



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

Matt Machado - Deputy CAO / Director

Agenda Date: May 13, 2026

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Public hearing to review and provide recommendations to the Board of Supervisors regarding the Land Use Designation Map amendment and Zoning Map amendments associated with the 2026 Annual Code Update. The project includes a land use designation map amendment of parcel APN 029-071-13, as well as Zoning Map amendments of parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30. Consider a recommendation to adopt an Addendum to the Environmental Impact Report for the Sustainability Update and determine that the proposal is not subject to further environmental review pursuant to the requirements of the California Environmental Quality Act.

RECOMMENDED ACTIONS:

- 1) Hold a public hearing to review and consider proposed amendments to the General Plan Land Use Designation Map and Zoning Map related to the 2026 Annual Code Update.
- 2) Adopt the attached Resolution (Exhibit A), recommending that the Board of Supervisors:
 - a. Adopt an Addendum to the Environmental Impact Report (EIR) prepared for the Sustainability Policy and Regulatory Update (Sustainability Update) to address any environmental impacts under the California Environmental Quality Act (CEQA); and
 - b. Adopt a resolution amending the General Plan Land Use Designation Map; and
 - c. Adopt an ordinance amending the Zoning Map to amend the zoning on parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30; and
 - d. Direct staff to submit the zoning map amendments within the Coastal Zone to the California Coastal Commission for certification.

EXECUTIVE SUMMARY

This item represents a continuation of the 2026 Annual Code Update (Project 5), limited to General Plan Land Use Map and Zoning Map amendments. Consistent with the

objectives of Project 5, these amendments are intended to improve internal consistency, clarify land use designations, and support a more streamlined and functional regulatory framework.

The proposed changes do not introduce new policy direction or substantive regulatory changes. Rather, they carry forward prior actions and ensure that mapping designations remain aligned with the County's General Plan, Local Coastal Program, and implementation framework.

The Planning Commission is requested to consider and recommend that the Board of Supervisors adopt the proposed General Plan Land Use Map and Zoning Map amendments.

Analysis

The proposed map amendments are limited to targeted zoning and General Plan Land Use adjustments intended to improve internal consistency, remove outdated constraints, and support streamlined project reviews. These amendments primarily address discrepancies between zoning and General Plan designations, eliminate obsolete historic overlays where no longer applicable, and apply ministerial overlays consistent with adopted Housing Element programs. Collectively, the proposed changes do not introduce new policy direction but instead implement prior County actions and ensure that mapping designations function as intended to facilitate clear, efficient, and predictable development review. Eight parcels across the county are being proposed for rezoning for the following reasons:

General Plan Consistency

Two parcels are proposed for rezoning to match the zoning to the General Plan Land Use designation. In the case of conflicts with the General Plan and Zoning, the General Plan prevails. These rezonings do not alter development on the site but rather help the property owners and reviewers by correcting the inconsistency, so that applicable regulations for future development are straight-forward. All map amendments can be seen in Exhibit B.

1. APN: 070-301-01, Address: 526 Lockhart Gulch Rd, Scotts Valley. The parcel currently has a commercial zoning of C-1, with a residential General Plan designation of Rural Residential (R-R). The proposal is to align the zoning to the General Plan by rezoning C-1 → R-1-6. This will bring the zoning in alignment with the General Plan designation of R-R, along with the neighborhood.
2. APN: 074-152-30, Address: 9211 E Zayante Rd, Felton. The parcel currently has a commercial zoning of C-1, with a residential General Plan designation of Rural Residential (R-R). The proposal is to align the zoning to the General Plan by rezoning C-1 → R-1-15. This will bring the zoning in alignment with the General Plan designation of R-R, along with the neighborhood.

Historical Overlay Removal

Three parcels are proposed for the removal of the "-L" historic building zoning overlay as they are parcels that no longer have historically significant buildings on them and

have been delisted from the County's Historic Resources Inventory. These rezonings are a needed clean-up to expedite development application reviews by eliminating the requirement for an historic resources review since a historically significant building no longer exists on the parcel.

1. APN: 026-091-54, Address: 1825 7th Ave, Santa Cruz. The historic structure no longer exists on this parcel; it was the former Discoveryland Preschool which was demolished in 2014 due to the building being abandoned and hazardous. As a result, the Board of Supervisors delisted this property on March 24, 2026, based on a recommendation from the Historic Resource Commission. Zoning will be amended as follows: PF; R-1-5-L; R-1-6 → PF; R-1-5; R-1-6
2. APN: 042-151-23, Address: 101 Esplanade, Aptos. The historic structure no longer exists on this parcel; it was the former Seabreeze Tavern which was destroyed by fire in 2020, deemed a hazardous structure, and subsequently demolished in 2021. As a result, the Board of Supervisors delisted this property on March 24, 2026, based on a recommendation from the Historic Resource Commission. Zoning will be amended as follows: C-1-L → C-1
3. APN: 052-271-04, Address: 320 Lee Rd, Watsonville. The structure on this property is known as the Redman – Hirahara House and has become heavily dilapidated, thus the Board of Supervisors delisting this property on August 5, 2025, based on a recommendation from the Historic Resource Commission. Zoning will be amended as follows: CA-L-W → CA-W

Ministerial Overlay

Three parcels are proposed for rezoning by adding the “-Min” ministerial combining district zoning overlay to match adjacent and consolidated sites that already have the “-Min” overlay, as dictated by the County's Housing Element. These rezonings will create consistency during project review for other parcels that have already had rezones approved and facilitate much needed affordable housing development.

1. APN: 026-261-17, Address: 905 7th Ave, Santa Cruz. The subject property is a small single-family residential parcel owned by the County as successor agency to the former Redevelopment Agency. The County has declared this parcel, along with three adjacent parcels, as surplus property and has entered into an Exclusive Negotiating Agreement with Community HousingWorks for approximately 100 affordable housing units on a portion of the site, with visitor-serving and open space uses anticipated on the remainder. Applying the “-Min” ministerial overlay would streamline review of the affordable housing component by allowing qualifying housing development on this portion of the site to proceed ministerially, rather than through a separate discretionary approval process. Zoning will be amended as follows: C-2-D → C-2-D-Min
2. APN: 029-071-13, Address: 2030 17th Ave, Santa Cruz. The second parcel proposed for the “-Min” ministerial overlay would also require rezoning from R-1-6 to RM-1.5 and a General Plan Land Use Map amendment from R-UL to R-UH to create consistency with the adjacent parcel (please see below for further details on the General Plan Land Use Map amendment). The subject parcel is a small single-family residential parcel owned by the Housing Authority, which also

owns the adjacent parcel to the east. These amendments would support future housing development on this portion of the site by improving access, site layout, and continuity with the adjoining affordable housing property. Zoning will be amended as follows: R-1-6 → RM-1.5-Min

3. APN: 030-121-34, Address: 2831 41st Ave, Santa Cruz. The final parcel proposed for the “-Min” ministerial combining district is vacant and part of a consolidated site that has already been rezoned and has an affordable housing project currently proposed. Applying the “-Min” overlay would create consistency with the previously approved rezonings on the surrounding parcels and help facilitate a streamlined review process for the proposed affordable housing development. Zoning will be amended as follows: C-2 → C-2-D-Min

General Plan Land Use Designation Map Amendment

In addition to the rezone of APN 029-071-13 noted above, a Land Use Designation Map Amendment is being proposed for consistency. The parcel currently has a designation of R-UL (Urban Low – Residential) and is being proposed to R-UH (Urban High – Residential). The map amendment is necessary to match the adjacent parcel’s (APN 029-071-03) Land Use Designation of R-UH, and facilitate an affordable housing development. See Exhibit B for the map amendment.

PLANNING COMMISSION STUDY SESSION

The Planning Commission held a study session on April 8, 2026, to review the proposed project, during which Commissioners asked clarifying questions but did not recommend any modifications. Overall, the feedback indicated general alignment with the proposed amendments as presented.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission held a Public Hearing on April 22, 2026, to review and provide recommendations for the rest of the 2026 Annual Code Update project. While the rezonings before you today were not considered at that hearing, public testimony was still taken on the map amendments, along with discussion from the commission.

GENERAL PLAN CONSISTENCY

The proposed Land Use Map and Zoning Map amendments are intended to resolve existing inconsistencies between General Plan land use designations and zoning districts. These amendments would align the zoning of affected parcels with the applicable General Plan land use designations, support consistency during project review, and ensure that future development is evaluated under the appropriate land use and zoning standards.

LOCAL COASTAL PROGRAM CONSISTENCY

The proposed amendments map amendments have three parcels within the Coastal Zone and will be incorporated into the County’s Local Coastal Program’s implementing ordinances. After adoption by the Board of Supervisors, staff will submit the approved amendments to the Coastal Commission for review and approval within the Coastal

Zone. The proposed amendments within the coastal zone do not promote conversion of agricultural lands, conflict with coastal access, or with protected resources.

ENVIRONMENTAL REVIEW

The majority of the proposed map amendments are minor in nature and would otherwise be exempt from the provisions of CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, as it can be seen with certainty that there is no possibility that these amendments may have a significant effect on the environment.

However, Parcel APN 029-071-13 (2030 17th Avenue) is proposed for a General Plan Land Use Map amendment and rezoning from low density residential to high density, including the addition of the “-Min” ministerial combining district zoning overlay, to correspond with the land use designation and zoning on adjacent Parcel APN 029-071-03 (2021 Chanticleer Avenue), which is designated for 100% affordable housing as part of the Housing Element Sites Inventory. As this redesignation and rezoning would facilitate increased development intensity, it is not exempt from CEQA.

Accordingly, for purposes of consistency and comprehensive environmental review, an Addendum to the previously certified Sustainability Update Environmental Impact Report has been prepared to evaluate the potential impacts of the entire project, including both the subject parcel and the remaining proposed amendments. The addendum can be seen as Exhibit C.

SENATE BILL 18 (SB 18) TRIBAL CONSULTATION

General Plan Amendments require notice to tribes per SB 18. On March 4, 2026, County staff sent a letter to the Native American Heritage Commission (NAHC) to solicit a list of tribes and cultural site information and any information the NAHC may have on cultural sites located within the area of the general plan amendments. On March 16, 2026, staff sent letters to each of the identified tribes. There has been no request for consultation to date.

Submitted by:

Jacob Lutz, Planner
Policy Section

Reviewed by:

Mark Connolly, Principal Planner
Planning – Policy Section

Exhibits

- A. Planning Commission Resolution
- B. Map Amendments
- C. CEQA Addendum

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ RECOMMENDING THE ADOPTION OF PROPOSED AMENDMENTS TO THE GENERAL PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF PARCEL APN 029-071-13; AMENDMENT OF THE ZONING MAP TO CHANGE THE ZONING OF PARCELS APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, AND 074-152-30 TO ENSURE CONSISTENCY WITH THE GENERAL PLAN; AND ACCEPTANCE OF A CEQA ADDENDUM TO THE SUSTAINABILITY UPDATE ENVIRONMENTAL IMPACT REPORT

WHEREAS, the General Plan Land Use Designation Map and Zoning Map are periodically amended to maintain internal consistency and to implement necessary updates to zoning classifications and regulatory designations within Santa Cruz County; and

WHEREAS, the Planning Commission held a public meeting on April 8, 2026, and a duly noticed public hearing on May 13, 2026, to consider an ordinance implementing the proposed amendments to the Zoning Map (the "Ordinance"); and

WHEREAS, the Planning Commission reviewed the proposed amendments to the General Plan Land Use Designation Map, in accordance with the goals of enhancing the community's long-term growth, sustainability, and development; and

WHEREAS, the Planning Commission reviewed the proposed rezoning of parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30, and finds that the current zoning is not consistent with the General Plan or does not adequately support the desired land use or development potential for the parcel; and

WHEREAS, the proposed rezoning of parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30 is consistent with the goals and objectives of the General Plan and aligns with the surrounding land uses, ensuring compatibility with neighboring properties and promoting sustainable development in the area; and

WHEREAS, the proposed General Plan map amendment and rezoning of APN 029-071-13, intended to facilitate affordable housing development in concert with APN 029-071-03, are subject to the California Environmental Quality Act (CEQA); and an Addendum to the certified

Sustainability Update Environmental Impact Report has been prepared to evaluate potential environmental impacts of all the proposed amendments; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors confirm that the EIR Addendum prepared for the amendments is appropriate under CEQA.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the proposed amendments to the General Plan Land Use Designation Map and Zoning Map, as presented on this date and described in Exhibit B of the May 13, 2026 staff report.

BE IT FURTHER RESOLVED that the Planning Commission finds that the proposed zoning map amendments are consistent with the findings of Santa Cruz County Code Section 13.10.215 and recommends changes to the General Plan Land Use Designations and Zoning as indicated below on the following parcels:

Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan/ Zoning
026-091-54	1825 7 th Ave, Santa Cruz, CA 95062	GP: P; R-UM Zoning: PF; R-1-5-L; R-1-6	GP: P; R-UM Zoning: PF; R-1-5; R-1-6
026-261-17	905 7 th Ave, Santa Cruz, CA 95062	GP: C-C Zoning: C-2-D	GP: C-C Zoning: C-2-D-Min
029-071-13	2030 17 th Ave, Santa Cruz, CA 95062	GP: R-UL Zoning: R-1-6	GP: R-UH Zoning: RM-1.5-Min
030-121-34	2831 41 st Ave, Santa Cruz, CA 95073	GP: C-C Zoning: C-2	GP: C-C Zoning: C-2-Min
042-151-23	101 Esplanade, Aptos, CA 95003	GP: C-N Zoning: C-1-L	GP: C-N Zoning: C-1
052-271-04	320 Lee Rd, Watsonville, CA 95076	GP: AG Zoning: CA-L-W	GP: AG Zoning: CA-W
070-301-01	526 Lockhart Gulch Rd, Scotts Valley, CA 95066	GP: RR Zoning: C-1	GP: RR Zoning: R-1-6
074-152-30	9211 E Zayante Rd, Felton, CA 95018	GP: RR Zoning: C-1	GP: RR Zoning: R-1-15

BE IT FURTHER RESOLVED that the Planning Commission finds the proposed amendments are internally consistent with the Santa Cruz County General Plan/Local Coastal Program.

BE IT FURTHER RESOLVED that parcels APN 026-261-17, 042-151-23, and 052-271-04 are located within the coastal zone and that Planning Commission finds that the proposed rezonings are consistent with the California Coastal Act, and recommends that the Board of Supervisors direct staff to submit the zoning map amendments affecting parcels in the coastal zone to the California Coastal Commission for certification.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 13th day of May 2026, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Chairperson

ATTEST: _____
Secretary

APPROVED AS TO FORM:

Signed by:


D52DC0AA0E74498...
ASSISTANT COUNTY COUNSEL

cc: County Counsel
Community Development & Infrastructure Department

Certificate Of Completion

Envelope Id: 28AE5D2A-4AD2-8F58-830D-222D1A9A65B9	Status: Completed
Subject: Complete with Docusign: Exhibit A - PC Resolution_Rezones 2026 Annual Update_Final.docx	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Jacob Lutz
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	701 Ocean Street
	Santa Cruz, CA 95060
	Jacob.Lutz@santacruzcountyca.gov
	IP Address: 139.60.73.3

Record Tracking

Status: Original	Holder: Jacob Lutz	Location: DocuSign
5/5/2026 10:10:21 AM	Jacob.Lutz@santacruzcountyca.gov	
Security Appliance Status: Connected	Pool: FedRamp	

Signer Events

Natalie Kirkish
 Natalie.Kirkish@santacruzcountyca.gov
 County Counsel
 Security Level: Email, Account Authentication (None)

Signature

Signed by:

 D52DC6AA0E74498...
 Signature Adoption: Pre-selected Style
 Using IP Address: 63.194.190.226

Timestamp

Sent: 5/5/2026 10:10:51 AM
 Viewed: 5/5/2026 2:56:26 PM
 Signed: 5/5/2026 2:56:33 PM

Electronic Record and Signature Disclosure:
 Accepted: 8/1/2024 2:49:37 PM
 ID: b763e46b-8c75-436f-b147-3f5717480ab2

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/5/2026 10:10:51 AM
Certified Delivered	Security Checked	5/5/2026 2:56:26 PM
Signing Complete	Security Checked	5/5/2026 2:56:33 PM
Completed	Security Checked	5/5/2026 2:56:33 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with County of Santa Cruz

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

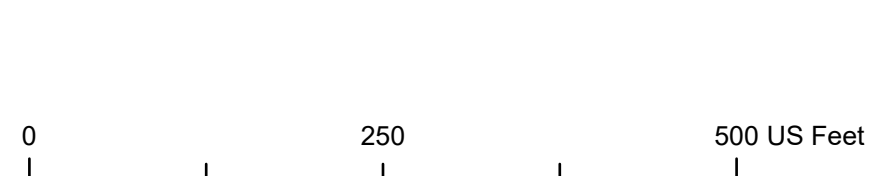
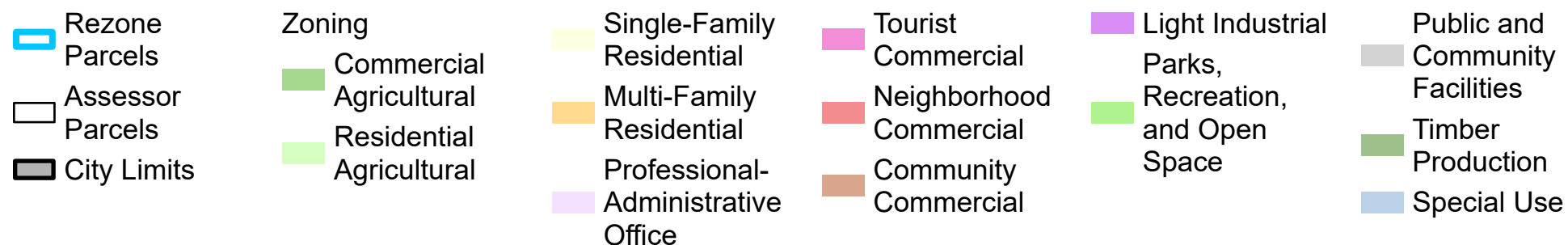
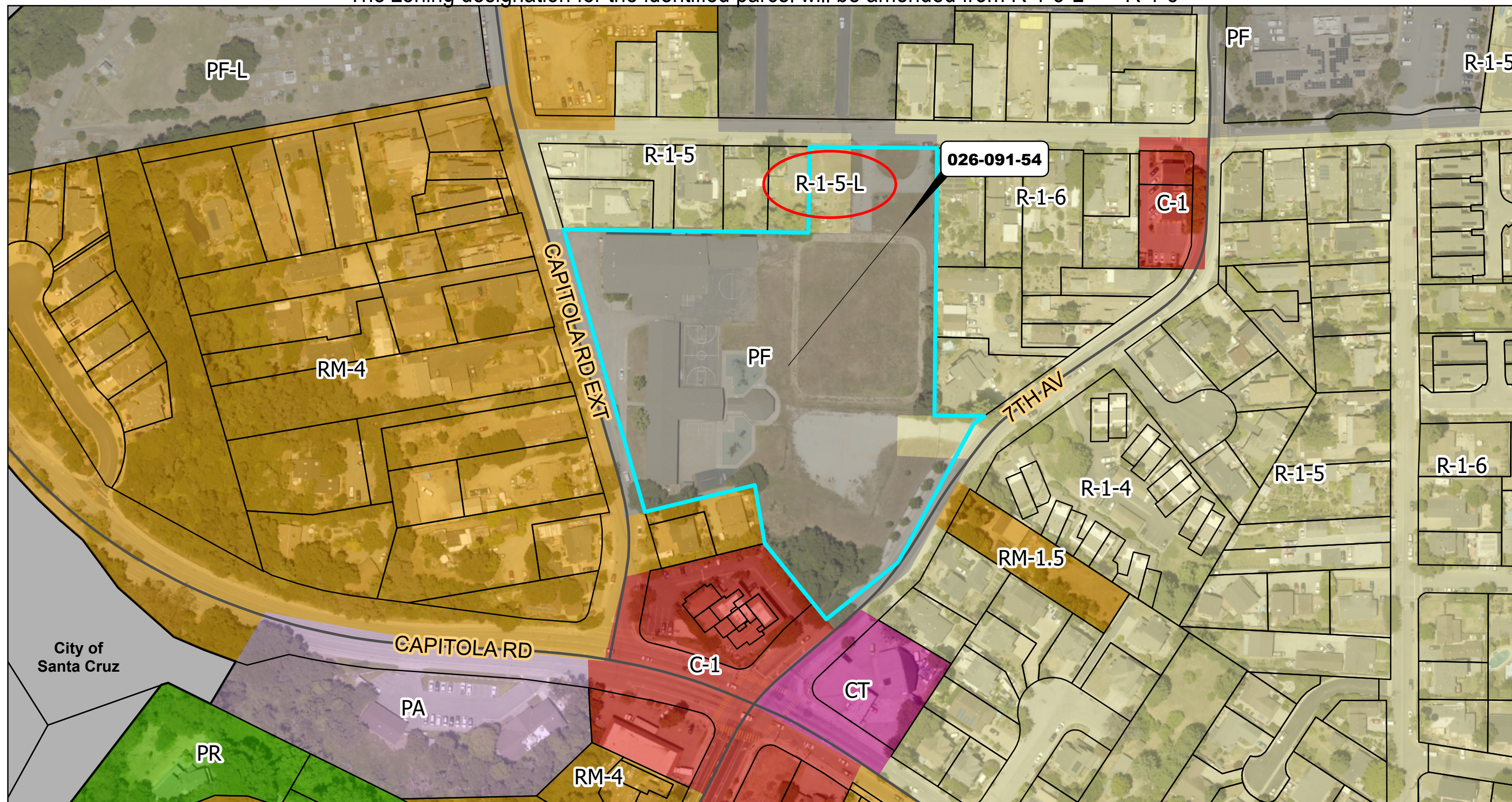
To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

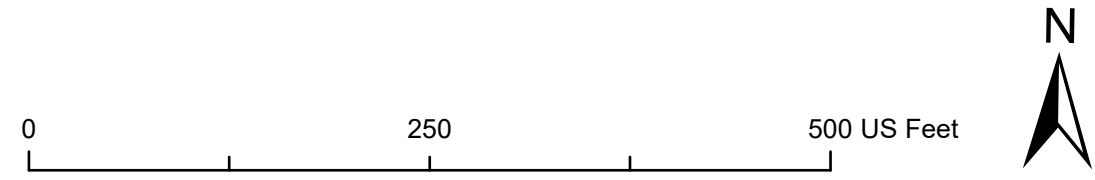
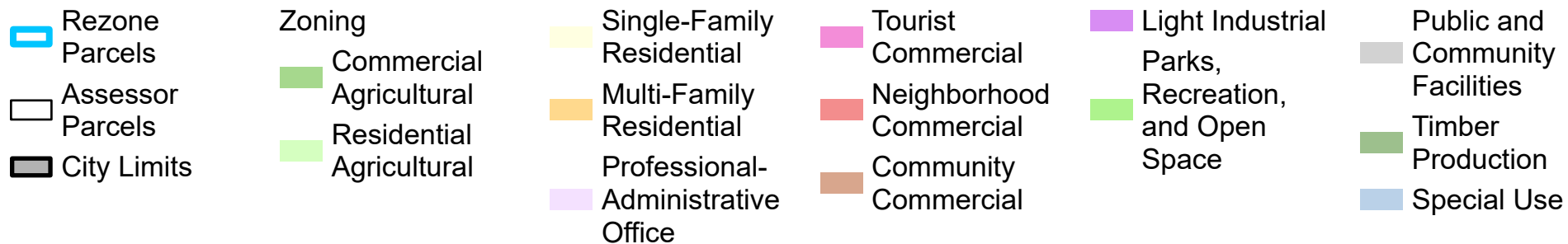
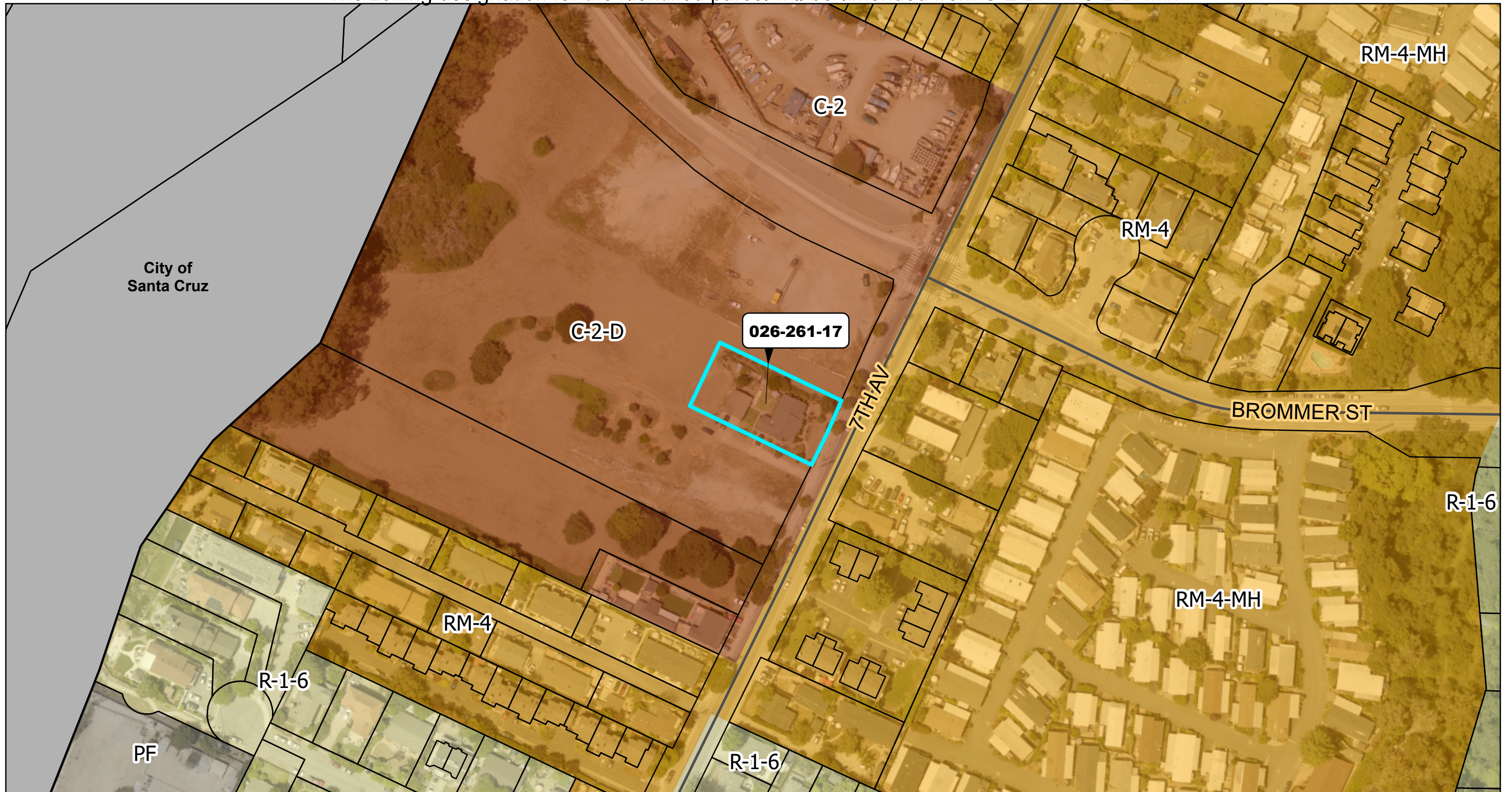
Map Amendments - 1825 7th Ave, Santa Cruz, CA 95062

The zoning designation for the identified parcel will be amended from R-1-5-L → R-1-5



Map Amendments - 905 7th Ave, Santa Cruz, CA 95062

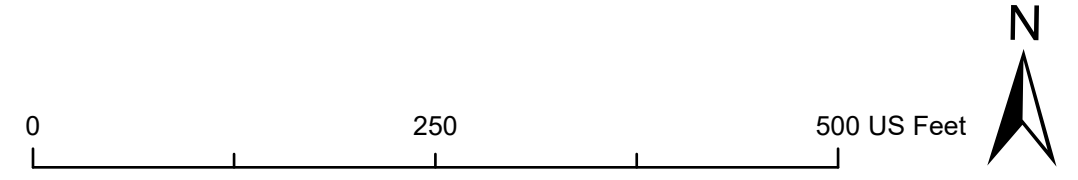
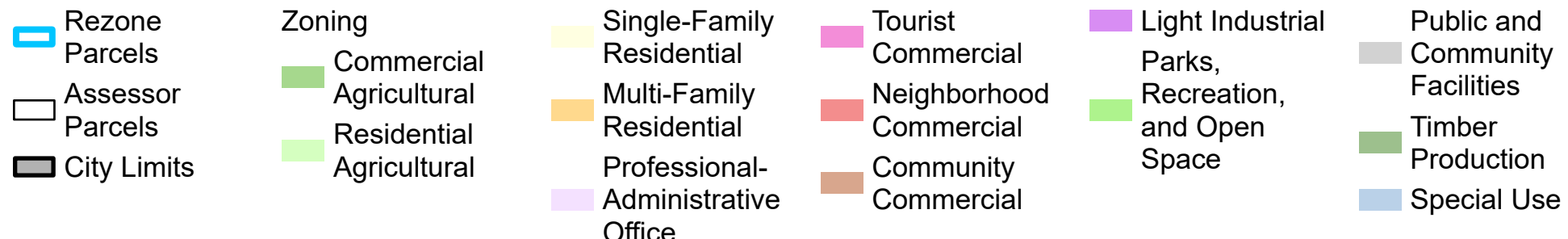
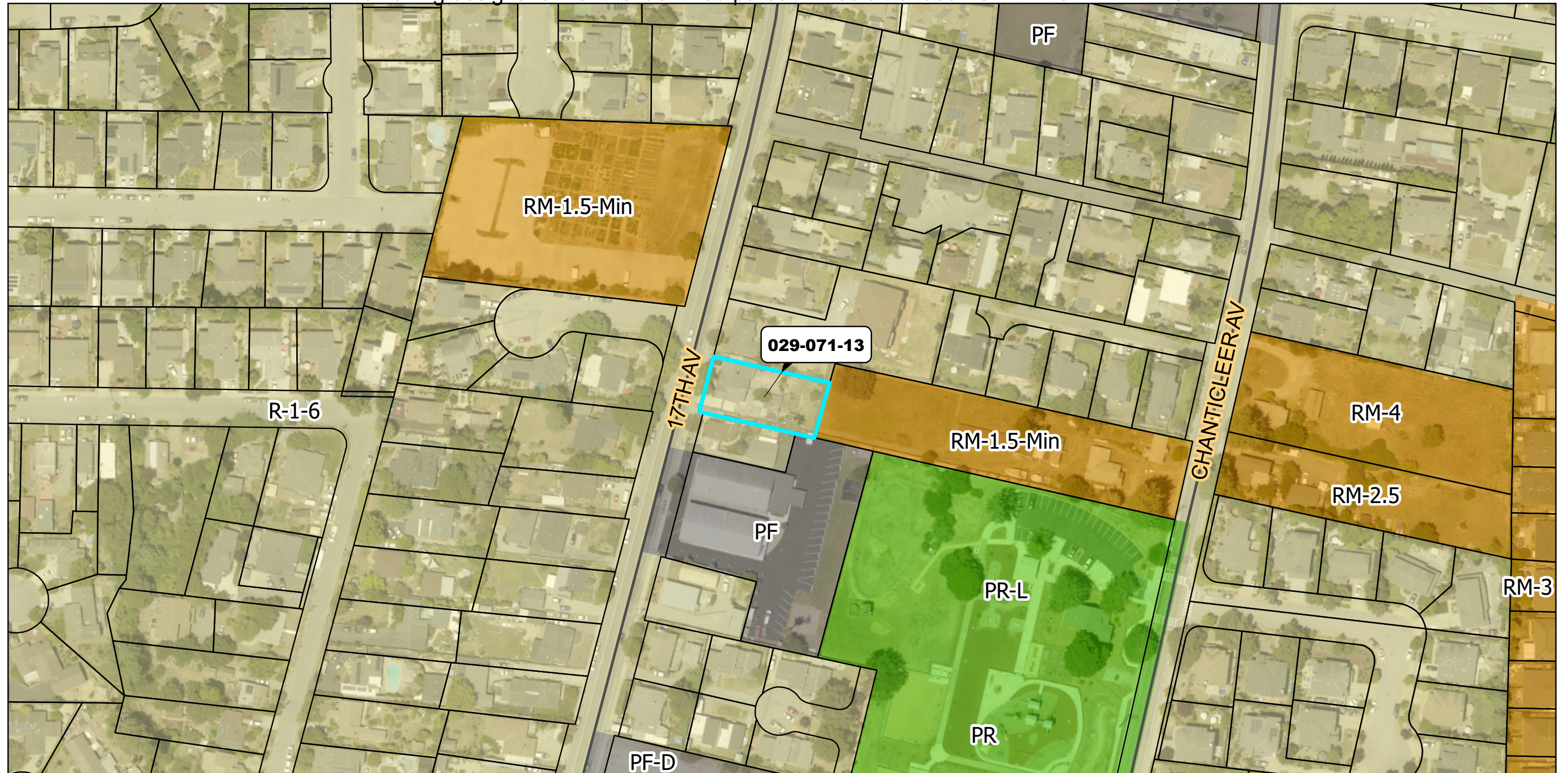
The zoning designation for the identified parcel will be amended from C-2-D → C-2-D-Min



Map Amendments - 2030 17th Ave, Santa Cruz, CA 95062

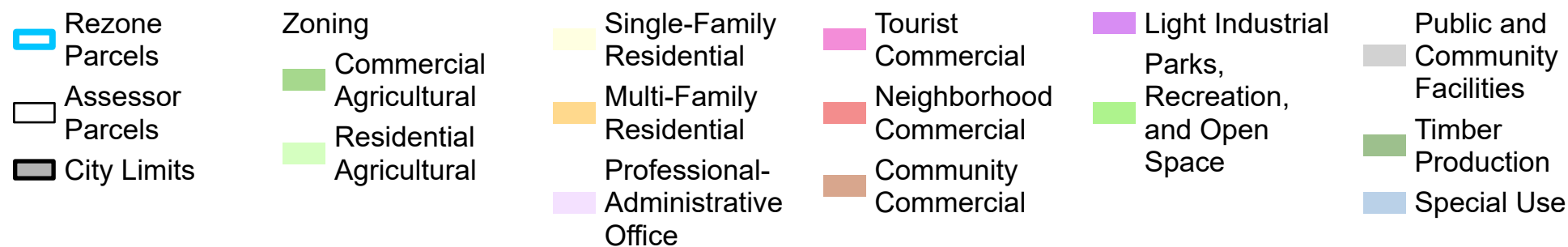
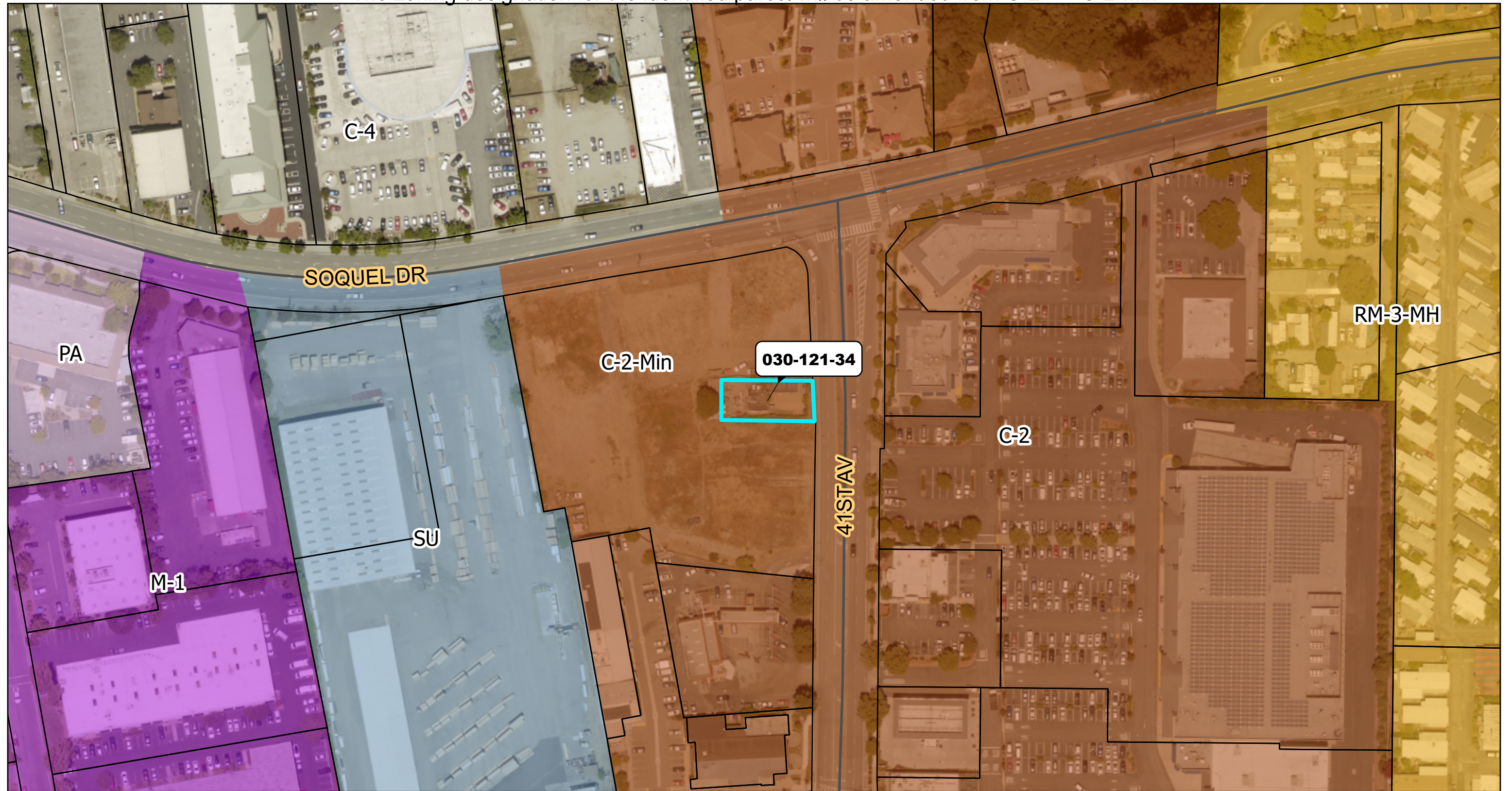
The General Plan Land Use designation for the identified parcel will be amended from R-UL → R-UH

The zoning designation for the identified parcel will be amended from R-1-6 → RM-1.5-Min



Map Amendments - 2831 41st Ave, Santa Cruz, CA 95073

The zoning designation for the identified parcel will be amended from C-2 → C-2-Min

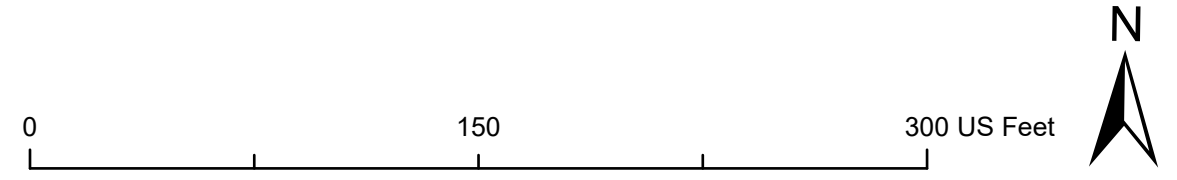


Map Amendments - 101 Esplanade, Aptos, CA 95003

The zoning designation for the identified parcel will be amended from C-1-L → C-1



- | | | | | | |
|---------------------|---------------|---|----------------------------|--|---------------------------------------|
| Rezone
Parcels | Zoning | Single-Family
Residential | Tourist
Commercial | Light Industrial | Public and
Community
Facilities |
| Assessor
Parcels | Commercial | Multi-Family
Residential | Neighborhood
Commercial | Parks,
Recreation,
and Open
Space | Timber
Production |
| City Limits | Residential | Professional-
Administrative
Office | Community
Commercial | Special Use | |
| | Agricultural | | | | |



Map Amendments - 320 Lee Rd, Watsonville, CA 95076

The zoning designation for the identified parcel will be amended from CA-L-W → CA-W



- | | | | | | |
|---------------------|---------------|---|----------------------------|--|---------------------------------------|
| Rezone
Parcels | Zoning | Single-Family
Residential | Tourist
Commercial | Light Industrial | Public and
Community
Facilities |
| Assessor
Parcels | Commercial | Multi-Family
Residential | Neighborhood
Commercial | Parks,
Recreation,
and Open
Space | Timber
Production |
| City Limits | Residential | Professional-
Administrative
Office | Community
Commercial | Special Use | |
| | Agricultural | | | | |



Map Amendments - 526 Lockhart Gulch Rd, Scotts Valley, CA 95066

The zoning designation for the identified parcel will be amended from C-1 → R-1-6

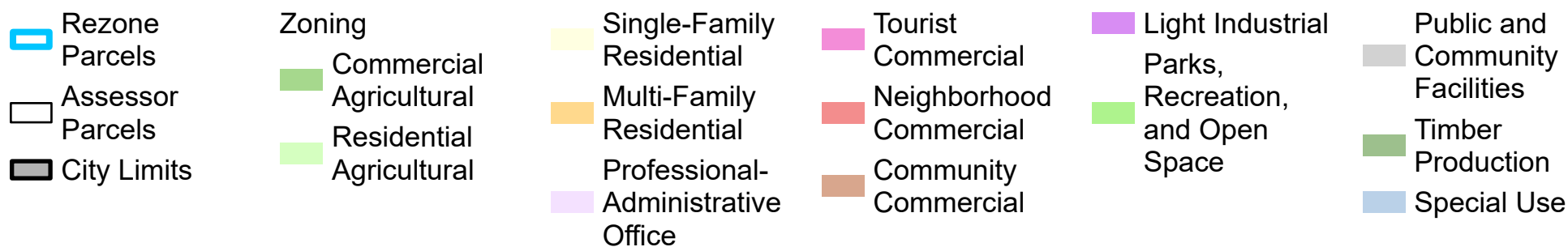
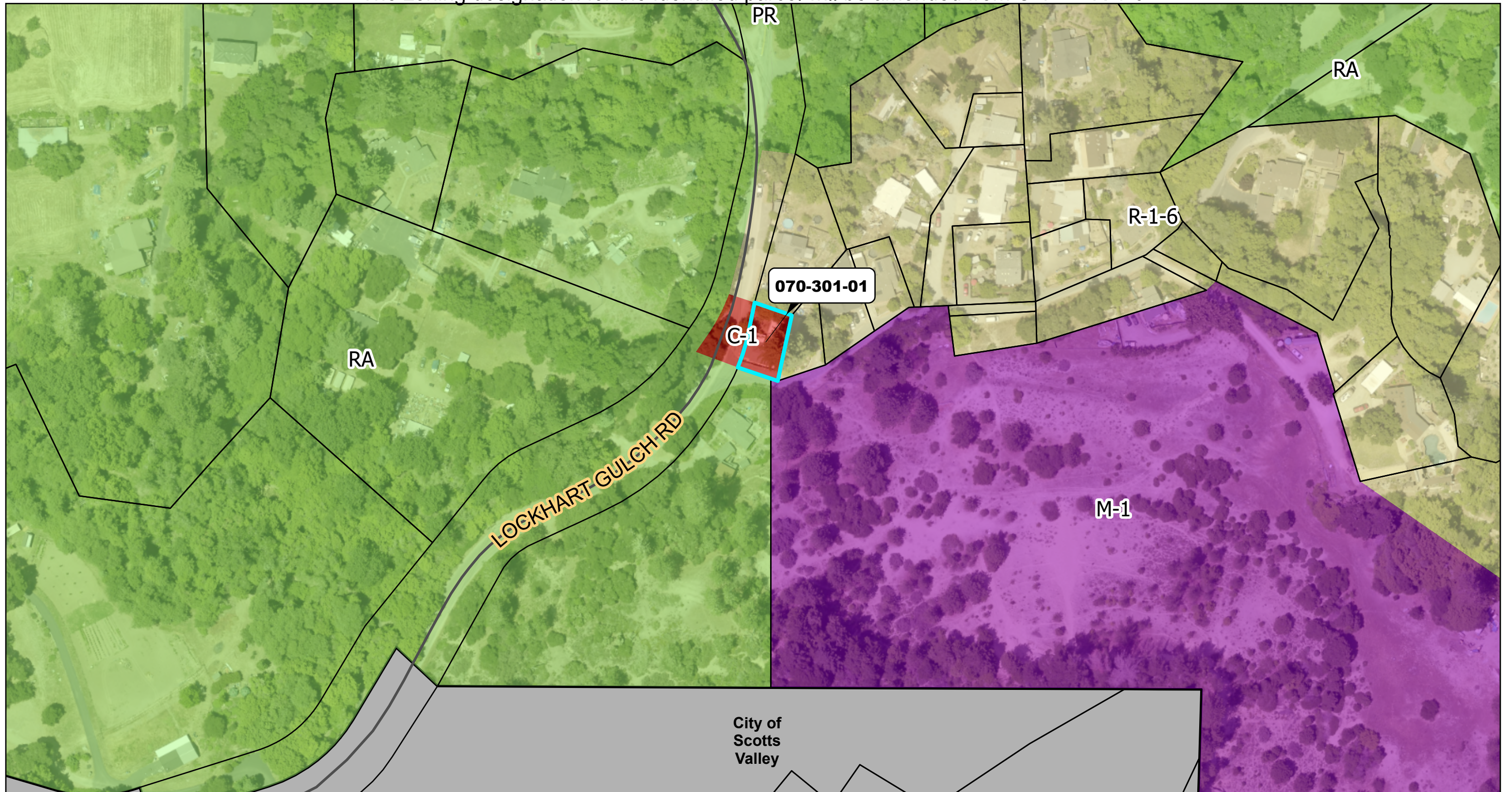
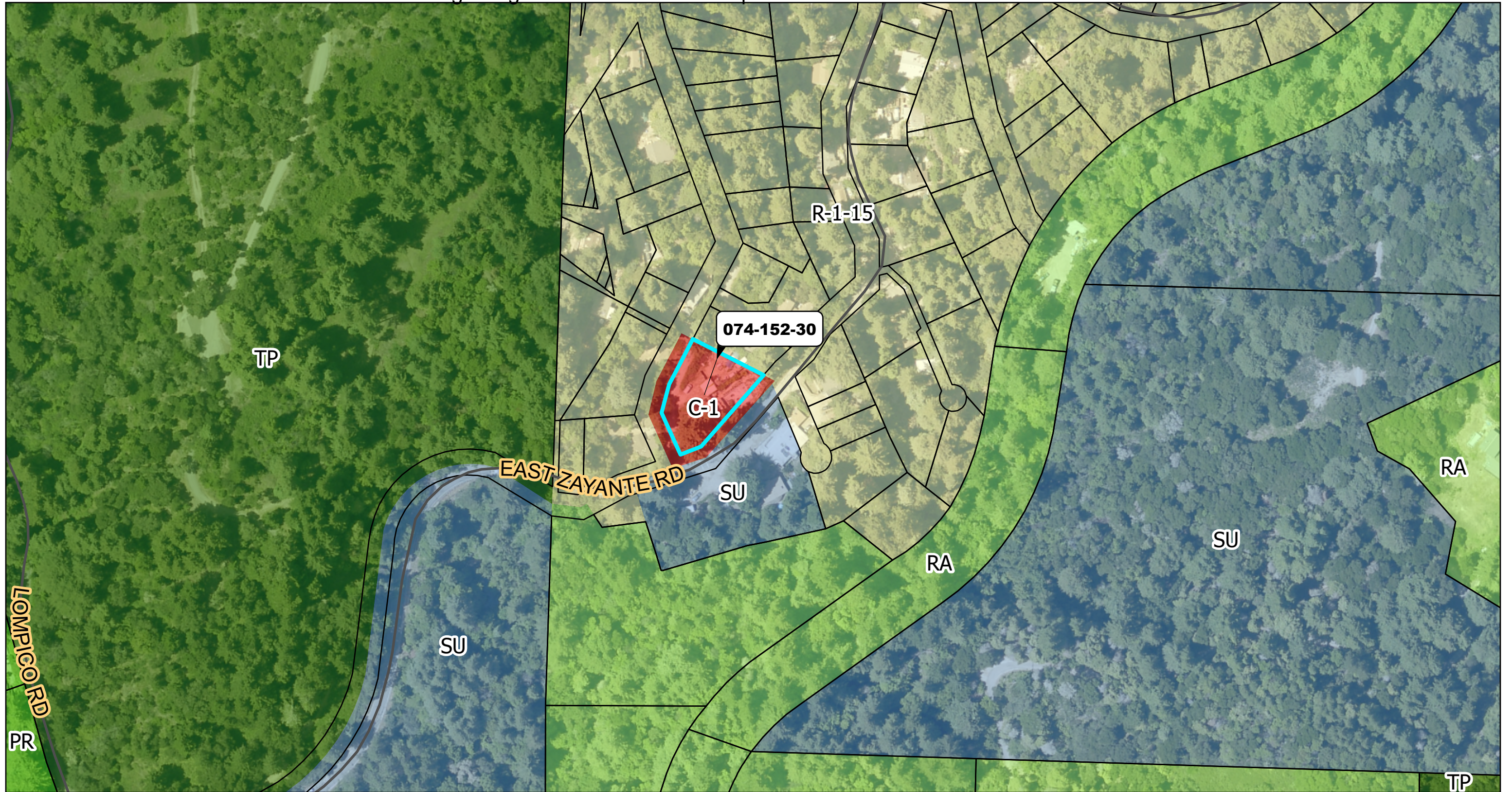


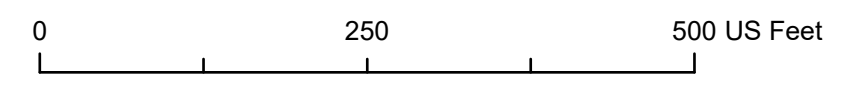
EXHIBIT B

Map Amendments - 9211 E Zayante Rd, Felton, CA 95018

The zoning designation for the identified parcel will be amended from C-1 → R-1-15



- | | | | | | |
|---------------------|---------------|---|----------------------------|--|---------------------------------------|
| Rezone
Parcels | Zoning | Single-Family
Residential | Tourist
Commercial | Light Industrial | Public and
Community
Facilities |
| Assessor
Parcels | Commercial | Multi-Family
Residential | Neighborhood
Commercial | Parks,
Recreation,
and Open
Space | Timber
Production |
| City Limits | Residential | Professional-
Administrative
Office | Community
Commercial | Special Use | |
| | Agricultural | | | | |





County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

CEQA ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SUSTAINABILITY POLICY AND REGULATORY UPDATE

Project Name: County of Santa Cruz 2026 Annual Code Update

Project Location: Countywide

Assessor Parcel No (APN): Countywide and APNs 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30.

Project Description: The proposed 2026 Annual Code Update (Project) includes amendments to the General Plan/ Local Coastal Program (LCP) Chapters 2 and 5 and amendments to the Santa Cruz County Code (SCCC) Chapters 7.38, 9.36, 3.10, 13.11, 13.16, 13.20, 16.10, 16.10A, 16.20, 16.20A, 16.42, and 18.10, as part of an ongoing effort to update and streamline the County’s regulatory framework, ensuring consistency with current policies, legal requirements, and land use goals. The Project also includes a General Plan Land Use Map amendment on APN 029-071-13, as well as Zoning Map amendments on parcels APN 026-091-54, 026-261-17, 029-071-13, 030-121-34, 042-151-23, 052-271-04, 070-301-01, and 074-152-30. The proposed amendments to the General Plan/LCP and to all the SCCC chapters except Chapter 16.42 are also amendments to the County’s LCP and will require Coastal Commission certification after County adoption. Amendments to SCCC Chapter 7.38 require approval of the Central Coast Regional Water Quality Control Board.

County Contact: Jacob Lutz, Planner

Telephone No. (831) 454-3136

Date Completed: April 13, 2026

Background:

This document is an addendum to the Final Environmental Impact Report (“EIR”) for the Sustainability Policy and Regulatory Update (“Sustainability Update”) (State Clearinghouse No. 2020079005), which was certified by the Board of Supervisors on November 15, 2022. The certified Sustainability Update EIR includes the Draft EIR volume (April 2022) and the Final EIR volume (August 2022). The Sustainability Update consisted of amendments to the County’s General Plan/LCP, amendments to sections of the SCCC, adoption of County Design Guidelines, and General Plan land use map and/or zoning map amendments for 23 properties. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes the proposed General Plan/LCP, SCCC, General Plan land use map, and Zoning Map amendments to determine whether potential environmental impacts associated with the proposed amendments would be within the scope of analyses evaluated in the Sustainability Update EIR.

CEQA Authority

Once an EIR has been certified (or a Negative/Mitigated Negative Declaration has been adopted) for a project, Sections 15162-15164 of the State CEQA Guidelines define the standards for determining the appropriate level of subsequent environmental review, and Section 15164 addresses the specific circumstances requiring the preparation of an addendum to an EIR. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

When it can be determined that the proposed changes to an approved project, changed circumstances, or new information would not result in the identification of new significant impacts or a substantial increase in the severity of significant impacts identified in the certified EIR, an addendum to the EIR may be prepared. If significant new impacts or a substantial increase in the severity of previously identified impacts would result, then preparation and circulation of a subsequent or supplemental EIR for additional public review is required. Public review of an addendum is not required under CEQA.

Section 15162 of the CEQA Guidelines does not require a subsequent EIR be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report;*
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report;*
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

Overview of the Certified Sustainability Update Final EIR

The certified Sustainability Update Final EIR analyzed amendments to the County's General Plan/LCP and chapters/sections of the SCCC, as well as two other components described below. The Sustainability Update was a comprehensive update to the County's General Plan/LCP and modernization of the SCCC. The goal of this update was to implement new policies and code

regulations that support more sustainable communities in Santa Cruz County. The County's previous LCP was adopted in 1994, and was updated to align with new state laws, new regional and local plans, and a community vision that is focused on sustainable growth. The SCCC needed to be updated to implement the changes that are proposed in the General Plan/LCP. The County modernized the SCCC and prepared County Design Guidelines that were intended to help applicants understand the County's development rules and design projects that align with the community's vision. The proposed project also arises in part from the Sustainable Santa Cruz County Plan, accepted by the Board of Supervisors in October 2014 as a planning and feasibility study that focused on sustainable development of the County's urban areas. The Sustainability Update consisted of four key components described below:

1. *General Plan/LCP Amendments.* The approved amendments, text revisions, new or revised goals, objectives and policies, and new and revised implementation strategies that replaced prior programs. Revisions were included for the following five General Plan/LCP chapters:

Chapter 1: Introduction;

Chapter 2: Built Environment (formerly Land Use);

Chapter 3: Access + Mobility (formerly Circulation);

Chapter 5: Agriculture, Natural Resources + Conservation; and

Chapter 7: Parks, Recreation + Public Facilities.

The above-listed General Plan/LCP elements joined three other existing elements that were previously updated, which comprise the entirety of the General Plan/LCP:

Chapter 4: Housing (2016);

Chapter 6: Public Safety (2020); and

Chapter 8: Noise (2019).

2. *SCCC Amendments.* Amendments to the SCCC were included in Title 13—Planning and Zoning Regulations and Title 18—Procedures, with some revisions to Title 5—Business Regulations, Title 12—Building Regulations, Title 15—Community Facilities, and Title 16—Environmental and Resource Protection, in order to ensure regulations incorporated State law and modern practices, reflected General Plan/LCP proposed revisions, and are internally consistent.
3. *County Design Guidelines.* The Sustainability Update includes adoption of County Design Guidelines, which are referenced in revisions to SCCC Chapter 13.11.
4. *Land Use and Zoning Map Amendments.* Selected property-specific General Plan land use designation changes and/or rezonings have been identified by County staff and include identified opportunity sites such as the vacant property located at Soquel Drive and Thurber Lane and vacant and underutilized properties along the Portola Drive commercial corridor. There were General Plan designation and/or zone district amendments for other parcels in order to achieve consistency with the General Plan and/or existing uses on a property.

The California Coastal Act of 1976 (Coastal Act) requires local jurisdictions to adopt an LCP to regulate development within the coastal zone. An LCP consists of both a Land Use Plan (LUP) and a Local Coastal Implementation Plan (LCIP) with implementing actions that are consistent with the statewide Coastal Act policies. The Coastal Act requires California Coastal Commission approval of amendments to jurisdictions' LUP and LCIP. The approved Sustainability Update included amendments to some General Plan/LCP goals, objectives, policies, and implementation strategies that are also part of the LUP. The approved Sustainability Update included amendments to some sections of the SCCC that included sections that are part of the LCIP. These sections and chapters required Coastal Commission approval as part of an LCP amendment; the Coastal Commission certified the Sustainability Update elements that are part of the County's LCP on December 15, 2023.

Proposed Project Modifications

The 2026 Annual Code Update proposes a series of amendments to the General Plan/ LCP and various SCCC chapters, as part of an ongoing effort to update and refine the County's regulatory framework to improve permitting processes, address evolving legal changes, ensure consistency with current policies, and improve regulatory clarity and functionality. The proposed amendments also include an amendment to the General Plan land use map for one parcel and amendment to the zone district for eight parcels, including the parcel with the proposed General Plan land use designation amendment. Proposed amendments are summarized below. Text revisions and details of the proposed amendments are documented in the County's Community Development and Infrastructure Department staff report to the Planning Commission (hereinafter referred to as "the staff report").

General Plan/LCP Amendments. Minor amendments to the County's General Plan/LCP are proposed in Chapter 2: Built Environment Element and Chapter 5: Agriculture, Natural Resources + Conservation Element related to coastal special communities and coastal scenic areas. The amendments include minor text revisions to resolve General Plan and SCCC inconsistencies with the designation of coastal special communities and provide clarification of the specific areas designated coastal special communities.

Santa Cruz County Code Amendments. Amendments are proposed to SCCC Chapters 7.38, 9.36, 13.10, 13.11, 13.16, 16.10, 16.10A, 16.20, 16.20A, 16.42, and 18.10, including various sections within each of these chapters. The proposed amendments are primarily intended to streamline permitting processes, ensure compliance with state laws, and improve clarity and accuracy, as well as correct inconsistencies, including outdated references and unclear language.

Proposed amendments intended to streamline permitting include minor revisions to some definitions and clarifications or revisions to requirements for: onsite wastewater treatment systems (OWTSs); use of parking for outdoor seating; review authority for replacement of structures after a disaster; residential site and development standards; processing grading permits; and preapplication consultations. Proposed amendments to ensure compliance with state and local laws generally address transit definitions; noticing requirements in the coastal zone; and public hearing notices. Amendments to provide clarification and ensure internal consistency between the General Plan/LCP and SCCC generally consist of minor text revisions that address coastal special communities; fences; home occupations; parking standards for single-family homes; vehicle parking design standards; overnight parking in the North Coast Beach parking areas; some residential development standards; and temporary storage structures. There are also minor text clarifications to SCCC chapters regarding geologic hazards and historical preservation.

Zoning Map Amendments. Eight parcels are proposed for rezoning throughout the unincorporated area as explained below.

- Two parcels (APN 070-301-01 and 074-152-30) are proposed for rezoning so that the zoning matches the General Plan land use designation. In the case of conflicts between the General Plan and zoning, the General Plan prevails. Another parcel (APN 029-071-13) is proposed to be rezoned from R-1-6 to RM-1.5-Min to be consistent with the proposed General Plan land use designation as described below.
- Removal of the "L" historic building zoning overlay is proposed for three parcels (APN 026-091-54, 042-151-23, and 052-271-04) as the parcels no longer have historic buildings on them and are either currently proposed to be delisted or have been delisted from the County's Historic Resources Inventory.
- Three parcels (APN 026-261-17, 029-071-13, and 030-121-34) are proposed for rezoning by adding the "-Min" ministerial combining district zoning overlay to match adjacent and

consolidated sites that already have the “-Min” overlay to support affordable housing development, as dictated by the County’s Housing Element.

General Plan Land Use Designation Map Amendment. One parcel (APN 029-071-13) in the Live Oak planning area is proposed for a General Plan Land Use Map amendment. The amendment would change the existing designation of R-UL (Urban Low – Residential) to R-UH (Urban High – Residential) to be consistent with R-UH land use designation on the adjacent parcel (APN 029-071-03) and to facilitate an affordable housing development. As indicated above, this parcel also is proposed to be rezoned from R-1-6 to RM-1.5-Min to be consistent with the proposed General Plan land use designation and the adjacent parcel with the “-Min” overlay to support affordable housing development.

Analysis

General Plan/LCP Amendments. Text amendments to Chapters 2 and 5 are proposed so that SCCC and General Plan/LCP references to coastal special communities are internally consistent. Text revisions in Chapter 2 strengthen language for protection of Coastal Special Scenic Areas and Coastal Special Communities, as well as other special areas in the Coastal Zone identified in Policy ARC-5.1.11 in Chapter 5. The proposed revisions further reference applicable design criteria in the SCCC. Proposed text changes to Chapter 5 provide further clarity and definition of these coastal special areas to ensure the continued protection of coastal resources and adds description of the specific area within identified Coastal Special Communities. Overall, these proposed amendments are minor text revisions necessary to resolve General Plan and SCCC inconsistencies with the designation of coastal special communities and would ensure the continued protection of coastal resources. Therefore, these text changes would not directly or indirectly, as a result of future development, result in new significant environmental impacts or a substantial increase in the severity of significant impacts identified in the Sustainability Update EIR.

Santa Cruz County Code Amendments. As indicated above, the proposed SCCC amendments are primarily intended to streamline permitting processes, ensure compliance with state and federal law, and improve clarity and accuracy, as well as correct inconsistencies, including outdated references and unclear language.

- *Streamlining Efforts.* Proposed text revisions (Amendments #1-20 in the staff report) are intended to make the County Code easier to administer and understand, remove redundancies, and help facilitate more efficient reviews of development applications while still protecting and maintaining the necessary and applicable health, safety, environmental, and resource protection standards. The amendments include a coordinated definition of “in-kind” replacement in order to facilitate redevelopment of lost structures due to a disaster that will facilitate reviews by Planning, Environmental Planning, and Environmental Health.

Several of the streamlining amendments aim to clarify the application of SCCC Chapter 7.38 for properties with onsite wastewater treatment systems (OWTSs), and how these systems can continue to serve potential additions, remodels, replacement structures, or smaller accessory dwelling units (ADUs) without requiring full upgrades, provided that the systems are permitted, adequately sized, and functioning without failure.

Proposed revisions to SCCC Section 13.10.323 are intended to clarify and simplify the residential site and development standards in this section, particularly as they relate to minimum lot sizes and how development standards apply to land divisions. These amendments are to align residential standards with the General Plan densities adopted the Sustainability Update, which increased the allowable residential densities for several General Plan land use designations and to eliminate inconsistencies with the General Plan as amended by the Sustainability Update.

Additional streamlining efforts are focused on simplifying permit processing, including but are not limited to: clarifying permit authority across zoning, grading, design review, and coastal provisions; eliminating the need for large dwelling permits of structures greater than 5,000 square feet; updating grading permit thresholds and review procedures, lowering the level of approvals needed for certain applications; modifying the use of limited parking stalls for outdoor seating; and revising the procedural classifications of permits in SCCC 18.10 so that the code requirements better aligns with the County's permit structure of streamlining applications.

- *State Law Consistency.* Text revisions (Amendments #21-27 in the staff report) are proposed to ensure that the SCCC remains consistent with current State law by incorporating recent statutory changes and revising local provisions where necessary. The amendments are primarily technical in nature and do not establish new local policy but instead ensure that the County's regulations accurately reflect current State laws. The six amendments update the definitions of "major transit stop" and "transit priority area" pursuant to Public Resources Code Section 21155, revise noticing and hearing procedures for coastal development permit exemptions pursuant to Section 13569 of the California Coastal Commission's regulations, update Coastal Commission appeal provisions to reflect changes established by recently adopted Assembly Bill (AB) 130, and increase the public notice period for legislative matters affecting zoning from 10 days to 20 days prior to Planning Commission public hearings, pursuant to AB 2904.
- *Internal Consistency/Clarification.* Proposed text revisions (Amendments #28–49 in the staff report) improve internal consistency within the SCCC and General Plan. By resolving technical inconsistencies and updating regulatory language, these amendments would ensure a more predictable and accelerated pathway for applicants by correcting cross-references, updating and refining terminology, and clarifying existing development standards and procedures.

Proposed amendments to SCCC Chapters 16.10 and 16.10A (Geologic Hazards) consist of minor text revisions to provide clarification. Proposed amendments SCCC Chapter 16.42 (Historic Preservation) primarily consist of clarifications and technical corrections intended to improve readability and internal consistency without altering the underlying regulatory framework.

Additional amendments include minor updates to improve clarity in development standards, parking and design provisions, grading requirements, and technical report procedures. These revisions are administrative in nature and are intended to improve readability and usability of the SCCC and General Plan without changing the underlying policy intent or regulatory standards. Overall, these amendments help ensure that County regulations remain clear, internally consistent, and easier for applicants, staff, and the public to interpret and apply.

The proposed revisions to the above referenced SCCC sections would not result in new or intensified development or weaken existing regulations that serve to protect environmental resources or avoid environmental impacts. The proposed amendments are considered minor, and as explained above, are intended to streamline permitting processes, ensure consistency with state law, and provide internal consistency between the Zoning Ordinance and General Plan/LCP as set forth in goals, policies, and/or implementation strategies adopted as part of the Sustainability Update. The revisions would not directly or indirectly result in new significant impacts on the environment or a substantial increase in the severity of significant impacts identified and evaluated in the Sustainability Update EIR.

Zoning Map Amendments. Eight parcels across the county are proposed for rezoning. As indicated above, two parcels (APN 070-301-01 and 074-152-30) are proposed for rezoning to match the General Plan Land Use residential land use designation. In the case of conflicts with the General Plan and zoning, the General Plan prevails. These rezonings do not alter development potential on the site,

which is guided by the existing General Plan land use designation, but would correct the inconsistency of existing zoning with existing General Plan designations. Thus, the amendments would not result in new impacts. The proposed amendment to rezone APN 029-071-13 from R-1-6 to RM-1.5-Min is discussed below in the “General Plan Land Use Designation Map Amendment” analysis.

Removal of the “-L” historic building zoning overlay on three parcels (APN 026-091-54, 042-151-23, and 052-271-04) is proposed as the parcels either no longer have former historical structures or structures have been found to be deteriorated beyond repair, and have been delisted from the County’s Historic Resources Inventory. These rezonings will also streamline development application reviews by eliminating the requirement for a historic resources review since a building of historic significance no longer exists on these parcels. As listed historical resources are no longer present, this amendment would not lead to impacts to historical resources or other new significant impacts.

Three parcels (026-261-17, 026-261-17, and 030-121-34) are proposed for rezoning by adding the “-Min” ministerial combining district zoning overlay to match adjacent and consolidated sites that already have the “-Min” overlay, as dictated by the County’s Housing Element. The amendments are consistent with the County’s 2023 Housing Element that includes a key program to develop a by-right overlay zone to permit rental and owner-occupied multi-family housing uses by right (ministerially) for developments with 20% or more lower-income units pursuant to state law. These rezonings will create consistency during project review for other parcels that have already had rezones approved and would facilitate development of affordable housing consistent with the County’s Housing Element and goals and policies set forth in the Sustainability Update EIR. Therefore, these rezoning amendments would not result in new significant impacts.

In addition, the County prepared an addendum to the Sustainability Update EIR for adoption of the County of Santa Cruz 2023 Housing Element. The Housing Element provides quantified objectives for construction, rehabilitation, and conservation of housing units and includes goals, policies and programs that support housing units for all income groups and identifies available sites to meet the County’s Regional Housing Needs Allocation (RHNA) of 4,634 new housing units for the years 2023 through 2031. Three of the parcels proposed for rezoning (026-091-54, 026-261-17, and 030-121-34) are included in the Housing element Housing Sites Inventory, which provides a parcel-specific inventory of suitable and appropriately designated and zoned sites that could be developed with residential uses. Furthermore, the proposed “-Min” ministerial combining district zoning overlay for APN 029-071-13 would be consistent with the land use designation and zoning on adjacent parcel APN 029-071-03 (2021 Chanticleer Avenue). This latter parcel also was part of the Housing Element Sites Inventory and currently has a pending development application for a proposed 100% affordable housing project. Thus, the proposed zone district amendments for the these three parcels also are consistent with the Housing Element, and the Addendum to the Sustainability Update found that the 2023 Housing Element is consistent with and expands housing goals, policies, and programs in the General Plan/LCP as modified by the Sustainability Update and resulting development would be within the amount of residential development evaluated in the Sustainability Update EIR.

General Plan Land Use Designation Map Amendment. One parcel (APN 029-071-13) is proposed for a General Plan Land Use Map amendment. The amendment would change the existing designation of R-UL (Urban Low – Residential) to R-UH (Urban High – Residential) to be consistent with the R-UH land use designation on the adjacent parcel and to facilitate an affordable housing development that is proposed on the adjacent property. This parcel also is proposed to be rezoned from R-1-6 to RM-1.5-Min to be consistent with the new General Plan land use designation with the “-Min” overlay to be consistent with the zoning on the adjacent parcel as described above.

The parcel proposed for re-designation is located at 2030 17th Avenue in the Live Oak planning area within the County’s Urban Services Line (USL). The 0.24-acre property is currently developed with a

single-family home and is located within a predominantly developed residential neighborhood. The existing R-UL designation allows a density of 4-10 dwelling units per acre; the proposed R-UH designation allows 11-30 dwelling units per acre. The residential development potential on the site would increase from approximately 2 dwelling units under the existing General Plan land use designation to approximately 7 dwelling units with the proposed amendment. Thus, the proposed amendment would result in a net increase of the site's development potential by approximately 5 dwelling units and by approximately 6 dwelling units over the existing land use.

The site currently is part of a 100% affordable multifamily housing project proposed on the adjacent parcel at 2021 Chanticleer Avenue (APN 029-071-03). The original proposal on the adjacent site was for a 54-unit housing project, which would increase by 7 units to a 61-unit project with the inclusion of the Project site proposed for the General Plan land use amendment. This net increase in proposed residential units is consistent with the above estimate of the number of housing units that could potentially be developed with the proposed amendment.

The Sustainability Update EIR considered the impacts of new residential development, as well as repurposing, intensifying, and redeveloping existing developed parcels throughout the unincorporated county. The Sustainability Update included the new R-UHF land use designation and other policies that support intensified redevelopment, primarily focused along transportation corridors within the USL. The proposed site is located on 17th Avenue, which is identified as a multi-modal corridor in the Sustainability Update. Thus, the proposed land use map amendment is consistent with underlying goals and policies in the Sustainability Update as evaluated in the EIR related to intensified development along transportation corridors in the USL.

The Sustainability Update EIR estimated that the Update had the potential to accommodate approximately 4,500 housing units throughout the county over baseline conditions evaluated in the EIR with approximately 75% projected to occur within urban areas. This forecast provided an estimate of potential growth that could occur as a result of adoption and implementation of the Sustainability Update for the purpose of evaluation in the EIR, and the EIR noted that annual limits for residential units are set by the County pursuant to Measure J and SCCC provisions.

Since the base year of analysis (2021) for projections used in the Sustainability Update EIR, approximately 853 residential units have been constructed or approved throughout the unincorporated area. Thus, the change in the residential development potential from 2 to 7 units with the proposed amendment in addition to other residential units that have been constructed or approved would result in a net increase in approximately 860 residential units, which would be well within the remaining residential buildout estimates of 4,500 residential units considered and evaluated in the Sustainability Update EIR impact analyses. The Sustainability Update EIR also estimated 2,002 new residential units could be developed in the Live Oak planning area as a result of the Sustainability Update. Approximately 421 residential units have been permitted in the Live Oak planning area since the base year of analysis for the Sustainability Update EIR. Thus, the residential development potential resulting from the proposed amendment would be well within the remaining residential buildout estimates within the Live Oak planning area.

The Project parcel is not located in the coastal zone. The site is currently developed with a single-family house and does not contain, nor is it adjacent to, lands with agricultural or forest resources and is classified as Urban and Built-Up Land in the California Farmland Mapping and Monitoring Program. Thus, future development would not result in impacts to agricultural, forest, or coastal resources. Similarly, the parcel is not located in a flood zone or in proximity to an airport and would not result in impacts related to flood hazards or airport hazards or noise.

Maps included in the County's Geographic Information Services (GIS) did not identify the parcel as being located in a sensitive biological or archaeological resources area. Studies conducted at the site found no biological resources and no archaeological or historical resources considered significant under CEQA; therefore future development resulting from the proposed amendment would not result in potentially significant impacts to biological or cultural resources. Additionally, the Sustainability Update EIR found that with required compliance with existing federal, state, and local regulations, and implementation of General Plan/LCP policies and implementation strategies, potential impacts to nesting birds, due to future development resulting from implementation of the Sustainability Update, would be a less-than-significant impact.

The Project parcel also is proposed to be rezoned from R-1-6 to RM-1.5-Min to be consistent with the new General Plan land use designation, which could result in future development with a slightly increased building height of 35 feet from the existing 28 feet permitted under the existing General Plan designation. However, the Sustainability Update EIR found that while some future buildings may be taller, it also found that future development in urbanized areas would be required to comply with the County's design review procedures and requirements, including adherence to the new County Design Guidelines and Site Development Permit requirements, as well as General Plan policies. In particular, Policy BE-4.1.4 requires new residential infill development to consider scale and size of the existing surrounding neighborhood and requires appropriate building massing, setbacks, and landscape buffers where development projects introduce a change in neighborhood character in order to reduce the perception of bulk and height. Thus, the Sustainability Update EIR concluded that future development would not adversely impact scenic resources or conflict with policies and regulations governing scenic quality, resulting in a less-than-significant impact, and future development on the Project site resulting from the proposed amendment would be within the scope of this analysis.

As explained above, the increase in the development potential of the Project site would be minimal and well within residential development estimates considered and evaluated in the Sustainability Update EIR and remaining development potential analyzed in the EIR. Thus, potential impacts of future development indirectly resulting from the proposed amendment related to population increases, energy demand, greenhouse gas emissions, and noise would be within the residential development estimates evaluated in the Sustainability Update EIR. Additionally, the minor increase in development potential would be well below residential development levels considered by the Monterey Bay Air Resources District to potentially result in significant air quality impacts.

The Sustainability Update EIR concluded that with adherence to existing regulations and standards, including the CBC, the County's Building Regulations, and various policies and actions established in the Sustainability Update would minimize impacts related to seismic and geologic hazards, soils, erosion, stormwater and water quality impacts. Therefore, the EIR concluded that potential impacts as a result of future development resulting from implementation of the Sustainability Update would be less than significant. As future development on the Project site resulting from the proposed amendment would be required to comply with all relevant County and State policies and regulations, the Project would not result in new significant impacts related to geology, soils or hydrology as a result of the proposed amendment.

A study conducted on the Project site found no evidence of "recognized environmental conditions (RECs)" or hazardous materials on the site, and thus, future development would not result in impacts related to exposure to hazards. Although not a REC, the study did indicate that asbestos and/or lead-based paint may be present due to the age of the existing building. However, the Sustainability Update EIR found that all demolition activities would be required to be undertaken according to OSHA standards to protect workers from asbestos and lead based paint, and any demolition of buildings containing asbestos also would be required to comply with the Monterey Bay Air Resources District's Rule 306 that requires reporting and investigation of certain buildings with asbestos as established

under federal law. The EIR concluded that with adherence to federal, state, and local regulations, impacts related to exposure to hazardous materials would be less than significant, and potential future development on the Project site would be required to comply with these regulations and not result in new significant impacts.

As the increase in the development potential of the Project site would be minimal and well within residential development estimates considered and evaluated in the Sustainability Update EIR and remaining development potential analyzed in the EIR, demand for public services (fire and police protection, schools, and parks/recreation) and public utilities (water supply, wastewater collection and treatment, and solid waste disposal) would be within the development estimates evaluated in the Sustainability Update EIR. The Live Oak planning area is provided water service by the City of Santa Cruz. While the EIR identified a potentially significant impact regarding provision of water service, this was primarily due to uncertainty regarding potential future development within the part of the city of Capitola also served by the City of Santa Cruz. However, as indicted above, development within the Live Oak planning area, including development potentially resulting from the amendment, would be well within remaining development and estimated water demand evaluated in the EIR.

Similarly, transportation impacts resulting from future development, including vehicle miles traveled (VMT), would be within the development estimates evaluated in the Sustainability Update EIR. The EIR identifies potential significant impacts related to countywide VMT as a result of future development. However, the EIR also indicates that future development projects would be subject to review under the County's VMT Guidelines, which identify projects that would be automatically considered within significance thresholds due to size, housing affordability, proximity to high-quality transit, and other screening criteria. The EIR concluded that some types of future projects, such as small projects, projects near high-quality transit, local-serving retail projects, and affordable housing projects could be found to meet the County's VMT threshold and, and therefore, be found to result in less-than-significant impacts. The Project parcel with the proposed General Plan Land Use Map amendment currently is part of a proposed 100% affordable housing project, and an affordable housing project would screen a project from further VMT review with a conclusion that VMT impacts would be less than significant. Should a different project be proposed for the property, it is likely it would be similarly screened out due to being a small project, affordability and/or proximity to transit.

In conclusion, the proposed General Plan land use map amendment would not result in new significant impacts or substantially more severe significant impacts than were analyzed in the Sustainability Update EIR.

Determination

Based on the foregoing review of all Project components, the proposed Project is within the scope of the impacts evaluated in the Sustainability Update EIR. Neither, the proposed General Plan/LCP and SCCC amendments with minor text changes nor the proposed General Plan land use amendment and rezoning of eight parcels would result in new significant impacts or substantially more severe impacts than identified and evaluated in the certified Sustainability Policy and Regulatory Update EIR. All of the impacts associated with the proposed Project are within the scope of analyses in the Sustainability Update EIR. Similarly, there are no substantial changes with respect to the circumstances under which the Project is undertaken or new information of substantial importance that would result in new significant impacts or a substantial increase in severity of previously identified impacts since certification of the EIR, as explained in the following review. None of the conditions described in Section 15162 of the CEQA Guidelines have occurred that would require preparation of a Subsequent EIR. Additionally, five of the six mitigation measures included in the EIR and related to agricultural, biological, and historical resources and VMT impacts, are not applicable to any element the Project. One mitigation measure that requires preparation of a historical resources assessment for

SUSTAINABILITY POLICY AND REGULATORY UPDATE EIR ADDENDUM

developments with structures 50+ years in age has been completed for the property with the proposed General Plan Land Use Map amendment, and no historical resources were identified.

Therefore, pursuant to Section 15164 of the CEQA Guidelines, preparation of this Addendum to the certified Sustainability Policy and Regulatory Update EIR (State Clearinghouse No. 2020079005) is the appropriate environmental review document for the proposed County of Santa Cruz 2026 Annual Code Update.