

General Plan Changes BUILT ENVIRONMENT- Items to include in MOTION (proposed changes in underline and crossouts)

All changes passed by the PC for a recommendation to the Board of Supervisors shall be incorporated directly into the General Plan or zoning code or other draft documents prior to the issuance of the Board agenda packet where the Sustainability Update will be considered by the Board.

**BUILT ENVIRONMENT:**

-Page 20. One condition under BE 1.1.1 shall be the following (*with changes in underlines and crossouts*): “Full urban services, including adequate water supply during drought years, sewage treatment and road capacity such that new development will not exceed increase LOS on any roads by more than 5%, are available or planned to serve the expansion area; ~~or that only limited expansion of services is proposed in order to appropriately locate land-extensive uses along the periphery of urbanized areas and to prioritize urban infrastructure for more intensive uses that require urban services expansion;~~”

- “The proposed expansion will not result in the loss of ~~prime~~ agricultural lands as designated in the General Plan or zoning ordinance or have ~~significant~~ adverse effects either individually or cumulatively on environmental and natural resources, including coastal resources;”

And finally: “No significant adverse impact on regional infrastructure, such as transportation corridors, will occur from the proposed;”

- Page 21 – Two policy changes:

- “BE-1.1.3 (LCP) Growth Rate. ~~Encourage~~ Require new urban development to locate within the USL/RSL. Establish and manage urban and rural growth rates appropriate based on the County’s share of long-term regional and State projected population and job growth and the level of existing and planned infrastructure and services.”

- BE-1.1.4 (LCP) Siting New Development. ~~Encourage~~ Require new urban residential, commercial, or industrial development to locate within, next to, or near existing developed areas with adequate public services and where development will not have significant adverse effects on agricultural land or natural resources.”

Page 22 BE-1.1d (LCP) Support appropriate housing and job growth in the Pajaro Valley through City of Watsonville annexation of non agriculturally designated land, and development. Support extension of urban services adjacent to the City of Watsonville only in conjunction with annexation by the city. Prohibit subdivision of lands outside the Urban Services Line and in the Watsonville Sphere of Influence until annexation, unless the division would not adversely affect the City's General Plan affordable housing goals, and is of non-agricultural lands and is determined to be of an overriding public benefit.

P. 23 - "BE-1.2.1 (LCP) Coordinate Land Use and Transportation Planning. Coordinate land use and transportation planning such that high building intensity land uses are approved and constructed concurrently with supporting transportation infrastructure., ~~as feasible~~. Prioritize funding and seek grant funds to complete improvements of transportation corridors prior to or soon after development of such higher-intensity land uses."

P. 29 BE-1.3j Evaluate the adequacy of Require adequate infrastructure and utilities serving activity centers so that higher density development can be safely accommodated without significant adverse impacts, particularly on adjacent neighborhoods and the environment, and with adequate mitigation. Identify prioritized facility repair, replacement and upgrades. (Responsibility: CDID, water districts, Environmental Health Department) See also Policies PPF-3.1.1: Public Infrastructure (Facility and Service) Standards for New Development and PPF-4.1.1: Linking Growth to Water Supplies and Objective PPF-4.2: Sanitation Facilities.

## **COMPLETE NEIGHBORHOODS**

P.30- - BE-1.4.6 (EJ) Access to Nature. In residential and commercial development areas, ~~consider~~ facilitate pedestrian and bicycle infrastructure connecting development to nearby public trails and parks, as well as alternatives to public parks such as parklets, temporary parks, and privately-owned public spaces.

P.33 -BE-1.4f (EJ) Support urban agriculture uses for food production and greenscaping, regulate safety and aesthetics of urban agriculture, and allow urban agriculture in appropriate locations.

P.36- - BE-1.5c Participate in Cabrillo College and UCSC long-range planning efforts to ensure that student capacity, housing, programming,

and other changes planned by these institutions take County land use plans into account and vice versa, and don't exacerbate the community's housing crisis.

## **BE-2 RESIDENTIAL LAND USE**

### **OBJECTIVE BE-2.1 URBAN RESIDENTIAL DESIGNATIONS**

P.38 - BE-2.1.1 (LCP) Urban Residential Land Use Designations. Provide urban residential land use designations at a range of building intensities inclusive of any density bonus increases (using development agreements if necessary) to accommodate single and multifamily development.

P.42 - BE-2.1.7 (LCP) Urban Residential Infrastructure Requirements. New or redesignated parcels receiving an urban residential land use designation must have existing or planned (and available at the time of occupancy) urban road standards, public water and sewer infrastructure, and fire response times meeting current state and County requirements.

### **P.62 RESIDENTIAL + PUBLIC LAND USES ON COMMERCIAL PROPERTY**

P.61- page 2-55- **BE-3.2.1 (LCP) Residential Uses in Commercial Designations.** In the C-N, C-C, and C-O designations, allow mixed-use residential and commercial developments with appropriate design considerations to ensure compatibility between land uses on site and with adjacent sites. Residential square footage (including common areas within residential portions of a structure) may account for up to 80% of building square footage. A higher percentage of residential square footage is allowed only via a waiver or concession associated with a density bonus project, per Policy BE-2.3.7. Residential density is per the R-UFHF Land Use Designation, per Policy BE-2.1.6.

- Page 62 - BE-3.2.6 (LCP) Permanent Room Housing ("PRH") Uses in Commercial Designations. Regardless of commercial land use designation, with the exception of the Visitor Accommodations Designation (C-V) in the Coastal Zone, allow 100% residential use on properties within the PRH Combining District, with an approved use permit and inclusionary housing requirements.

P.71- Page 2-65 BE-3.4b Allow limited drive-through business uses as appropriate, reflecting modern business practices, with land use limitations and design requirements to ensure preservation of neighborhood and community character.

P.79 - BE-4.1.4 (LCP) Neighborhood Scale, Size, and Context. New residential development may be different from but must take in account ~~consider~~ the scale and size of the existing surrounding neighborhood, while allowing for infill development, innovative design, and creative expression. Development projects that introduce a change in neighborhood character should provide appropriate building massing so as not to overwhelm or primarily shade adjacent properties, including appropriate setbacks and adequate and maintained landscape buffering to reduce the perception of bulk and height.

P.81- Page 2-68 - BE-4.1a Maintain objective building and site design standards in the SCCC to support functional, attractive, and compatible buildings and sites. Where required possible, replace subjective standards with objective standards for the purpose of supporting good design and streamlining the design review process.

#### - Page 2-88 – DISADVANTAGED COMMUNITIES

p. 106, :BE-5.3.2 (EJ) Protect Disadvantaged Communities. Ensure that future improvements in disadvantaged communities will not produce negative impacts on the community, such as an increase in toxic exposures, a net loss of affordable housing, loss of open space or access to parkland or community gardens, or the displacement of residents and local legacy businesses.

BE-5.3.3 (EJ) Target Uses and Development. Encourage uses and development in disadvantaged communities that serve to improve circumstances for these communities, such as increased affordable housing, employment opportunities, environmental remediation, public infrastructure including the addition of parks and openspace, and community services.

P. 108 BE-5.3.5 (EJ) Services for Fringe and Island Communities. Encourage and evaluate where appropriate support ~~support~~ annexations of non agricultural land for fringe and island communities to incorporated cities.

Prior to annexation, the County should assist cities in provision of services for fringe and island communities within city spheres of influence.

When the Sustainability Plan comes before the Board of Supervisors, add a policy encouraging surface parking lots in commercial developments to be covered with solar panels to create energy efficient covered parking

## GENERAL PLAN ACCESS AND MOBILITY: Items for Motion

All changes passed by the PC for a recommendation to the Board of Supervisors shall be incorporated directly into the General Plan or zoning code or other draft documents prior to the issuance of the Board agenda packet where the Sustainability Update will be considered by the Board.

P. 38 page 3-34 Open Streets / Slow Streets. Consider limiting through vehicle traffic on select local roadways on a temporary basis and opening the streets to bicycle and pedestrian traffic.

P. 40 page 3-36 AM-2.1a (EJ) Develop and regularly update a County Active Transportation Plan that identifies and prioritizes infrastructure needs for bicyclists and pedestrians with special consideration and priority for safety. ~~for protected bike lanes and paths.~~ Coordinate the Plan with the Parks, Open Space and Cultural Services Department (Parks Department) planning process to incorporate greenways, as defined by Civil Code Section 816.52, and incorporate recommendations from existing plans such as the Sustainable Santa Cruz County Plan, Town Plans, Safe Routes to School, the Highway 9/San Lorenzo Valley Complete Streets Corridor Plan, and the Pleasure Point Commercial Corridor Portola Drive Streetscape Concepts.

P.49 page 3-45 AM-3.2.3 Prioritize Bicycle Connectivity. Stripe Prioritize all multimodal corridors for Class I or Class IV facilities and strictly enforce parking limitations on all roadways. On streets that prioritize bicyclists limit on-street parking where the need for a bike lane exists. Look for opportunities to fill gaps in the bicycle network

P. 57 AM-4.1.12 (LCP) New Development. ~~Encourage~~ Require when appropriate ~~provision of and/or require~~ as a condition of approval improvements at major access points that provide services to the public such as path improvements or maintenance, recycling and garbage collection, vehicle and bicycle parking, beach shuttles, ADA access improvements, restrooms, security, scenic overlooks, or signs.

## NEIGHBORHOOD CHARACTER

P. 61 Page 3-57 AM-5.1a Apply consistent and objective criteria as required by law in the review of discretionary development applications that is based on

existing code, plans, and policies through an interdepartmental working group of CDID

P. 63 - Page 3-55 - AM-5.2.2 Environmental Alignment. Account for the constraints that affect a project's corridor to minimize impacts to physical environmental conditions. Locate and design public and private roads to avoid, or minimize, if necessary, impacts to significant biological, visual and other environmental resources.

P. 66 Page 3-62 AM-6.2.1 Level of Service Criteria. Require development projects to provide multimodal roadway improvements necessary to achieve a minimum level of service (LOS) of "D," except for those where a lesser LOS has been accepted by the County pursuant to the criteria specifically identified in Table 3-2 below. When development is proposed on roads where a LOS E or F standard has been accepted, require feasible mitigation in the form of road improvements, a fair share contribution to a road improvement program, or other in-lieu mitigation for the transportation system.

When the Sustainability Plan comes before the Board of Supervisors, add a policy **stating a requirement that integration of micromobility shall not obstruct pedestrian access. (page 3-73)**

## AGRICULTURE NATURAL RESOURCES AND CONSERVATION- CHANGES FOR A MOTION-Additions to policy in underline.

All changes passed by the PC for a recommendation to the Board of Supervisors shall be incorporated directly into the General Plan or zoning code or other draft documents prior to the issuance of the Board agenda packet where the Sustainability Update will be considered by the Board.

- Page 32 - ARC-1.1.9 (LCP) Coastal Access and Agricultural Uses in the Coastal Zone. Protect coastal access and access to public lands, and agricultural land uses in the Coastal Zone by minimizing coastal accessways through and adjacent to agricultural land, clearly designating coastal accessways, providing physical buffering and separation between accessways and agricultural land, and other appropriate measures.

-Page 116-ARC 1.1.13 (LCP) Utility District Expansion

(1) County sewer district boundaries may be expanded to serve existing development on commercial agricultural parcels with failing sewage disposal systems, where an enhanced onsite wastewater treatment system would be inadequate to serve the existing development and where the expansion is limited in size to the minimum capacity necessary to serve the intended existing development so as to discourage additional urban development.

(2) The County may support the expansion or annexation of water district boundaries to serve existing development on commercial agricultural parcels, on sites served by well water that does not meet minimum state drinking water standards and where the expansion is limited in size to the minimum capacity necessary to serve the intended existing development so as to discourage additional urban development.

Page 34 Sewer and Water Lines in the Coastal Zone

ARC-1.1.14 ~~5.13.10~~(LCP) Water and Sewer Lines in the Coastal Zone. Allow the placement of water or sewer lines on commercial agricultural lands in the Coastal Zone only under the following circumstances, where the expansion is limited in size to the minimum capacity necessary to serve the intended existing or new development so as to discourage additional urban development, and require safeguards (see Policy 5.13.11 ARC-1.1.15) to be adopted that ensure that such facilities will not result in the

subsequent conversions of commercial agricultural lands to non-agricultural uses due to the utility extensions:

Page 41, ARC-1.4.1 (LCP) Agricultural Buffers Required. In order to prevent or minimize potential land use conflicts, nonagricultural habitable uses such as residences (excluding farmworker housing), habitable accessory structures and non-agricultural commercial businesses that are located on land adjacent to a parcel in the Commercial Agriculture or Agricultural Preserve zone districts are required to provide a 200-foot buffer setback to the property line of the adjacent commercial agricultural parcel, unless an exception, as provided in ARC 1.4.2, is approved to reduce the extent of the agricultural buffer. *(1.4.2 requires any change in buffer to through APAC)*

- Page 5-42/3 - ARC-1.5.4 5.14.14 (LCP) Visual Mitigations for Large Agricultural Structures . **Keep current language of GP except for change in second to last sentence as noted below in underline. Underline retains staff recommended change:** Require large scale agricultural structures, such as greenhouses, packing sheds, and closed storage structures to minimize their visual impact on designated scenic roads, beaches, or recreation facilities. Visual impacts shall be minimized by locating structures within or near existing groups of structures; using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except greenhouses); and/or using landscaping to screen or soften the appearance of structures. Do not approve new discretionary development permits that would allow ~~Prohibit~~ location of such structures where they would block public ocean views. Shoreline facility structures shall be well screened.

P. 110 Page 5-104 **Retain current language**

ARC-5.2.1 5.10.10 (LCP) Designation of Scenic Roads. The following roads and highways are valued for their vistas. The public vistas from these roads shall be afforded the highest level of protection.

(1) State Highways Route Highway 1 — ~~Portions north of Western Drive to San Mateo County and south of Bay Avenue from San Mateo County to Monterey County.~~ **From San Mateo County to Monterey County**

P.122 page 5-116 ARC-7.1a (LCP) Continue to apply the following policies when reviewing timber harvest plans:

(1) Where applicable, do not support, and/or recommend denial, of a timber harvest plan based upon its potential for cumulative adverse impacts to water quality, traffic, wildlife or other affected resources.

(Sentence needs to be reworked to say it **SHOULD** take cumulative impacts into consideration)

## **PARKS, RECREATION + PUBLIC FACILITIES-Changes for Motion**

All changes passed by the PC for a recommendation to the Board of Supervisors shall be incorporated directly into the General Plan or zoning code or other draft documents prior to the issuance of the Board agenda packet where the Sustainability Update will be considered by the Board.

### UTILITIES AND INFRASTRUCTURE

Retain final sentence in this policy. : “The County decision making body shall not approve any development project unless it determines that such project has adequate water supply.”

- Page 7-89 - PPF-4.1.2 ~~7.18.2~~-(LCP) Written Commitments Confirming Water Service Required for Permits. Concurrent with project application, or prior to issuance of a building permit as authorized by the Planning Director, require a written commitment from the water agency purveyor that verifies the capability of the system to serve the ~~proposed~~ development. Projects shall not be approved, or building permits shall not be issued, in areas that do not have a proven, adequate water supply. A written commitment is a letter from the agency purveyor guaranteeing that the required level of service for the project will be or is available, prior to the issuance of building permits, or in the case of a subdivision, prior to filing the Final Map or Parcel Map. The County decision making body shall not approve any development project unless it determines that such project has adequate water supply available.