, and construction noise levels would decrease with distance from the construction site. Overall, construction noise levels would be temporary and short-term, and would fluctuate throughout the construction period with the construction activities producing higher noise levels occurring earlier in the construction phase. Therefore, construction noise would not result in substantial increases in temporary noise levels or result in a significant impact to sensitive receptors.

Furthermore, the *General Plan 2030* includes goals, policies and actions that set forth measures to avoid and minimize adverse impacts of increased noise resulting from construction or operation of development projects (HZ3.1.1,HZ3.1.2, HZ3.1.3, and HZ3.1.5). The General Plan EIR concluded that with implementation of General Plan policies and adherence to City regulations, noise impacts from future development would be less than significant. The General Plan EIR concluded that development accommodated by the plan would result in construction of varying sound level and duration, but with implementation of General Plan policies and actions that set forth measures to minimize exposure to construction noise levels, the increase in temporary noise levels from construction-related activities would be considered less than significant. General Plan policies seek to minimize and monitor construction noise (HZ3.1.3, HZ3.1.5). In particular, the General Plan seeks to ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses (HZ3.1.3). Development projects are reviewed on a case-by-case basis, and typical conditions of approval include limiting the day and times of day during which construction and/or heavy construction can be conducted, provision of notification to neighbors regarding construction

schedules, and implementation of a process to receive and respond to noise complaints. These are some of the types of measures that would be required by the City to manage and minimize construction noise impacts of development projects per proposed General Plan Actions HZ3.1.3 and HZ3.1.5 (SOURCE V.1b, DEIR volume), which would be considered uniformly applied development policies and standards.

Municipal Code section 24.14.220 indicates that no land or building in any district shall be used or occupied in any manner so as to create noise or vibration in such a manner or in an amount as to adversely affect the surrounding area or adjoining premises. Municipal Code section 9.36.010 prohibits offensive noise between the hours of 10 PM and 8 AM and section 9.36.020 prohibits unreasonably disturbing noises. Furthermore, section 24.14.260 prohibits increases of sound levels above 5 dBA above the local ambient on a residential property. These regulations are intended to prevent increases in ambient noise levels and would be considered uniformly applied regulations to which the proposed project would be subject to compliance.

Therefore, the proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site regarding permanent or temporary increases in noise with the application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Vibration. The proposed residential use would not result in generation of or exposure to vibration as neither the proposed use or other existing residential uses in the vicinity are known to be sources of vibration. The General Plan EIR indicates that there were no planned land uses that would be expected to result in generation of groundborne vibration, and that the potential for vibration is mostly associated with construction-related impacts. Construction, and potentially resulting vibration, would be performed during daytime hours and would be temporary in nature, although standard construction equipment typically does not generate substantial levels of vibration. The General Plan EIR concluded that with implementation of General Plan policies and adherence to City regulations, noise impacts from construction of future development projects would be less than significant. Municipal Code section 24.14.220 indicates that no land or building in any district shall be used or occupied in any manner so as to create noise or vibration in such a manner or in an amount as to adversely affect the surrounding area or adjoining premises. The proposed project would not result in significant impacts not otherwise addressed in the General Plan EIR or peculiar to the project or site regarding generation of excessive vibration. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(e-f) Airport Noise. The project site is not located near an airport or private airstrip.

14. POPULATION AND HOUSING Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) Induce substantial unplanned 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)?	DEIR pp. 4.2-2 to 4.2-6, 4.2-12 to 4.2-14	Not Applicable	Not Applicable	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	DEIR pp. 4.2-14 to 4.2-15	Not Applicable	Not Applicable	None

(a) Inducement of Substantial Population Growth. The General Plan 2030 EIR estimated population and housing increases that could result from potential development and buildout accommodated by the plan that included 3,350 residential dwelling units with an associated population increase of 8,040 residents by the year 2030. The project would include construction of three new dwelling units. The project would not induce substantial population growth in the City as it would be consistent with population growth projections developed for the City and the amount of development described in the General Plan EIR as summarized below (SOURCE V.1b, DEIR volume).

The City had a population of 63,224 people as of January 1, 2023 (SOURCE V.5). The proposed project's 40 residential units would result in an increased population of approximately 92 residents based on the City's existing average household size of 2.3. With the addition of the project's residents, the City's population would total 63,317. This is within the adopted regional population forecast of 68,845 for the city of Santa Cruz for the year 2025 (SOURCE V.3a), and also within the population forecast of 64,649 residents in the City in 2025 that was considered in the General Plan 2030 EIR. Therefore, the proposed project would not substantially induce unplanned population growth. Since the potential population growth resulting from the proposed project would fall within the total level of development analyzed in the General Plan EIR and is consistent with current regional forecasts, no further environmental analysis is required pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

(b) Displacement of Existing Housing or People. No housing units exist on the portion of the project site that would be developed (proposed Lot 1). Therefore, the project would not result in displacement of housing or residents, and thus, would not result in any impact peculiar to the parcel of the project with respect to this category of impact.

15. PUBLIC SERVICES	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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:				
Fire protection?	DEIR pp. 4.6-2 to 4.6-4, 4.6-33 to 4.6-36 FEIR pp. 3-19	No	No	None
Police protection?	DEIR pp. 4.6-4 to 4.6-5, 4.6-36 to 4.6-37	No	No	None
Schools?	DEIR pp. 4.6-20 to 4.6-21, 4.6-40 to 4.6-41	No	No	Payment of School Impact Fees
Parks?	DEIR pp. 4.6-5 to 4.6-20, 4.6-37 to 4.6-40 FEIR pp. 3-20 to 3-22	No	No	None
Other public facilities?	Not Applicable	No	No	None

Police and Fire Protection Services. As indicated in Section IV.B above, the City's General Plan EIR considered construction of approximately 3,350 residential units within the City to the year 2030 (SOURCE V.1b, DEIR volume); the proposed project is within the total and remaining unbuilt residential units. Thus, the project's net increase of 40 residential units would be within the overall amount of development evaluated in the General Plan EIR. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for fire and police protection services. Thus, construction of any new public facilities to serve the project would not be warranted with General Plan buildout. Since the proposed project size would fall within the total amount of potential development analyzed in the General Plan EIR and would not result in more severe impacts than analyzed in these EIRs, no further environmental analysis is required regarding these public services pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

School Enrollments. The project would result in construction of 40 residential units. The project site and surrounding area would be served by the Santa Cruz City Schools. The project and construction of 40 residential units would result in an estimated enrollment increase of 19 to 20 students throughout all grades based on student generation factors per unit included in the General Plan EIR

of 0.273 for grades K-6 and 0.207 for grades 7-12 (SOURCE V.1b, DEIR volume). Schools serving the project site (Westlake Elementary, Mission Hill Middle School, and Santa Cruz High School) have capacity to serve the project based on enrollment projections, and expansion would not be required to serve the project (SOURCE V.1b, DEIR volume).

The General Plan EIR concluded that buildout resulting from implementation of the *General Plan 2030* could result in potentially significant impacts to schools, but, with required payment of school impact fees to fund necessary facility expansion and/or additions in conjunction with potential reuse of the former Natural Bridges Elementary School if needed, the impact would be mitigated to a less-than-significant level. As the proposed project would be within the amount of development analyzed in the and General Plan EIR and would be within the amount of development analyzed in the General Plan EIR, no new or substantially worsened impacts to schools or impacts peculiar to the project or site would occur. Furthermore, the project would be required to pay school impact fees that are collected at the time of issuance of a building permit. No further environmental analysis is required regarding this public service pursuant to Public Resources Code section 21083.3. It is also noted that payment of school impact fees would be required.

Parks and Recreation. See Section IV.E.16 below regarding impacts to parks and recreational facilities.

16. RECREATION **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) 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?	DEIR pp. 4.6-5 to 4.6-20, 4.6-37 to 4.6-40	No	No	Parks and Recreation Facilities Tax
b) Include recreational facilities or require the construction or expansion of recreational facilities?	DEIR pp. 4.6-10 to 4.6-11	No	No	None

(a) Use of Existing Parks and Recreational Facilities. The City has responsibility for management, maintenance, and operation of over 1,700 acres of parks and open space lands, and various community/recreational facilities, and oversees development of new parks and improvements within City-owned parks, open space, and community facilities. The nearest recreational facilities to the project site include the neighborhood park Westlake Park (approximately 0.1 mile to the south), Pogonip open space (approximately 0.4 miles to the north), and community park Harvey West Park (approximately 0.5 miles to the east).

As indicated in Section IV.B above, the City's General Plan EIR considered construction of approximately 3,350 residential units within the City to the year 2030 (SOURCE V.1b, DEIR volume), and

the proposed project is within the total and remaining unbuilt residential units. Thus, the proposed project would be within the overall amount of development evaluated in the General Plan EIR. The EIR analyses concluded that, while the City does not meet its goal for neighborhood parks of 2.0 acres per 1,000 residents and for community parks of 2.5 acres per 1,000 residents, implementation of General Plan goals, policies, and actions that set forth measures to avoid and minimize adverse impacts on park and recreational facilities, as well as compliance with local regulations, would ensure that impacts to parks and recreational facilities resulting from buildout of the General Plan would be less than significant.

Furthermore, the City imposes a "Parks and Recreation Facilities Tax" (pursuant to Chapter 5.72 of the Municipal Code) on new residential development within the City, payable at the time of issuance of a building permit. The collected taxes are placed into a special fund, and "shall be used and expended solely for the acquisition, improvement and expansion of public park, playground and recreational facilities in the city" (Municipal Code section 5.72.100). The required fees for park expansion and improvements would be considered an application of uniformly applied development standards. (It is noted that projects that have dedicated land or fees in accordance with Municipal Code Chapter 23.28 requirements for subdivisions are exempt from this tax). Thus, with implementation of uniformly applied development standards, the proposed project would not result in significant impacts to parks and recreational facilities not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) New Recreational Facilities. The project does not include public recreational facilities. As indicated above, the General Plan concluded that potential impacts to parks and recreational facilities with growth accommodated by the General Plan would be less than significant. The proposed project would not result in significant impacts to parks and recreational facilities not otherwise addressed in the General Plan EIR or peculiar to the project or site. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

17. TRANSPORTATION AND TRAFFIC **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Conflict with a program, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	DEIR pp. 4.4-2 to 4.4-26, 4.4-31 to 4.4-45	No	No	GP Actions M3.1.3, M3.1.4, M2.3.2 regarding traffic improvements and Traffic Impact Fee Program

17. TRANSPORTATION AND TRAFFIC Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Not Applicable	No	No	GP Policy LU4.2 GP Actions M3.1.1, M3.1.1 regarding trip reduction, high occupant vehicle travel, and alternative travel modes City VMT Implementation Guidelines Traffic Impact Fee Program
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	DEIR pp. 4.4-45 to 4.4-46	No	No	None
d) Result in inadequate emergency access?	DEIR pp. 4.6-33 to 4.6-37	No	No	None

(a) Conflict with Circulation Plan, Policy or Ordinance. The project site is located within a developed single-family residential neighborhood. Project access will be provided via improved driveways from High Street.

The local circulation network serving the project site includes High Street, Bay Street, surrounding local streets and Mission Street-Highway 1 (State Route 1. The Santa Cruz Metro Transit District (METRO) has bus route service along High Street and Bay Street. Pedestrian and bicycle facilities are located in the area. The project includes bicycle parking spaces for residents. The project vicinity has multi-use paths, sidewalks, and some nearby transit stops.

The *General Plan 2030* includes goals, policies and actions that set forth comprehensive measures to reduce vehicle trips, increase vehicle occupancy, encourage use of alternative transportation modes, and promote alternative-sustainable land use patterns, all of which would help reduce vehicle trips, avoid and minimize adverse impacts related to traffic. The project would not conflict with any policies, programs or regulations addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project is located in developed area near transit, services, education facilities and recreation with a sidewalk and bike lane network. The project provides onsite bicycle parking facilities, and the project location is in proximity to transit, bicycle, and pedestrian

facilities, which would facilitate use of alternative modes of transportation, consistent with General Plan transportation policies and goals.

The City's General Plan strives to maintain the established "level of service" D or better at signalized intersections (M3.1.3). "Level of service" (LOS) is typically used to evaluate traffic operations, in which operating conditions range from LOS "A" (free-flowing) to LOS "F" (forced-flow). Caltrans endeavors to maintain a target LOS at the transition between LOS C and D on State highway facilities. Delays for signalized intersections are evaluated for the overall peak hour as an "average." The methodologies for unsignalized intersections also evaluates the delays for each "critical" movement (e.g. stop sign controlled approaches on the minor street and main line left turn). The City's General Plan also accepts a lower level of service and higher congestion at major regional intersections if necessary improvements would be prohibitively costly or result in significant, unacceptable environmental impacts (M3.1.4).

The General Plan EIR did not identify any impacted intersections in the project vicinity with development accommodated by the General Plan, except at the High Street/Laurent Street and High Street/Western Drive intersections. The High Street/Laurent Street intersection could be improved to acceptable service levels with signalization, and improvements at the High Street/Western Drive intersection would reduce delays but would not achieve acceptable levels of service (SOURCE V1.b, DEIR volume).

The proposed project would result in generating approximately 270 daily trips with 16 and 20 AM and PM peak hour trips, respectively (SOURCE 14a). This level of trips did not warrant preparation of a traffic study under City requirements.

The City's General Plan 2030 EIR concluded that adoption and implementation of the *General Plan 2030* would accommodate future development that would result in increased vehicle trips and traffic, which would cause changes in some intersection levels of service to unacceptable levels or further deterioration of intersections currently operating at unacceptable levels of service at some locations. The General Plan EIR identified one intersection in the general project vicinity at High and Laurent Streets that would operate at deficient LOS but could be improved to an acceptable level with signalization, and a second intersection at High and Western could be improved with reduced delays.

The General Plan EIR found that with implementation of the identified intersection improvements and *General Plan 2030* policies and actions to reduce vehicular traffic, increase vehicle occupancy and support/encourage use of alternative transportation measures, the identified impact could be reduced to a less-than-significant level at the remaining impacted intersections. However, funding availability likely would remain constrained for major facility improvements and expansion of transit service into the foreseeable future. The General Plan EIR concluded that implementation of recommended improvements and alternative transportation facilities cannot be assured, and that the impact to the intersections identified as operating at unacceptable levels of service under the *General Plan 2030* was conservatively assumed to be significant.

The project would result in increases in traffic, but as indicated in section IV.B, the project size would be within the potential buildout evaluated in the EIR traffic analyses. Therefore, the proposed project

is within the scope of traffic analyses conducted for the General Plan EIR and would not result in new significant or more severe significant impacts evaluated in the General Plan EIR.

The project also would be subject to payment of traffic impact fees that are applied uniformly throughout the City to all new development as part of the city-wide TIF program. The proposed project would not result in significant impacts related to conflicts with policies or regulations regarding the City's circulation system or peculiar to the project or site. The project does not conflict with General Plan mobility policies regarding level of service goals, transportation improvements, reduction of vehicle trips, and encouraging multi-modal and alternative transportation systems. The project would not conflict with adopted policies, plans or programs that support alternative transportation. Thus, no further environmental analysis is required pursuant to Public Resources Code section 21083.3 and the State CEQA Guidelines section 15183.

In addition, subsequent to the City Council's certification of the Final EIR for the General Plan, provisions of CEQA essentially outlawing the use of level of service as a basis for finding significant transportation impacts took effect. Senate Bill (SB) 743, enacted in 2013, created Public Resources Code section 21099, which directed the Governor's Office of Planning and Research (OPR) and the Secretary of the Natural Resources Agency to establish criteria for determining the significance of transportation impacts of projects within transit priority areas, with the option of creating new statewide criteria. The significance criteria for transit priority areas were to promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the new criteria, OPR and the Secretary were to recommend potential metrics that included, but were not limited to, vehicle miles traveled [VMT], vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. Section 21099 further provided that, once the CEQA Guidelines had been updated as required by the statute, "automobile delay, as described solely by level of service [LOS] or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to [CEQA], except in locations specifically identified in the guidelines, if any."

Consistent with these directives, the Natural Resources Agency promulgated CEQA Guidelines section 15064.3, which became effective in late 2018. It provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts," with VMT referring to "the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel." Rather than limit its scope only to transit priority areas, the section changed the approach to assessing transportation impacts under CEQA all over the State. By its own terms, however, the section did not require agencies to begin using VMT as a new metric until July 1, 2020. LOS had ceased to be a valid significance criterion as of late 2018, however. (See *Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 625-626.) For these reasons, the City could not find a significant transportation-related effect from the proposed project even if the project resulted in LOS worse than what was anticipated in the General Plan EIR, which, given the small size of the project and the number of trips it would generate in peak hours, it would not be expected to do.

(b) Conflicts with State CEQA Guidelines. Subsequent to certification of the General Plan 2030 EIR, amendments to the State CEQA Guidelines at the end of 2018 added a new question of whether or

not a project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). As explained above, this is a new section that codifies the switch from LOS to VMT as the metric for transportation analysis pursuant to state legislation adopted in 2013, SB 743.

CEQA Guidelines section 15064.3(b) indicates that development projects that exceed an applicable VMT threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

In accordance with the amended CEQA Guidelines, the City has transitioned from intersection LOS formerly used for traffic impact analyses to VMT as the metric for determining potentially significant impacts. The City adopted a VMT transportation threshold on June 9, 2020 in accordance with CEQA and state requirements, as well as VMT Implementation Guidelines that are consistent with the State's SB 743 Guidelines. The threshold generally establishes that a project exceeding a level of 15 percent below the County-wide average VMT may result in a significant transportation impact. The City's adopted SB 743 (VMT) Implementation Guidelines include potential Transportation Demand Management (TDM) measures to help achieve VMT reduction. Updates to the City's Guidelines were adopted on June 14, 2022.

The City's guidelines to determine whether a land use project is within the VMT threshold includes a screening process in which situations are identified under which projects are determined to not have a significant impact and further VMT analysis is not required. The guidelines require that each distinct land use for a mixed-use project be analyzed separately unless they are determined to be insignificant to the total VMT. The guidelines also state that housing projects are expected to cause a less-than-significant impact on VMT if a high percentage of the project is affordable, as determined by the City. Furthermore, projects, or portions of a project, that meet the screening criteria do not require a CEQA transportation analysis, and such projects, or portions of a project, will have a non-significant CEQA transportation impact based on their project location and characteristics. According to the City's guidelines, projects that would not be expected to result in a significant VMT impact and that are screened out from further transportation impact review include:

- Small projects that generate fewer than 110 trips per day;
- Projects near high quality transit: within a ½ mile of a major transit stop or a high quality transit corridor with a combined service interval frequency of 15 minutes or less during the AM and PM peak hours;
- Local-serving retail if a single store is less than 50,000 square feet or project is a local-serving project as determined by the City;
- Affordable housing projects that provide a high percentage of affordable housing as determined by the City;
- Local essential service, including day care center, public K-12 schools, police or fire facility, medical/dental office building, government offices, and supportive housing types (assisted living, permanent supportive housing, memory care, etc.);

- Map based screening; and
- Redevelopment projects that do not result in a net increase in VMT (SOURCE V.2d).

A project VMT review was conducted for the proposed project. As indicated above, the project would generate 270 daily trips, which is more than 110 daily trips, and thus, the project does not fall under 'Small Projects' category. Additionally, the Project is not within a ½ mile of an existing major transit stop with two or more bus lines with service interval frequency of 15 minutes or less during both morning and afternoon peak periods. Under existing conditions, transit service within the Project vicinity is provided by Santa Cruz METRO with Route 10, Route 18 and Route 20 operating within ½ mile radius of the site. The service internal frequency during morning and afternoon peak periods is 30 minutes to an hour for these routes. Therefore, the Project does not fall under the 'Projects Near High Quality Transit' (SOURCE V.14b).

However, a review of 'VMT Screening Maps' for Residential land use for the Santa Cruz County shows that the proposed project location is within the area which is at or below City VMT Threshold. Additionally, the 'VMT Screening Tool' was also used. The 'VMT Screening Tool' is used for projects which generate less than or equal to 2,000 daily trips and using either the address or the Traffic Analysis Zone (TAZ) number, the Screening Tool allows the user to determine if the Project will cause the VMT thresholds of significance to exceed and cause a significant impact. The 2019 Base Year VMT results indicate that the proposed project VMT is less than 15% below the county-wide per capita average VMT, resulting in no significant VMT impact. The average VMT/per capita for residential land uses is 10.5, and the City's threshold of 15% below the county-wide per capita average VMT is 8.9. The VMT/Capita for the proposed Project is 7.9, which is below the City's VMT threshold (SOURCE V.14b). Therefore, the project would not result in a significant impact related to VMT based on the City's adopted threshold and guidelines and would not conflict or be inconsistent with CEQA Guidelines section 15064.3.

The *General Plan 2030* includes goals, policies and actions that set forth comprehensive measures to reduce vehicle trips, increase vehicle occupancy, encourage use of alternative transportation modes, and promote alternative-sustainable land use patterns, all of which would help reduce vehicle trips and VMT, and avoid and minimize adverse impacts related to traffic. The General Plan EIR indicates that Policies M3.1.1 and M3.1.2 direct the City to seek ways to reduce vehicle trip demand, reduce the number of peak hour vehicle trips, and encourage high occupant vehicle travel. Implementation of General Plan policies that serve to reduce VMT would be considered uniformly applied development policies or standards. General Plan policies also encourage employment-related strategies (i.e., flex-time, telecommuting, parking management, ridesharing) (M3.1.7, M3.1.8, M2.4.4) as ways to reduce vehicle trips, which would also reduce VMT.

While the General Plan EIR did not analyze VMT as the requirement to do so was not in place, the proposed project does not exceed the City's VMT threshold, which was adopted after certification of the General Plan 2030 EIR. As indicated above in subsection (a), the project would be subject to payment of traffic impact fees that are applied uniformly throughout the City to all new development as part of the city-wide TIF program. TIF fees are used to address needed traffic improvements at key intersections for circulation and also for alternative transportation improvements; 15 percent of the collected TIF fees are allocated to alternative transportation improvements. Therefore, with payment

of required traffic impact fees, the project would not result in impacts peculiar to the project or site with implementation of uniformly applied development policies and standards, and no further environmental analysis is required regarding these public services pursuant to Public Resources Code section 21083.3.

In addition, the City's adopted SB 743 (VMT) Implementation Guidelines include potential Transportation Demand Management (TDM) measures to help achieve VMT reduction, which serve to reduce project VMT impacts and are considered uniformly applied development standards. The proposed project was designed pursuant to these guidelines, and includes provision of more bicycle parking than required (96 spaces in lieu of 53 required), consistent with TDM measure 20, and less vehicle parking than required, consistent with TDM measure 27 in the City's Guidelines. Therefore, with this design planned pursuant to the City's VMT guidelines and payment of required traffic impact fees, the project would not result in impacts peculiar to the project or site with implementation of uniformly applied development policies and standards, and no further environmental analysis is required regarding these public services pursuant to Public Resources Code section 21083.3.

(c, d) Design-Safety and Emergency Access. The project has been designed in accordance with standard City requirements, and there are no access designs that would substantially increase hazards. The project was reviewed by the City's transportation engineering staff of the Public Works Department and as a result of this review, the existing onsite circulation was modified to reduce potential conflicts with Westlake Elementary School access. Furthermore, the project would be designed in accordance with City police and fire department requirements and would provide for adequate emergency access. Therefore, the project would not result in increased hazards related to project design, would not provide inadequate emergency access, and would not result in new significant impacts or impacts peculiar to the project or site; no further environmental analysis is required regarding these public services pursuant to Public Resources Code section 21083.3.

18. TRIBAL CULTURAL RESOURCES **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Not Evaluated	Not Applicable	Not Applicable	GP EIR Mitigation 4.9-1 and Municipal Code section 24.12.430

18. TRIBAL CULTURAL RESOURCES Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
c) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Not Evaluated	Not Applicable	Not Applicable	GP EIR Mitigation 4.9-1 and Municipal Code section 24.12.430

State Assembly Bill (AB) 52, effective July 1, 2015 after the City's adoption of the *General Plan 2030*, recognizes that California Native American prehistoric, historic, archaeological, cultural, and sacred places are essential elements in tribal cultural traditions, heritages, and identities. The law establishes a new category of resources in the California Environmental Quality Act called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation. Public Resources Code section 21074 defines a "tribal cultural resource" as either:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   (a) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   (b) Included in a local register of historical resources as defined in subdivision (k) of section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of section 5024.1.

(a-b) Tribal Cultural Resources and Consultation. The California Public Resources Code section 21084.2 establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." The requirements for review of impacts to tribal cultural resources were added after the certification of the General Plan EIR. No known tribal cultural resources have been identified at this time. It is noted that as described above in Section IV.E.5, Cultural Resources, cultural resources assessments found that there is no evidence of archaeological features associated with the Ranchería de la Fuentes and the Henry Cowell Lime & Cement Company that are within the project area. Furthermore, testing at the site resulted in no evidence for culturally produced deposits. Based on

these findings, the assessment concluded that the project area does not contain intact cultural deposits associated with Ranchería de la Fuentes or with nearby historic-era resources (e.g., Henry Cowell Lime & Cement Company (SOURCE V.10a).

Section 24.12.430 of the City's Municipal Code sets forth the procedure to follow in the event that unknown archaeological materials, which could include tribal cultural resources, are unearthed during construction, as described in Section IV.E.5 above, and implementation of these standards would be a standard condition of approval. Thus, the project would not result in significant impacts to tribal cultural resources or impacts peculiar to the project or the site with application of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment facilities, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or which could cause significant environmental effects?	DEIR pp. 4.6-21 to 4.6-25, 4.6-41 to 4.6-43, 4.5-29 to 4.5-38 FEIR pp. 3-2 to 3-19	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	DEIR pp. 4.5-3 to 4.5-42 FEIR pp. 3-2 to 3-19	No	No	Municipal Code sections 16.02-04 regarding Water Conservation, Plumbing Fixtures, & Water Service Charges
c) Result in a 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 existing commitments?	DEIR pp. 4.6-21 to 4.6-25, 4.6-41 to 4.6-43	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure,	DEIR pp. 4.6-25 to 4.6-27, 4.6-43 to 4.6-44 FEIR p. 3-22	No	No	None

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Where Impact is Addressed in General Plan 2030 EIR	Does Project Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Impacts Peculiar to Project or Site?	Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards
or otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	DEIR pp. 4.6-25 to 4.6-27	No	No	None

(a) Relocation or Construction of Utilities. Subsequent to certification of the General Plan 2030 EIR, the CEQA Guidelines Appendix G questions were modified to include a new question regarding need for new, relocated, or expanded infrastructure systems. The project would be served by existing utilities, and the General Plan EIR concluded that the City's wastewater treatment facility would be adequate to handle growth and development accommodated by the General Plan and would not require expansion or construction of facilities to serve future growth; see subsection (c) below. Because the size of the proposed project would fall within the total amount of potential development analyzed in the General Plan EIR, the proposed project would not result in more severe impacts than evaluated in the General Plan EIR. The project does not require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities. No further environmental analysis is required pursuant to Public Resources Code section 21083.3 and the State CEQA Guidelines section 15183.

(b) Water Supply. The project site is located within the service area of the City of Santa Cruz Water Department, which serves an approximate 20-square-mile area. The service area includes the entire City of Santa Cruz, adjoining unincorporated areas of Santa Cruz County, a small part of the City of Capitola, and coastal agricultural lands north of the City. Water is treated at the City's Graham Hill Water Treatment Plant (GHWTP), except for groundwater, which is treated as part of the Beltz well system.

The City's General Plan EIR provides a comprehensive analysis of impacts of water demand within the City's service area, including potential buildout accommodated by the General Plan. The General Plan EIR predicted that water supplies would be adequate in normal years to serve estimated growth within the City of Santa Cruz water service area, although the document acknowledges that the outcome of the pending Habitat Conservation Plan (HCP) for anadromous fisheries may affect supplies. The General Plan EIR concluded that impacts to the City's water supply would be significant and unavoidable during times of prolonged drought and potentially significant during normal years by the year 2030. Measures are identified in General Plan policies and actions to further conserve water, reduce demand and implement a desalination facility to provide a supplemental water supply during droughts. Subsequent to the adoption of the City's *General Plan 2030*, the City adopted the 2015 Urban Water Management Plan (UWMP), and in November 2021, the City adopted the 2020

UWMP. The 2015 UWMP reported that water demand in the City's water service area has ranged between nearly 3,800 million gallons per year (MGY) in 2006 to approximately 2,500 MGY in 2015 (SOURCE V.2f).

The 2020 UWMP reported that annual water use has decreased since the early 2000s, but annual water use fell to a level of about 2.5 billion gallons, similar to the level experienced during the 1970s drought. However, in 2020, demand was still at a similar level as 2015, about 2.6 billion gallons, despite several years above long-term average rainfall from 2016 and 2020. Current projections forecast that water use over the next 25 years, including projected population growth, will increase at a very slow rate to reach approximately 2.8 billion gallons per year by 2045 (SOURCE V.2c).

With implementation of the City's proposed water rights modifications and water supply augmentation strategies as summarized below, the City projects having sufficient water available in normal years and single dry years to serve anticipated demand throughout the 2020-2045 UWMP planning period. However, the City's 2020 UWMP predicts that under multi-year drought conditions in the near term (2025) with proposed water rights modifications but before implementation of the planned aquifer storage and recovery (ASR) facilities and planned infrastructure projects, available supplies would meet projected demand in years one through four of the multi-year drought scenario, but would fall short of demand by 27 percent in year five, although such a shortage could occur sooner and persist longer through a multiple dry year period. Under multi-year drought conditions after 2030, with implementation of the ASR and planned infrastructure projects, available supplies would meet projected demand in years one through four of the multi-year drought scenario, and the year-five shortage is anticipated to be substantially reduced with projected shortages no larger than a negligible two percent or five percent with consideration of climate change parameters in dry years (SOURCE V.2c).

The General Plan EIR predicted that water supplies would be adequate in normal years to serve estimated growth within the City of Santa Cruz water service area, although the documents acknowledge that the outcome of the pending HCP may affect supplies. The General Plan 2030 EIR concluded that impacts to the City's water supply would be significant and unavoidable during times of drought and potentially during normal years by the year 2030 with growth and development within the City's water service area if recent water use trends change. Measures are identified in General Plan policies and actions to further conserve water, reduce demand and implement a supplemental water supply during droughts. These include: implementation of the City's Long-Term Water Conservation Plan to reduce average daily water demand and maximize the use of existing water resources (CC3.1.1); promotion of water conservation (C3.11.2); updating guidelines and standards for new landscaping that emphasizes xeriscaping and other water-conserving practices (CC3.11.1); Implementation of water conservation best management practices (CC3.5.1); and offering water audits and technical assistance to residents and businesses reduce their average daily water use (CC3.5.3).

However, the 2020 UWMP indicates that while the City is vulnerable to water shortages during later years of a multiple dry year period primarily due to the limitation in when and how much water is available to meet system demand, exacerbated by a lack of storage within the system, the City is actively planning and implementing a number of projects and major investments in the water system

designed to secure future water supply reliability. Since 2015, the City of Santa Cruz has been pursuing a Water Supply Augmentation Strategy (WSAS) developed by the Water Supply Advisory Committee, a citizen committee, which was formed in 2014 by Santa Cruz City Council with the charge to analyze potential solutions to deliver a safe, adequate, reliable, affordable and environmentally sustainable water supply for the City of Santa Cruz. The WSAS portfolio elements, which are being pursued on a concurrent timeline, include:

- *Element 0: Demand Management.* Demand Management, or conservation, is not considered a water supply for the purposes of the UWMP, but is addressed in the UWMP 2020.
- *Element 1: Transfers and Exchanges.* The City has been piloting water transfers to the Soquel Creek Water District since 2018, as water supplies are available, under a cooperative piloting agreement that extends through 2025. Potential water transfers and exchanges with local water districts in addition to the Soquel Creek Water District, include Central Water District, Scotts Valley Water District, and San Lorenzo Valley Water District, which would be facilitated by the City's proposed water rights modifications to place of use as briefly summarized below.
- *Element 2: Aquifer Storage and Recovery (ASR).* The City has been evaluating the feasibility of ASR in both the Santa Cruz Mid-County and in the Santa Margarita Groundwater Basins, with current work primarily focused on the portion of Santa Cruz Mid-County Basin within the City of Santa Cruz service area. Pilot testing has been conducted at the existing Beltz 8 and Beltz 12 well facilities to better understand potential water quality and operational constraints. Implementation of ASR also may occur in the future in the Santa Margarita Groundwater Basin.
- *Element 3: Recycled Water or Desalination.* Following completion of the 2017 Desalination Feasibility Update Review Report, further study of recycled water has been prioritized over study of seawater desalination. The City is continuing to examine the use of recycled water through commissioned engineering studies. The 2018 Recycled Water Facilities Planning Study recommendation includes two projects that would provide non-potable reuse in the City. The City is also committed to exploring other reuse opportunities, including: coordination with Soquel Creek Water District's Pure Water Soquel project, exploring groundwater replenishment and reuse at Beltz Well system, and exploring groundwater replenishment and reuse in Santa Margarita Groundwater Basin (SOURCE V.2c).

The City is also pursuing the Santa Cruz Water Rights Project to support the implementation of the WSAS. The project involves the modification of the City's existing water rights to increase the flexibility of the water system by improving the City's ability to utilize surface water within existing allocations. This project also incorporates into the City's water rights bypass flow requirements for all of the City's surface water sources which are protective of local anadromous fisheries. The primary components of the Santa Cruz Water Rights Project include:

- Water rights modifications related to place of use, method of diversion, points of diversion and re-diversion, underground storage and purpose of use, extension of time, and stream bypass requirements for fish habitats;

- Water supply augmentation components, including new aquifer storage and recovery (ASR) facilities at unidentified locations, ASR facilities at the existing Beltz Well facilities, water transfers and exchanges and intertie improvements; and
- Surface water diversion improvements, including the Felton Diversion fish passage improvements and the Tait Diversion and Coast Pump Station improvements (SOURCE V.2c).

In addition, as required by California Water Code and to manage risks due to water supply shortages that can be expected in the future, the 2020 UWMP includes a Water Shortage Contingency Plan that addresses how the City's water system would be managed during a water shortage emergency that arises as a result of drought, which could result in required customer water use reductions (SOURCE V.2c). Furthermore, the City continues to administer its water conservation program, has completed a Conservation Master Plan.

As indicated in section IV.B, the City's General Plan EIR considered development of approximately 3,350 new residential units throughout the City to the year 2030 (SOURCE V.1b, DEIR volume), and the proposed project would be within the total and remaining unbuilt residential development evaluated in the General Plan EIR. Because the number of new residential units falls within the projected number of units within the EIR, the water demand generated by the proposed project would fall within the total level of water demand estimated and analyzed in the General Plan EIR. As indicated above, annual water demand projections are less than what was analyzed in the General Plan EIR, and the City currently predicts potential negligible shortages during multi-year droughts with implementation of proposed water augmentation projects. However, the proposed project would be subject to uniformly applied development standards that include requirements for installation of water conservation fixtures and landscaping for new construction. In addition, the project would pay the required "System Development Charge" for the required new service connection. This charge as set forth in Chapter 16.14 of the City's Municipal Code is intended to mitigate the water supply impacts caused by new development in the City of Santa Cruz water service area, and the funds are used for construction of public water system improvements and conservation programs. Thus, the proposed project would not result in significant impacts related to availability of water supplies not otherwise addressed in the General Plan EIR or peculiar to the project or site with implementation of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and the State CEQA Guidelines section 15183.

(b) Wastewater Treatment Capacity. The project would be served by existing utilities, and the General Plan EIR concluded that the City's wastewater treatment facility would be adequate to handle growth and development accommodated by the General Plan and would not require expansion or construction of facilities to serve future growth. As indicated in section IV.B above, the City's General Plan EIR considered development of approximately 3,350 residential units within the City to the year 2030 (SOURCE V.1b), and the proposed project is within the total and remaining unbuilt residential units. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for wastewater treatment. Since the size of the proposed project would fall within the total amount of potential development analyzed in the General Plan EIR, the proposed project would not result in new significant impacts or more severe impacts than evaluated in the General Plan EIR or impacts peculiar to the project or site. No further environmental analysis is required pursuant to Public Resources Code section 21083.3.

(d-e) Solid Waste Disposal. The project would be served by existing utilities, and the General Plan EIR concluded that the City's landfill would be adequate to handle growth and development accommodated by the General Plan and would not require expansion or construction of facilities to serve future growth. As indicated in section IV.B above, the City's General Plan EIR considered development of approximately 3,350 residential units within the City to the year 2030 (SOURCE V.1b); and the proposed project is within the total and remaining unbuilt residential units. The EIR analyses concluded that impacts of potential development and buildout accommodated by the General Plan would be less than significant for solid waste disposal. Since the size of the proposed project would fall within the total amount of potential development analyzed in the General Plan EIR, the proposed project would not result in new significant impacts or more severe impacts than evaluated in the General Plan EIR or impacts peculiar to the project or site. No further environmental analysis is required regarding solid waste pursuant to Public Resources Code section 21083.3.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Substantially impair an adopted emergency response plan or emergency evacuation?	DEIR pp. 4.6-2 to 4.6-5, 4.6-33 to 4.6-37	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Not Evaluated	Not Applicable	Not Applicable	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Not Evaluated	Not Applicable	Not Applicable	None
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Not Evaluated	Not Applicable	Not Applicable	None

(a) Emergency Response and Evacuation Plans. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones (SOURCE V.6). See also Section IV.E.9(f) regarding emergency access.

(b-d) Exacerbation of Wildfire Impacts. Subsequent to the certification of the General Plan 2030 EIR, in 2019 OPR amended the CEQA Guidelines to add wildfire-related impacts and exposure to the Appendix G checklist questions. The project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones.

The project site is located in a local responsibility area. Local responsibility areas are located within incorporated city limits, and therefore, fire protection would be provided by the City's fire department. As indicated in section IV.9(g) above, according to maps developed for the City's *General Plan 2030* and included in the General Plan EIR, the project site is not located within a high fire hazard area (SOURCE V.1b, DEIR Figure 4.6-1). The project is surrounded by residential development to the north and east and public/institutional uses to the south and west.

The project site is mapped within a wildland-urban interface (WUI) zone as shown on the City's Zoning/Land Use/Wildland Urban Interface map (https://vw8.cityofsantacruz.com/zone/). Projects located within a mapped WUI zone must adhere to requirements for building construction and vegetation and fuel management, including Chapter 49 of the California Fire Code (CCR Title 24, Part 9), Chapter 7A of the California Building Code, and Public Resources Code section 4291. This includes building construction used in exterior of buildings in WUI areas to be fire-resistant construction and requirements for fuel modification and defensible space.

The project would result in a net increase of 40 residential units. The proposed building envelope is set back from the wooded portions of the site, and fire clearance would be provided around new structures. The proposed project would meet all City requirements for access, and buildings would be required to install fire sprinkler systems in accordance with City regulations. The project does not require installation or maintenance of associated infrastructure, such as roads and emergency water sources, and fire access requirements are met. Utilities would be located underground. The surrounding neighborhood is primarily developed with residences, schools, and churches and the slope on the project site was determined to be stable, thus, the project would not expose people or structures to significant risks related to potential downslope flooding or landslides as a result of runoff or post-fire slope instability. Therefore, the project would not exacerbate wildfire risks or expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of post-fire conditions. The proposed project therefore would not cause any impacts peculiar to the parcel or the project, and no further environmental analysis is required regarding wildfire pursuant to Public Resources Code section 21083.3. See also section IV.9(g) above.

21. MANDATORY FINDINGS OF SIGNIFICANCE **Would the project:**	**Where Impact is Addressed in General Plan 2030 EIR**	**Does Project Involve New Significant Impacts or Substantially More Severe Impacts?**	**Any New Impacts Peculiar to Project or Site?**	**Relevant General Plan Mitigation Measures or Other Uniformly Applicable Development Standards**
a) Have the potential to substantially 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?	DEIR pp. 4.8-13 to 4.8-21, 4.8-24, 4.8-26 to 4.8-30, 4.8-41, 4.8-38 to 4.8-44, 4.8-48 to 4.8-51, 4.9-10 to 4.9-12, 4.9-19 to 4.9-23 FEIR pp. 3-22, 3-25 to 3-40	No	No	GP Action NRC2.2.1 & Project Assessment Protocols for Special Status Species; GP EIR Mitigation 4.9-1 and Municipal Code section 24.12.430
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)	DEIR pp. 5-8 to 5-36 FEIR pp. 3-27 to 3-33	No	No	No
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	DEIR pp. 4.13-4 to 4.13-8, 4.13-10 to 4.13-20	No	No	None

(a) Quality of the Environment. The project would not degrade the quality of the environment or otherwise affect fish and wildlife habitat as discussed in Section IV.E.4 (Biological Resources) of this Environmental Checklist review. As explained in Section IV.E.4, biological resource impacts are not peculiar to the parcel or the project because they were either adequately addressed in the General Plan EIR or can be substantially mitigated by the application of uniformly applied development policies or standards. As discussed in Section IV.E.5 (Cultural Resources) and Section IV.E.18 (Tribal Cultural Resources), cultural resources are not peculiar to the parcel or the project because they were either adequately addressed in the General Plan EIR or can be substantially mitigated by the application of uniformly applied development policies or standards. The project would not result in elimination of important examples of a major period of California history or prehistory.

(b) Cumulative Impacts. The General Plan EIR identified potential significant cumulative impacts related to noise, population, transportation/traffic, and water supply. Vehicle trips resulting from the proposed project would contribute to cumulative noise impacts. However, the proposed project would not contribute to cumulative noise impacts since the project is not located in proximity to the road segments subject to the cumulative noise impact (Westside industrial area) as identified in the General Plan 2030 EIR.

Population. The General Plan 2030 EIR identified cumulative population growth as a potentially significant impact due to growth at the University of California Santa Cruz (UCSC) in conjunction with growth accommodated by the General Plan. The EIR concluded that cumulative growth (City and UCSC) could result in an average annual growth rate that would exceed historical growth rates and AMBAG population forecast growth rates if the North Campus area is annexed to the City in the next 20 years. UCSC updated its Long-Range Development Plan (LRDP) in 2021 and no longer proposes expansion into the North Campus area, although enrollments were projected to increase. The General Plan EIR considered UCSC enrollment to 19,500 students with provision of additional on-campus housing. According to UCSC's website (https://www.ucsc.edu/about/facts-figures.html), enrollment for the 2021-2022 academic year totaled approximately 19,000 students.

Regional population forecasts are updated every four years by AMBAG and have been updated since certification of the General Plan 2030 EIR. Current forecasts project a Citywide population of 72,218 in the year 2030 (SOURCE: 3a). The City had a population of 63,224 people as of January 1, 2023 (SOURCE V.5). Based on the City's existing average household sizes, cumulative residential projects[7] could result in a population increase of approximately 8,070 persons as a result of development of approximately 2,500 new housing units and student housing at UCSC based on average citywide household sizes (2.33 persons per household) and the slightly lower household size in the downtown area (1.9 persons per household, based on Census information). City population as a result of cumulative residential projects could increase to approximately 71,295, which would not exceed the regional population forecast for the City of 72,218 in the year 2030 (SOURCE V.3a). Therefore, no new significant cumulative population growth impacts related to cumulative development is expected. The General Plan 2030 EIR also indicates that regional population forecasts, which are updated every four years, would account for changing trends in cumulative development and growth.

Transportation/Traffic. The proposed project would contribute to cumulative traffic impacts analyzed in the General Plan 2030 EIR. The General Plan EIR did not identify any impacted intersections in the project vicinity with development accommodated by the General Plan, except at the High Street/Laurent Street intersection, which could be improved to acceptable operational service levels with signalization (SOURCE V1.b, DEIR volume).

The previous General Plan EIR's evaluations of cumulative traffic impacts were based on the traffic congestion metric of LOS, which is no longer applicable due to changes in CEQA described above in Section IV.E.19, which now require traffic impacts to be evaluated based on VMT. In establishing guidelines, the State Office of Planning and Research issued guidelines that indicate if a project falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant

[7] Cumulative projects include the proposed project, projects under construction, approved projects, and reasonably foreseeable pending projects, including residential projects at UCSC.

plans, there would be no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less than significant cumulative impact (SOURCE V.7). As indicated in IV.E.19(b), the proposed project would not result in a significant impact related to VMT, and accordingly, cumulative traffic impacts also would be less than significant. Future development projects would be individually evaluated for potential VMT impacts, and none have been identified. There are no new significant cumulative transportation impacts to which the proposed project would contribute that have not been addressed in the General Plan EIR.

Water Supply. The proposed project would contribute to significant cumulative impacts related to water supply identified in the General Plan 2030 EIR. As indicated in the EIR, development projects would be subject to City requirements for installation of water-conserving fixtures and landscaping in accordance with current Municipal Code and building requirements. Under multi-year drought conditions, the project, like other City customers, would be subject to water use restrictions. The increase in water demand due to the proposed project and resulting construction of three single-family units would not substantially exacerbate water supply reliability in the future or during a drought because the amount of additional demand when spread across all service area customers would not result in any noticeable increase in the timing or extent of curtailment in customer use that would otherwise be implemented during drought conditions.

In addition, the project would pay the required "System Development Charge" that is required for a new or upgraded service connection or where a project adds new residential uses. This charge, as set forth in Chapter 16.14 of the Municipal Code, funds public water system improvements, and is assessed so projects pay the proportional share of the costs of new and existing water facilities necessary to meet the demand resulting from new or enlarged water services. This charge is intended to mitigate the water supply impacts caused by new development in the City's water service area, and the funds are used for construction of public water system improvements and conservation programs. Payment of the System Development Charge and implementation of other water conservation measures would mitigate the project's contribution to cumulative water supply impacts.

As indicated in Section IV.B above, the City's General Plan EIR considered development of approximately 3,350 residential units within the City to the year 2030 (SOURCE V.1b), and cumulative development, including the proposed project, projects under construction and approved projects, is within the total and remaining estimated unbuilt residential units and non-residential square footage. Furthermore, as explained in Section IV.E.19(b), projected water demands have decreased since certification of the General Plan 2030 EIR, and the City has an updated UWMP (2020). Cumulative development is within the population projections used in the 2020 UWMP to estimate future water demand. Therefore, the proposed project's contribution to cumulative water demand would not result in new or more severe significant impacts relating to water supply than analyzed in the General Plan EIR, nor would the project result in any new significant impacts that are peculiar to the site or project that were not considered in these EIRs. The project would be subject to City requirements for installation of water-conserving fixtures and landscaping in accordance with current City Municipal Code and building requirements.

Under multi-year drought conditions, the proposed project, like other City customers, would be subject to water use restrictions. The increase in water demand due to the proposed project would not substantially exacerbate water supply reliability in the future or during a drought because the amount of additional demand when spread across all service area customers would not result in any noticeable increase in the timing or extent of curtailment in customer use that would otherwise be implemented during drought conditions. In addition, the project would pay the required "System Development Charge" for the required new service connection. This charge, as set forth in Chapter 16.14 of the City's Municipal Code, is intended to mitigate the water supply impacts caused by new development in the City of Santa Cruz water service area, and the funds are used for construction of public water system improvements and conservation programs. Payment of the System Development Charge and implementation of other water conservation measures would mitigate the project's contribution to cumulative water supply impacts. Therefore, the project's incremental contribution to a significant cumulative water supply impact would not be cumulatively considerable. Because the potential project contribution to cumulative impacts falls within the total level of those analyzed in the General Plan EIR, no further environmental analysis is required pursuant to Public Resource Code section 21083.3 and CEQA Guidelines section 15183.

Schools. The General Plan EIR found that cumulative development could potentially affect school enrollments and concluded that this is a potentially significant cumulative impact, but would be mitigated to a less-than-significant level with required payment of school impact fees to fund necessary facility expansion and/or additions (City of Santa Cruz, April 2012, DEIR volume). The General Plan EIR also found that potential addition or expansion of school classroom facilities is not expected to result in significant physical impacts due to the location of existing facilities within developed footprints, and future enrollment could be accommodated without construction of new schools, although some expansion of existing facilities may be necessary (SOURCE V.1b, DEIR volume). Therefore, a project's incremental contribution to this impact as a result of generation of students, including the proposed project, is not cumulatively considerable as the required payment of school impact fees would mitigate the project's cumulative contribution such that it would no longer be considered cumulatively considerable.

Conclusion. Therefore, the proposed project would not result in new significant cumulative impacts or substantially more severe impacts than analyzed in the General Plan 2030 EIR. Nor would the project result in cumulative water supply or traffic impacts peculiar to the project or site with implementation of uniformly applied development standards. No further review is necessary pursuant to CEQA section 21083.3 and State CEQA Guidelines section 15183.

(c) Substantial Adverse Effects on Human Beings. The General Plan EIR did not identify impacts related to air or water pollution, exposure to hazardous materials or noise levels that would result in adverse effects on human beings; see Sections IV.E.3, 9, 10 and 13. Thus, no environmental effects have been identified that would have direct or indirect adverse effects on human beings, and the project would not result in new significant impacts peculiar to the project or site that would result in substantial adverse effects on humans.

V. REFERENCES AND DATA SOURCE LIST

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Report Preparation: City of Santa Cruz Planning and Community Development Department and Economic Development Department in association with Dudek.