



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: County of Santa Cruz

APPLICATION NO.: Emergency Shelters for Homeless

PARCEL NUMBER (APN): County Wide

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

 Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: October 30, 2010

Staff Planner: Sarah Neuse

Phone: (831) 454-3290

Date: September 9, 2010



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KATHY MOLLOY PREVISICH, PLANNING DIRECTOR

**ENVIRONMENTAL COORDINATOR
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
AGENDA DATE: AUGUST 23, 2010
DETERMINATION DATE: SEPTEMBER 14, 2010**

Pursuant to the California Environmental Quality Act, the following projects have been reviewed by the County Environmental Coordinator to determine if they have a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A negative declaration has been prepared in cases where the project is determined not to have any significant environmental impacts. An environmental impact report (EIR) will be prepared for projects, which could have a significant impact.

Public review periods are provided for these environmental determinations according to the requirements of the County Environmental Review Guidelines, depending upon whether State agency review is required or whether an EIR is required. The environmental documents are available for review at the County Planning Department at 701 Ocean Street, Santa Cruz. You may also view environmental documents on the web at www.sccoplanning.com under the Planning Department menu, Agendas link. If you have questions or comments about these determinations please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

1. N/A COUNTY-WIDE EMERGENCY SHELTERS APN(S): N/A

The proposal to amend the County Code to allow the development of Emergency Shelters for the homeless as a principally permitted use in the PF zone district, so long as the building envelope is not in proximity to either a scenic resource or a slope exceeding 30%. This ordinance amendment will bring the County Code into conformance with SB2 and the County's Housing Element of the General Plan.

Location: All Public Facilities (PF) zoned properties in the unincorporated County

ZONE DISTRICT: Public Facilities (PF)

OWNER/APPLICANT: N/A

STAFF PLANNER: SARAH NEUSE, 454-3290

EMAIL: pln320@co.santa-cruz.ca.us

ACTION: Negative Declaration with no mitigations

REVIEW PERIOD ENDS: October 30, 2010

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



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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

www.sccoplaning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: 8/23/2010

Application Number: N/A

Staff Planner: Sarah Neuse

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz

APN(s): N/A

OWNER: N/A

SUPERVISORAL DISTRICT: All

PROJECT LOCATION: Countywide

SUMMARY PROJECT DESCRIPTION:

The proposal would to amend County Code Sections 13.10.363 and 13.10.552 to allow the development of Emergency Shelters for the homeless as a principally permitted use in the PF zone district, so long as the building envelope is not in proximity to either a scenic resource or a slope exceeding 30%. This ordinance amendment will bring the County Code into conformance with SB2 and the Housing Element of the County's General Plan.

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

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

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


NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Matthew Johnston
Deputy Environmental Coordinator

9/8/10
Date

For Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size:

Existing Land Use:

Vegetation:

Slope in area affected by project: ☒ 0 - 30% ☐ 31 - 100%

Nearby Watercourse:

Distance To:

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: N/A

Fault Zone: N/A

Groundwater Recharge: N/A

Scenic Corridor: N/A

Timber or Mineral: N/A

Historic: N/A

Agricultural Resource: N/A

Archaeology: N/A

Biologically Sensitive Habitat: N/A

Noise Constraint: N/A

Fire Hazard: N/A

Electric Power Lines: N/A

Floodplain: N/A

Solar Access: N/A

Erosion: N/A

Solar Orientation: N/A

Landslide: N/A

Hazardous Materials: N/A

Liquefaction: N/A

Other:

SERVICES

Fire Protection: All Fire Districts

Drainage District: All Drainage Districts

School District: All School Districts

Project Access: N/A

Sewage Disposal: All Sanitation Districts

Water Supply: All Water Providers

PLANNING POLICIES

Zone District: PF, Public Facilities

Special Designation:

General Plan: Public Facility/Institutional

Urban Services Line: ☒ Inside

☒ Outside

Coastal Zone: ☒ Inside

☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The PF zone district applies to parcels found throughout the County, in a wide variety of environmental settings, and surrounded by land uses ranging from all densities of residential use to commercial to open space and agricultural uses. Because this project is an ordinance amendment, the setting is countywide.

PROJECT BACKGROUND:

The Public Facilities zone district, which corresponds with the Public Facility/Institutional Designation in the County's General Plan is intended to serve the community's needs for public and quasi-public uses including schools and universities, fire stations, churches, hospitals, cemeteries, landfills, public utilities, libraries, public administration buildings, and other services used by residents of the County. The proposed ordinance

amendment would allow Emergency Homeless Shelters as a by-right use on these properties. A by-right use is a use which requires no discretionary action by the County for approval. These facilities would still be subject to the Environmental and Resource Protection Ordinance, Chapter 16 of the County Code, and other permits required for new development (i.e. grading, riparian exceptions, tree removal permits, etc) would continue to require discretionary action by the County. The proposed ordinance includes standards for these uses including both site and programming requirements.

Currently, there are no Emergency Homeless Shelters in the unincorporated area of the County. Through an agreement with the City of Santa Cruz, the County contributes funding and services to the shelter facility in the City. According to the analysis performed for the 10 year plan to end homelessness, conducted in accordance with Federal HUD guidelines, the County is currently in need of one additional homeless shelter in the unincorporated area. At the present time, the County works with the City of Santa Cruz under a Memorandum of Understanding that provides for County funding of homeless services provided within the City Limits. An overnight winter shelter is financed jointly by the City and County, and additional County-funded services are provided to the homeless population at various locations in the City.

The Emergency Homeless Shelters referred to by this ordinance amendment are permanent facilities which provide overnight accommodation to people without homes, regardless of ability to pay. These are not disaster service shelters designed to provide accommodation for residents who have been forced to evacuate their homes due to a natural disaster.

DETAILED PROJECT DESCRIPTION:

State Law SB2 requires that for all Housing Elements due after June, 2008 local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The County of Santa Cruz selected the PF (Public Facilities) zone district as the only zone in which such uses would be permitted without discretionary review for the use (all other code requirements would continue to apply). According to the County's Housing Element, there are at least 26 parcels which meet a more stringent set of criteria than those included in the proposed ordinance. (This set of criteria included: location inside either the Urban Services Boundary or the Rural Services Boundary, size of at least 15,000 square feet, location outside a floodway or floodplain, location not adjacent to agricultural land, and location within a quarter mile of a bus line). These sites, plus the 300 other sites that would be covered by the ordinance amendment, provide sufficient capacity to meet the County's need for the one additional shelter. The number of shelters needed in the County was determined according to the Santa Cruz County 10-year Plan to End Homelessness, which was produced in conformance with federal HUD guidelines. Potential for many more shelters exists, and with this ordinance amendment, new facilities could be built or converted from existing structures on any parcel in the PF zone district, provided they are able to meet the siting criteria outside of scenic areas and steep slope areas, and can conform with the remaining development standards of the County Code including the PF zone site standards found in Chapter 13.10 and the Environmental and Resource Protection Ordinance, Chapter 16.

The proposed zoning ordinance will allow for the by-right development of Emergency Shelters on parcels in the PF zone district, and lays out standards for their operation. Non-discretionary standards for approval are permitted under SB2, and the proposed ordinance includes a maximum number of nightly clients (75), standards for on-site management, and restrictions on location within scenic areas or steep slopes. Emergency Shelters would require a Level 5 discretionary permit if they are proposed to be located either within 50 feet of a slope exceeding 30%, within 50 feet of any mapped Scenic Area, or do not conform in any other way to the standards of the proposed ordinance.

This ordinance does not require the development of any new shelters, and the PF zone district primarily applies to parcels that are already developed with public facilities, though there are a few that remain vacant. The PF zone district has historically been used to recognize existing public uses including hospitals, schools, churches, public roadways, and utility land. Adding Emergency Homeless Shelters to the list of permitted uses would allow existing structures to be converted, and would also allow the construction of new facilities. All other facets of the County Code regulating development will apply to these development activities, including riparian, sensitive habitat, and other resource protections.

The PF zone district consists of a total of 323 parcels, of these, 80 parcels will be impacted by their location overlapping a mapped scenic resource, and slopes

exceeding 30% affect another 173 parcels. The ordinance does not necessarily exclude these parcels from eligibility to construct an Emergency Shelter, it simply restricts the location of the building envelope within the parcel, and requires a discretionary permit if the by-right criteria cannot be met. Parcels in this zone district are present in all planning areas of the County, but are concentrated inside the Urban Services Boundary. These parcels range in size from a few thousand square feet to a few acres, and an emergency shelter would be permitted on any one of them under the proposed ordinance, provided the objective siting criteria could be met.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Discussion: The proposed project is an ordinance amendment and does not approve any development project. All of Santa Cruz County is subject to some hazard from earthquakes, and any future development approved under this ordinance will be required to comply with the County's Environmental and Resource Protection Ordinance (Chapter 16 of the County Code) and could require a soils report and/or a geologic report in order to obtain building permits. | | | | |
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval,

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. In areas where soil instability is a concern, a soils report will be required.

3. Develop land with a slope exceeding 30%? ☐ ☐ ☐ ☒

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be excluded if proposed building envelopes are within 50 feet of slopes of over 30%. Future proposed development on land with slopes of greater than 30% will be subject to a Level V discretionary review and additional CEQA review.

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

Discussion: Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because projects are limited in size and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

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

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. In areas where soil instability is a concern, a soils report will be required.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? ☐ ☐ ☐ ☒

Discussion: The proposed ordinance does not approve the development of any new

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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sewage disposal systems, however, future projects developed under this ordinance will either connect to the Santa Cruz County Sanitation District, and the applicant will be required to pay standard sewer connection and service fees that fund sanitation improvements within the district, or the project will use an onsite sewage disposal system, provided the County Environmental Health Services determines that site conditions are appropriate to support such a system.

7. Result in coastal cliff erosion? ☐ ☐ ☒ ☐

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☒ ☐

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ☐ ☐ ☒ ☐

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. Development within floodplains is not permitted to exceed existing displacement.

3. Be inundated by a seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☐ ☒

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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Discussion: The project is an ordinance amendment and as such will not directly result in any new development. Future projects built under the ordinance will be required, through the building permit process, to either obtain water from an urban water service provider, or rely on a private well for water supply. Although these future projects could incrementally increase water demand, adequate supplies must be shown to be available to serve the project or development will not be permitted.

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| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is an ordinance amendment and as such will not directly result in any new development. Future projects built under the ordinance will not discharge runoff either directly or indirectly into a public or private water supply. However, runoff from future projects may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities would contribute contaminants. Potential siltation from the future projects will be addressed through implementation of erosion control measures.

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| 6. | Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. In the course of Building Permit Approval, Department of Public Works Drainage Section staff will review and approve all drainage plans.

- | | | | | | |
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| 8. | Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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additional sources of polluted runoff?

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. Chapter 16 addresses performance standards for stormwater drainage systems.

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| 9. | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. For future development under this ordinance, a silt and grease trap, and a plan for maintenance, could be required as part of Building Permit approval to minimize the effects of urban pollutants.

C. BIOLOGICAL RESOURCES

Would the project:

| | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | 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 regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Application Number: N/A

special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
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| 3. 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 or migratory wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Produce nighttime lighting that would substantially illuminate wildlife habitats? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. Additionally, the ordinance requires that lighting impact to neighboring properties be minimized. | | | | |
| 5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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Discussion: The project would not conflict with any other local policies or ordinances.

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| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

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

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

Discussion: The project is an ordinance amendment and does not approve any specific development proposal. Future applications made under this ordinance will be subject to the requirements of County Code related to Building Permit approval, County Code Chapter 12, and also those related to Environmental and Resource Protection, Chapter 16. The affected sites do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, no PF-zoned parcels contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with existing zoning for agricultural use, or a Williamson Act | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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contract?

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: As an ordinance amendment the project will have no affect on any Timber Resources land, and applies only to properties in the Public Facilities zone district. Future projects developed under the new ordinance that are adjacent to land designated as Timber Resource will not affect the resource or access to harvest the resource in the future. The timber resource may only be harvested in accordance with California Department of Forestry timber harvest rules and regulations

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|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project is an ordinance amendment, and will not affect any land. Future projects developed under this ordinance will be located on Public Facility land and not on agricultural land or land zoned for forest uses.

E. MINERAL RESOURCES

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is an ordinance amendment and does not approve any development. Currently, no PF zoned parcels contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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is anticipated from project implementation.

2. 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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is an ordinance amendment and does not approve any development. The project affects parcels zoned PF, which is not considered to be an Extractive Use Zone (M-3) nor do any of the affected parcels have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

1. Have an adverse effect on a scenic vista?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources, because it is an ordinance amendment and does not approve any development project. Future facilities built under the ordinance will require a discretionary permit at a Level 5, including further CEQA evaluation if they lie inside or within 50 feet of any mapped scenic resource.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project is an ordinance amendment and does not approve any development. Future projects developed under this ordinance will be required to meet the height and setback requirements of the zone district.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: As an ordinance amendment, the project will not, in and of itself, increase nighttime lighting or glare. Future facilities built under this ordinance may or may not create an incremental increase in night lighting. Any increase will be small, and will be similar in character to the lighting associated with surrounding existing uses, and will be required, by ordinance, to incorporate cut-offs to limit the escape of light or glare from the site.

G. CULTURAL RESOURCES

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project is an ordinance amendment and does not approve any development project. Future development built under this ordinance will be subject to the County's historic resources protection ordinance, and will be required to be consistent with the County's Historic Resources regulations.

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

Discussion: As an ordinance amendment, the project will have no physical impact on any archaeological resource. Future projects developed under this ordinance will be required to comply with all local, state, and federal laws regarding archaeological resource protection. If at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. | Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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| 5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: Because the project is an ordinance amendment it will not, directly, expose people to any type of EMF. Future facilities built under this ordinance may be located in close proximity to electrical transmission lines, and could expose people to higher than average levels of EMF. Because the ordinance only applies to parcels in the PF zone district, the level of exposure in new facilities will be very similar to that which exists currently on these properties, and the facilities themselves will not be significant generators of EMF.

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| 9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The project is an ordinance amendment and does not approve any development. Future development approved under this ordinance will incorporate all

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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applicable fire safety code requirements and include fire protection devices as required by the local fire agency.

I. TRANSPORTATION/TRAFFIC

Would the project:

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

Discussion: As an ordinance amendment, the project will not contribute to traffic generation in any way. Future facilities built under this ordinance will serve a population already residing in the County that generates very little traffic. Emergency Shelters provide services to the homeless population, a group with limited access to cars, which relies heavily on public transportation, pedestrian, and bicycle transit, and therefore these facilities are unlikely to generate significant increases in traffic on nearby roads and intersections.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: As an ordinance amendment, the project will not contribute to traffic generation in any way. Future facilities built under this ordinance will serve a population already residing in the County that generates very little traffic. Emergency Shelters provide services to the homeless population, a group with limited access to cars, which relies heavily on public transportation, pedestrian, and bicycle transit, and therefore these facilities are unlikely to generate significant increases in traffic on nearby roads and intersections.

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| 6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

J. NOISE

Would the project result in:

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Exposure of persons to or generation of noise levels in excess of standards | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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established in the General Plan or noise ordinance, or applicable standards of other agencies?

Discussion: The project, as an ordinance, will not expose people to any noise impacts. Future facilities will be subject to all existing County policies, including the noise regulations which stipulate that average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime.

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|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project, as an ordinance, will not expose people to any noise impacts. Noise generated during construction of future facilities would increase the ambient noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

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|----|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion: The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM₁₀). Therefore, the regional pollutants of concern that

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

As an ordinance amendment, the project will not directly contribute to air quality concerns, but the future construction of facilities could temporarily contribute incrementally to airborne particulate matter. The MBUAPCD assumes that grading and excavation activities generate approximately 71 pounds of PM₁₀ per acre in active disturbance (MBUAPCD, 1995). Given the scope of any potential shelter construction project, impacts from dust are not expected to exceed the 82 pounds per day identified by the MBUAPCD as the threshold of significance.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

L. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion: The project is an ordinance amendment and does not approve any

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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development. Future development approved under this ordinance, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

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

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks or other recreational activities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|--------------------------|
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion (a through e): The project is an ordinance amendment and does not require that any public facilities be expanded or physically altered. While future development projects under this ordinance will represent an incremental contribution to the need for services, the increase will be minimal, due to the fact that the clients that would be served by these facilities are already present in our community. Moreover, these development project will be required to meet all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

N. RECREATION

Would the project:

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

Discussion:

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

Discussion:

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: he project is an ordinance amendment and will not contribute to storm water. Future facilities developed under this ordinance will be subject to the County's Stormwater management requirements and will be reviewed at the time of application by Department of Public Works Stormwater Management staff.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Require or result in the construction of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Application Number: N/A

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion: The project is an ordinance amendment and will have no affect on water or waste water. Future development undertaken as a result of this ordinance will fall into the following scenarios:

- The project will connect to an existing municipal water supply. Municipal water suppliers would provide the applicant with a will-serve letter indicating that sufficient capacity exists for the proposed use. If the water supplier is unable to identify sufficient capacity, the development project would not be permitted to move forward.
- The project will rely on an individual well for water supply. Public water delivery facilities will not have to be expanded.
- Municipal sewer service will be available to serve the project, as documented in a letter from the sanitation district required at the time of application for building permits.
- The project will be served by an on-site sewage disposal system, which demonstrate adequacy to the Environmental Health Department to accommodate the demands of the project.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: As an ordinance amendment, the project will not affect water supplies for fire protection. Future development undertaken under this ordinance will be required to comply with the requirements of the local fire agency or California Department of Forestry, as appropriate, and development will not occur unless minimum requirements for water supply for fire protection can be met at the site, as provided in County Code Section 7.92.508.1.

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|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Result in determination by the wastewater treatment provider which | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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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?

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Significant
Impact | Less than
Significant
with
Mitigation
Incorporated | Less than
Significant
Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

P. LAND USE AND PLANNING

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project would not include any element that would physically divide an established community.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
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Q. POPULATION AND HOUSING

Would the project:

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

Discussion: As an ordinance amendment, the project will not have a growth inducing affect. The proposed ordinance responds to SB2, which requires cities and counties in California to identify a zone district in which the construction of Emergency Shelters to serve the homeless population must be allowed by-right, without any further discretionary review. Because future facilities will be required to meet the state definition of Emergency Shelter, they will serve the local homeless population on a night-to-night basis, and will not serve as permanent housing or visitor accommodations. Furthermore, these future projects will not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served, because PF-zoned properties are all at least partially developed with existing Public Facility uses. Consequently, it is not expected to have a significant growth-inducing effect.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

R. MANDATORY FINDINGS OF SIGNIFICANCE

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable, and this project has been determined not to meet this Mandatory Finding of Significance.

| Potentially Significant Impact | Less than Significant with Mitigation | Less than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|
|--------------------------------------|--|------------------------------------|--------------|

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☐☐☒

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

IV. TECHNICAL REVIEW CHECKLIST

| | <u>REQUIRED</u> | <u>DATE COMPLETED</u> |
|---|---|----------------------------------|
| Agricultural Policy Advisory Commission (APAC) Review | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Archaeological Review | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Biotic Report/Assessment | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Geologic Hazards Assessment (GHA) | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Geologic Report | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Geotechnical (Soils) Report | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Riparian Pre-Site | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Septic Lot Check | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | _____ |
| Other: | Yes <input type="checkbox"/> No <input type="checkbox"/> | _____ |

**V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL
REVIEW INITIAL STUDY**

Santa Cruz County Code.

VI. ATTACHMENTS

1. Text of proposed ordinance amendment.

Ordinance No. _____

ORDINANCE AMENDING COUNTY CODE SECTION 13.10.363 OF THE
SANTA CRUZ COUNTY CODE RELATING TO THE
PUBLIC FACILITIES ZONE DISTRICT

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Santa Cruz County Code section 13.10.362(b) is hereby amended by adding the following:

USE

Emergency Shelters, as defined in 13.10.700-E

Approval Level

P/5

SECTION II

The Santa Cruz County Code is hereby amended by adding Subsections 13.10.363 (b)(3) and (4), which will read as follows:

- (3) Emergency Shelters shall be permitted without additional discretionary review, subject to the following conditions:
- (i) The maximum number of clients that may be served on a nightly basis shall be that number which can be accommodated in the facility by allowing a minimum of 15 square feet of living/sleeping floor area per guest, and in no case shall this number exceed 75.
 - (ii) Parking shall be provided at a rate of 1 space per 7 beds, (determined by dividing the total living/sleeping floor area by 15 square feet), plus 1 space for each awake overnight staff person.
 - (A) A lower parking requirement may be approved under the provisions of 13.10.553
 - (iii) The client intake area must provide a minimum of 2 square feet of space per client based on the number of clients expected on a nightly basis. Intake areas shall be oriented toward the interior of the site whenever possible, so as to minimize spill over of waiting clients to neighboring properties or the public street, and may include a combination of both indoor and outdoor space.
 - (iv) On-site management shall be provided during all hours of operation as described below, and all operators must ensure that an operations manual that includes, at a minimum, the following components is available to staff at all times:
 - (A) Awake overnight supervision procedures and practices
 - (a) A minimum of one awake overnight staff person for every 45 clients shall remain on site during operation hours. If shelters serve fewer

than 45 clients on a given night, a minimum of 1 awake, overnight staff person shall be required. Additionally, all supervision staff shall be trained in first aid and CPR.

- (B) Emergency evacuation procedures
- (C) Client intake procedures
- (D) Process for providing referrals to other agencies or organizations serving the client population including drug treatment, mental health, hygiene and healthcare services not otherwise provided on site.
- (E) Facility maintenance and site management
- (v) Interior and exterior lighting shall provide for the safety of staff and clients, while minimizing impacts on neighboring properties:
 - (A) All exterior lighting shall include cut-offs that prevent light from extending beyond the boundaries of the property
 - (B) Interior lighting shall include exit-path lighting in sleeping and living areas, and full lighting of all bathroom and washroom areas
- (vi) Emergency shelter facilities shall maintain a safe and secure environment, ensuring the safety of all staff and clients, as well as a secure location for valuables, such as a locker for each client or a locked room for storing valuables and medication during sleeping hours, including a location for medications that must be refrigerated.
- (vii) Emergency shelters occupying existing structures will be required to perform any structural or layout upgrades necessary to meet all requirements of the California Building Code in effect at the time of application for building permits.
- (viii) New Emergency Shelters with proposed building envelopes within fifty (50) feet of a mapped scenic resource or a slope exceeding 30% will require a Level V Use Approval. Existing structures converted to use as Emergency Shelters will not be subject to this requirement.
- (ix) Exceptions to the above standards for Emergency Shelters may be considered as part of a Level V Use Approval.

SECTION III

Santa Cruz County Code subsection 13.10.552(b) is hereby amended to add the following:

| USE | REQUIREMENTS | |
|---------------------------|--|-------------------------|
| | Auto Parking Spaces | Bicycle Parking Spaces |
| <u>Emergency Shelters</u> | <u>0.15 per bed, plus 1 per employee</u> | <u>0.2 per employee</u> |

SECTION IV

Santa Cruz County Code subsection 13.10.700-E, is hereby amended to add the following:

Emergency Shelter shall mean housing with minimal supportive services for homeless persons that is limited to nighttime occupancy by clients. No individual or household may be denied emergency shelter because of an inability to pay.

SECTION V

If any section, subdivision, paragraph, sentence, clause or phrase of the ordinance codified in this chapter is for any reason held to be unconstitutional or invalid, such a decision shall not affect the validity of the remaining portion of the ordinance. The Board of Supervisors hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase of the ordinance irrespective of the unconstitutionality or invalidity of any sections, subsection, subdivision, paragraph, sentence, clause, or phrase of the ordinance codified in this chapter.

SECTION VI

This Ordinance shall take effect on the 31st day after the date of final passage outside the Coastal Zone and upon certification by the California Coastal Commission within the Coastal Zone.

PASSED AND ADOPTED this _____ day of _____, 2010, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSENT: SUPERVISORS

ABSTAIN: SUPERVISORS

Chairperson, Board of Supervisors _____

ATTEST:

Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning
County Counsel