
APPENDIX A

**EIR NOTICE OF PREPARATION
and
COMMENT LETTERS**

ZONING/PERMIT PROCESSING
831/420-5100 • FAX 831/420-5101
INSPECTION SERVICES
831/420-5120 • FAX 831/420-5101

COMPREHENSIVE PLANNING,
HOUSING AND
COMMUNITY DEVELOPMENT
831/420-6250 • FAX 831/420-6458

809 Center Street • Room 206 • Santa Cruz, CA 95060 • cityplan@ci.santa-cruz.ca.us
JULIANA REBAGLIATI, DIRECTOR

FILE COPY

March 2, 2009

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

RE: City of Santa Cruz General Plan 2030 EIR

To Interested Agencies and Persons:

The City of Santa Cruz will be the lead agency and will prepare an Environmental Impact Report on the project described herein. Please respond with written comments regarding the scope and the content of the EIR as it may relate to your agency's area of statutory responsibility or your areas of concern or expertise. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project, if any is required. Responses are due within 30 days of the receipt of this Notice, as provided by State law. The contact person's name and address are listed below. Please include the name and phone number of a contact person at your agency in your response.

The project location, description, and potential environmental effects are presented below. An Initial Study has not been prepared. In accordance with State CEQA Guidelines section 15060(d), the City has determined that an EIR will be required for the project, and the probable environmental effects of the project that will be evaluated in the EIR are described in paragraph 4 below.

1. **Project Location.** The City of Santa Cruz, incorporated in 1866, is located approximately 75 miles south of San Francisco, 25 miles south of San Jose and 40 miles north of Monterey. The City has a total land area of 12.7 square miles, and is bordered by the Santa Cruz Mountains to the north, open space lands and agricultural lands to the west, the Monterey Bay to the south, and a portion of the unincorporated urban community of Live Oak to the east. As of January 1, 2008, the City supported a population of 58,125 with a mix of residential, commercial, industrial, visitor-serving, educational, public facility, recreational, and open space uses.

The *General Plan 2030* planning area includes the following geographic areas as shown on Figure 1:

- All lands located within the incorporated Santa Cruz city limits (including the City's Graham Hill water treatment plant and Dimeo Lane landfill);
- Lands outside City limits but within the City's adopted Sphere of Influence that are located east of Highway 17 in the Carbonera neighborhood and along 7th Avenue to the east of city limits;
- Unincorporated lands to the north and west of the City that generally extend from Graham Hill Road on the east to the Dimeo Lane and the City's landfill on the west. This area includes Henry Cowell State Park, University of California lands located

outside City limits, and Wilder Ranch State Park. State law requires the general plan to consider any territory outside the city boundaries which, in the City's judgment, bears relation to its planning. These "lands of interest" total approximately 26 square miles.

2. **Project Description.** The proposed project consists of the City's *Draft General Plan 2030* (dated February 27, 2009), which is an update of the City's existing *General Plan and Local Coastal Plan 1990-2005* that was adopted in 1992 and subsequently amended. The General Plan is a comprehensive, long-range, and internally consistent statement of the City's development and preservation policies within the General Plan planning area. State law requires that cities prepare general plans and regularly review and update them.

Pursuant to State law, a General Plan must include the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise. The draft General Plan (except for Housing as discussed further below) addresses the State's requirements in the following chapters and also includes optional subjects set forth in the State General Plan Guidelines related to community design and economic development.

- Historic Preservation, Arts, and Culture
- Community Design
- Land Use
- Mobility
- Economic Development
- Civic and Community Facilities
- Hazards, Safety, and Noise
- Parks, Recreation, and Open Space
- Natural Resources and Conservation

In addition to "Guiding Principles" set forth in the General Plan, the draft *General Plan 2030* provides goals, policies and actions to address each of the above topics. A goal is a general, overall and ultimate purpose, aim or end toward which the City will direct effort during the timeframe of the General Plan. A policy is a specific statement of principle or guidance that implies clear commitment; the direction the City elects to follow in order to meet its goals. An action is a program, activity or strategy carried out in response to adopted policy to achieve a specific goal.

A summary of the issues/topics addressed by the draft goals, policies and actions is provided below:

- The HISTORIC PRESERVATION, ARTS, AND CULTURE chapter includes four goals and associated policies and actions that address: 1) cultural resources (archaeological, paleontological and historical resources and historic buildings); 2) arts and cultural facilities and performances; 3) arts and cultural programs; and 4) establishing a strong identity as an arts and cultural community.
- The COMMUNITY DESIGN chapter includes five goals and associated policies and actions that address: 1) preservation of natural features that visually define areas with a built environment in harmony with its natural setting; 2) diverse neighborhoods and business districts with well-defined character; 3) design and

linkages between key areas; 4) attractive gateways, roadways and landscaping; and 5) walkable neighborhoods and districts with compatible uses and buildings.

- The LAND USE chapter includes four goals and associated policies and actions that address: 1) sustainable land uses; 2) a compact community with boundaries defined by the city's greenbelt and Monterey Bay; 3) complementary balance of diverse land uses; and 4) land use patterns that facilitate alternative transportation and/or minimize transportation demand.
- The MOBILITY chapter includes four goals and associated policies and actions that address: 1) facilitation of multiple transportation alternatives; 2) a safe, efficient, adaptive and accessible transportation system (including alternative transportation, transit, multi-modal systems); 3) a safe, efficient and adaptive road system; and 4) safe and inviting pedestrian and bicycle access.
- The ECONOMIC DEVELOPMENT chapter includes six goals and associated policies and actions that address: 1) the city as a vibrant regional economic center; 2) growth in the city's tax base; 3) the University as a major contributor to and beneficiary of a successful local economy; 4) diverse, educated and skilled work force; 5) diverse and dynamic business districts; and 6) a sustainable economy.
- The CIVIC AND COMMUNITY FACILITIES chapter includes eleven goals and associated policies and actions that address: 1) an involved and informed citizenry; 2) provision of comprehensive community facilities and services; 3) a safe, reliable water supply; 4) a sustainable and efficient wastewater systems; 5) a sustainable and efficient stormwater system; 6) solid waste; 7) police services; 8) educational opportunities; 9) health and human services; 10) childcare facilities and services; and 11) technical innovation.
- The HAZARDS, SAFETY AND NOISE chapter includes six goals and associated policies and actions that address: 1) emergency and disaster readiness; 2) air quality; 3) noise; 4) hazardous materials; 5) light pollution; and 6) natural hazards, including hazards related to erosion, steep slopes, earthquakes, flooding, tsunamis, and dam failure.
- The PARKS, RECREATION AND OPEN SPACE chapter includes four goals and associated policies and actions that address: 1) parks, open space and recreational facilities; 2) recreational programs, activities, events and services; 3) managed and convenient public access to open space lands and coastline; and 4) an integrated system of citywide and regional trails.
- The NATURAL RESOURCES AND CONSERVATION chapter includes seven goals and associated policies and actions that address: 1) creek, riparian and wetland systems; 2) plant and wildlife habitat; 3) conservation and stewardship of resources; 4) actions in reducing and responding to global warming; 5) a sustainable urban forest; 6) protected open space and coastline; and 7) reduction in energy use.

A Land Use Map is included in the General Plan that identifies land use designations throughout the City as shown on Figure 2. The allowable development density for residential land use is defined as the minimum and maximum number of permanent dwelling units per acre over the entire project or development site. A mix of residential densities may be used to achieve that average. For nonresidential uses, including commercial, office, and

industrial uses, development intensity is expressed as an average Floor Area Ratio (FAR). FAR is a measure of the total building floor area in proportion to the size of the building's lot.

The General Plan 2030 land use designations consist of:

- RESIDENTIAL DESIGNATIONS
 - Very-Low-Density Residential (VL), 0.1 to 1 dwelling unit per acre (du/ac)
 - Low-Density Residential (L), 1.1 to 10 du/ac
 - Low-Medium-Density Residential (LM), 10.1 to 20 du/ac
 - Medium-Density Residential (M), 20.1 to 30 du/ac
 - High-Density Residential (H), 30.1 to 55 du/ac
- COMMERCIAL DESIGNATIONS
 - Neighborhood Commercial (NC), 0.25 to 1.5 FAR
 - Community Commercial (CC), 0.25 to 1.75 FAR
 - Regional Visitor Commercial (RVC), 0.25 to 3.5 FAR
 - Office (OF), 0.25 to 1.75 FAR
- MIXED USE DESIGNATIONS
 - Mixed-Use Medium Density (MXMD), 0.75 to 1.75 FAR, 10 to 30 du/ac
 - Mixed-Use High Density (MXHD), 1.0 to 2.75 FAR, 10 to 55 du/ac
 - Mixed-Use Visitor Commercial (MXVC), 1.0 to 2.75 FAR, 0 to 55 du/ac
- INDUSTRIAL DESIGNATIONS
 - Industrial (IND), 0.25 to 2.0 FAR
 - Coastal Dependent (CD), 0 to 0.1 FAR
- PUBLIC AND INSTITUTIONAL DESIGNATIONS
 - Community Facilities (CF), 0 to 2.5 FAR
 - UCSC Development (UC)
- PARKS AND OPEN SPACE DESIGNATIONS
 - Coastal Recreation (CR), 0 to 0.1 FAR
 - Parks (PK), 0 to 0.1 FAR
 - Natural Areas (NA), 0 to 0.1 FAR
 - Agriculture/Grazing (AG), 0.05 du/ac

The *General Plan 2030* Land Use Map and land use designations are largely unchanged from the 1990-2005 General Plan and Local Coastal Program, except for the following:

- NEW DESIGNATIONS & APPLICATION: Three new mixed use land designations have been developed and applied to the following areas.
 - Mixed use high density designation is applied to segments of Soquel Avenue and Water Avenue that are designated Community Commercial in the existing General Plan.
 - Mixed use medium density designation is applied to segments of Mission Street and Ocean Street that are designated Community Commercial in the existing General Plan.

- Mixed use visitor serving designation is applied to segments of Ocean Street that is designated Community Commercial in the existing General Plan.

□ LAND USE MAP CHANGES: Land Use Map Changes:

- Golf Club Drive Property: Change the existing General Plan land use designation from Low Density Residential (1.1-10 DU/acre) to Very Low Density Residential (.1-1 DU/acre). However, a residential density of 10.1-20 dwelling units per acre could be applied to the 20-acre area with preparation and adoption of an area plan. This could result in more residential units (200+) than allowed in the existing General Plan (up to 100 units).
- Swenson Property: Change the existing General Plan land use designation from Low Density Residential (1.1-10 DU/acre) to Low Medium Density Residential (10.1-20 DU/acre)/Neighborhood Commercial/Office.

Some of the *General Plan 2030* policies and actions also support mixed use districts and/or intensified redevelopment, such as a Mixed Use River District, expansion of the High Density Overlay on Front and lower Pacific, and additional height and intensity along Pacific north of Cathcart. A transition to higher densities along the City's transit and commercial corridors also is encouraged. Another policy allows maximum residential densities to be exceeded for the following uses: single-room occupancy (SRO) units; small ownership units (SOU); accessory dwelling units (ADU); density bonus units; and residential uses within areas designated High-Density Overlay District (HD-O). Additionally, several General Plan actions support specific types of development, although site-specific locations are not identified. These facilities include arts and cultural facilities, a performing arts center, high-end lodging, large regional retail uses to the Harvey West area, and a desalination facility site.

The Housing Element is prepared as a separate volume to the General Plan as it requires more frequent updates than the remainder of the General Plan in accordance with State law. Thus, the Housing Element is not part of the *General Plan 2030* document and not included in the environmental review. The Housing Element is being updated and is anticipated to be completed in spring 2009.

Additionally, the City's existing certified Local Coastal Program (LCP) is part of the existing 1990-2005 General Plan. As part of the current General Plan update, the LCP will be updated as a separate document. Thus, these two plans are not included in the General Plan 2030 document or accompanying EIR.

3. **Probable Environmental Effects of the Project.** After completing a preliminary review of the project, as described in Section 15060 of the CEQA Guidelines, the City has determined that an EIR should be prepared to assess the potential environmental impacts of this project. The EIR will analyze the effects of the proposed project on land use, public facilities and services, resources and hazards as further described below and will provide a determination of impact significance. At present, the City lacks sufficient information to make conclusive determinations on significance. The City will consider the written comments received in response to this Notice of Preparation in determining the topics and scope to be assessed in the Draft EIR.

This EIR is being prepared as a "program" EIR pursuant to State CEQA Guidelines section 15168 that allows a comprehensive review of the actions that comprise the draft General Plan. Subsequent development would be reviewed in light of the General Plan EIR to determine whether an additional environmental document must be prepared. Commonly called "tiering," the environmental review for a subsequent project can be limited to those project-specific significant effects that were not examined in the General Plan EIR.

The EIR will assess significant environmental effects that may result from the implementation of plan's policies and actions or development/growth accommodated by the plan. Direct and indirect, secondary impacts will be examined. General Plan policies and actions that serve as mitigation measures will be described and considered.

The topics to be addressed in the *General Plan 2030* EIR include:

- *Land Use.* The EIR will include a review of existing land uses and existing/planned buildout projections. To aid the environmental analysis, a "buildout" projection was developed by the City's land use consultant for the General Plan. The projection considers the development potential of land permitted under the proposed General Plan that is estimated to occur in Santa Cruz by the year 2030. The projections are based on the draft Land Use Map, take into account land use map changes, vacant lands, sites subject to reuse or redevelopment, and underutilized parcels. Under the draft plan, the buildout projections estimate the following new development by the year 2030: a) 3,729 residential units; b) 1,292,289 square feet of commercial development; c) 1,318,916 square of office space; and d) 388,156 square feet of industrial development. The EIR will review consistency of the draft General Plan with other area plans.
- *Population and Housing.* The EIR will review population increases during the General Plan timeframe and effects of General Plan buildout on housing. Employment and jobs/housing issues will be addressed.
- *Public Facilities and Services.* The EIR will assess effects of General Plan buildout and growth on public facilities and services to include: a) transportation and traffic; b) water supply; c) public services and utilities; and d) hydrology and water quality. Consultation with the Water Department will be conducted in accordance with CEQA Guidelines section 15083.5 and California Water Code section 10910.
- *Resources and Hazards.* The EIR will assess effects of General Plan buildout and growth on resources and hazards at a "program" level to include: a) aesthetics; b) biological resources; c) cultural resources; d) air quality, including global climate change impacts; e) geology and soils; f) noise; g) hazardous materials; and h) agricultural and mineral resources.
- Other CEQA-required sections will be provided, including Alternatives and Cumulative Impacts. The Cumulative Impacts section will include UCSC growth as envisioned in its 2005 *Long-Range Development Plan*.

City of Santa Cruz General Plan EIR
Notice of Preparation

March 2, 2009

4. **Scoping Meeting.** The City of Santa Cruz will hold EIR scoping meetings on March 16, 2009 pursuant to CEQA section 21083.9 which require scoping meetings for projects of "statewide, regional or areawide significance." The purpose is to take oral comments on the EIR Scope of Work. A public agency scoping meeting will be held from 3 to 5 PM, and a public scoping meeting will be held from 6 to 8 PM. Members from the public and public agency representatives may attend either meeting. Both meetings will be held at Santa Cruz Civic Auditorium, 307 Church Street, Room ABC, Santa Cruz, CA 95060.

5. **Contact Person Name and Phone Number.**

Michelle King, City of Santa Cruz Planning and Community Development Department
809 Center Street, Rm. 206
Santa Cruz, CA 95060
Phone: 831 420-5092

Responses to this Notice of Preparation are due by April 2, 2009.

Sincerely,



Michelle King, Senior Planner



STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

APPENDIX A



ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

March 3, 2009

To: Reviewing Agencies

Re: City of Santa Cruz General Plan
SCH# 2009032007

Attached for your review and comment is the Notice of Preparation (NOP) for the City of Santa Cruz General Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Michelle King
City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060

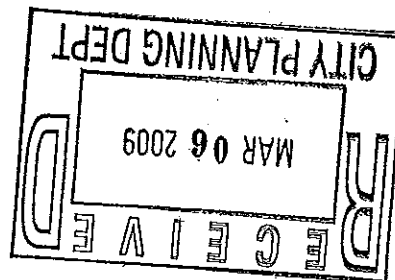
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Assistant Deputy Director & Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency



Document Details Report
State Clearinghouse Data Base

APPENDIX A

SCM# 2009032007
Project Title City of Santa Cruz General Plan
Lead Agency Santa Cruz, City of

Type NOP Notice of Preparation

Description The proposed project consists of the City's Draft General Plan 2030, which is an update of the City's existing General Plan and Local Coastal Plan 1990-2005 that was adopted in 1992 and subsequently amended. In addition to "Guiding Principles", the draft plan provides goals, policies and actions for the following elements: Historic Preservation, Arts, and Culture; Community Design; Land Use; Mobility; Economic Development; Civic and Community Facilities; Hazards, Safety, and Noise; Parks, Recreation, and Open Space; and Natural Resources and Conservation. Three new mixed use land designations have been added along major corridors: Mission Street, Ocean Street, Soquel Avenue, and Water Street.

Lead Agency Contact

Name Michelle King
Agency City of Santa Cruz
Phone (831) 420-5092 **Fax**
email
Address 809 Center Street
City Santa Cruz **State** CA **Zip** 95060

Project Location

County Santa Cruz
City Santa Cruz
Region
Cross Streets Citywide
Lat / Long
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways 1,9,17
Airports
Railways Union Pacific
Waterways Monterey Bay, San Lorenzo River
Schools Various
Land Use Citywide - General Plan Update

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies California Coastal Commission; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 3; Department of Food and Agriculture; Office of Emergency Services; Native American Heritage Commission; State Lands Commission; Department of Housing and Community Development; Caltrans, District 5; Integrated Waste Management Board; Regional Water Quality Control Board, Region 3; Resources Agency

Date Received 03/03/2009 **Start of Review** 03/03/2009 **End of Review** 04/01/2009

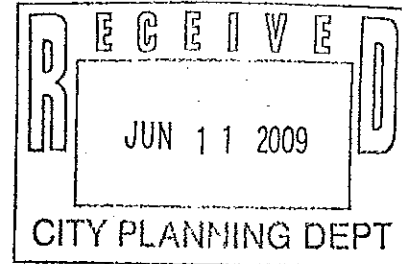
<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> Fish & Game Region 2 Jeff Drongesen	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 8 Dan Kopulsky	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB) Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> Resources Agency Nadell Gayou	<input checked="" type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Dept. of Boating & Waterways Mike Sotelo	<input type="checkbox"/> Fish & Game Region 4 Julie Vance	<input checked="" type="checkbox"/> State Lands Commission Marina Brand	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input checked="" type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Fish & Game Region 6 Gabriela Gatchel Habitat Conservation Program	<input type="checkbox"/> Business, Trans & Housing Caltrans - Division of Aeronautics Sandy Hesnard	<input type="checkbox"/> Caltrans, District 12 Ryan P. Chamberlain	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Dept. of Conservation Rebecca Salazar	<input type="checkbox"/> Fish & Game Region 6 I/M Gabriela Gatchel Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> Cal EPA Air Resources Board	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> California Energy Commission Dale Edwards	<input type="checkbox"/> Dept. of Fish & Game M George Isaac Marine Region	<input type="checkbox"/> California Highway Patrol Scott Loetscher Office of Special Projects	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Cal Fire Allen Robertson	<input type="checkbox"/> Other Departments Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Housing & Community Development CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Transportation Projects Douglas Ito	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Transportation Caltrans, District 1 Rex Jackman	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> Dept. of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 2 Marcelino Gonzalez	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Central Valley Flood Protection Board Jon Yego	<input type="checkbox"/> Dept. of Public Health Bridgette Binning Dept. of Health/Drinking Water	<input type="checkbox"/> Caltrans, District 3 Bruce de Terra	<input type="checkbox"/> State Water Resources Control Board Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Independent Commissions/Boards Delta Protection Commission Linda Flack	<input type="checkbox"/> Caltrans, District 4 Lisa Carboni	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Office of Emergency Services Dennis Castrillo	<input type="checkbox"/> Caltrans, District 5 David Murray	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center	
<input type="checkbox"/> Conservancy	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 6 Michael Navarro	<input type="checkbox"/> Department of Pesticide Regulation CEQA Coordinator	
<input type="checkbox"/> Land Game	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 7 Elmer Alvarez		
<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division				
<input type="checkbox"/> Fish & Game Region 1 Donald Koch				
<input type="checkbox"/> Fish & Game Region 1E Laurie Hamsberger				

BOARD OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 653-8007
(916) 653-0989 FAX
Website: <http://www.bof.fire.ca.gov/>



June 8, 2009



Mrs. Michelle King
City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060

Re: City of Santa Cruz General Plan Fire Safety Element Recommendations

Dear Mrs. Michelle King:

The State Board of Forestry and Fire Protection (Board) is required to review and provide recommendations to the safety element of county and local government general plans when such plans are being updated. This review is in accordance with Government Code (GC) §65302.5 which requires the Board to review the fire safety element when the general plan update contains State Responsibility Areas or Very High Fire Hazard Severity Zones.

Enclosed is a list of standard recommendations titled "*General Plan Fire Safety Elements Standard Recommendations*" which should be incorporated into the General Plan. Each entity should evaluate their general plan and include the appropriate recommendations from the list.

Please note requirements for response pursuant to GC §65302.5(b). Thank you for the opportunity to participate in your planning process. We hope this input leads to greater protection and reduced cost and losses from wildfires in your jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan Dixon'.

Stan Dixon
Chair, State Board of Forestry and Fire Protection

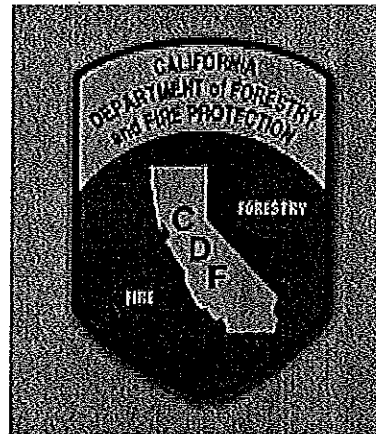
William Hoehman, Northern Region Chief
John Ferreria, San Mateo-Santa Cruz Unit Chief

General Plan Fire Safety Element

Standard Recommendations

August 29, 2007

State Board of Forestry and Fire Protection



Contents

Purpose and Background

Methodology for Review and Recommendations

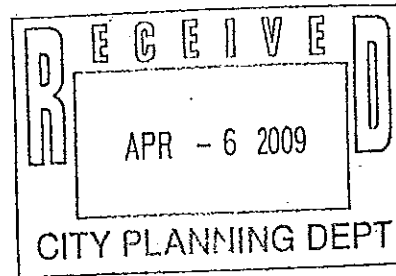
Standard List of Recommendations

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401-5415
 PHONE (805) 549-3101
 FAX (805) 549-3329
 TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



*Flex your power!
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April 1, 2009

Michelle King
 City of Santa Cruz
 809 Center Street, Room 206
 Santa Cruz, CA 95060

Dear Ms. King:

COMMENTS ON THE NOTICE OF PREPARATION (NOP) FOR THE CITY OF SANTA CRUZ
 GENERAL PLAN DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

The California Department of Transportation (Department), District 5, Development Review, has reviewed the above referenced project and offers the following comments:

1. The Department supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.
2. We anticipate the conditions of approval for a General Plan Amendment to include requiring a comprehensive regional traffic study and look forward to reviewing it. Please visit the Department's Internet site for a copy of our *Guidelines for the Preparation of Traffic Impact Studies* at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>. An alternative method that produces technically comparable results can also be use.
3. The Department is responsible for the safety, operations, and maintenance of the State transportation system; therefore, our Level of Service (LOS) standards should be used to determine the significance of a project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities. In cases where a State facility is already operating at an unacceptable LOS, any additional trips should be considered a significant cumulative traffic impact, and should be mitigated accordingly.

Thank you for the opportunity to comment on the NOP for the City of Santa Cruz General Plan Draft EIR, and for your consideration and action upon these issues. If you have any questions or concerns, or need further clarification on the items discussed above, please do not hesitate to call me at (805) 549-3099 or e-mail jennifer.calate@dot.ca.gov.

Sincerely,

JENNIFER CALATÉ
 Associate Transportation Planner
 District 5 Development Review Coordinator

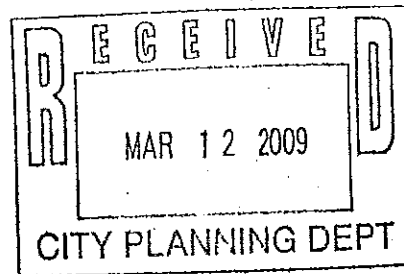
STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298

March 10, 2009.

Michelle King
City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060Re: Notice of Preparation, Draft Environmental Impact Report (DEIR)
City of Santa Cruz General Plan
SCH# 2009032007

Dear Ms. King:

As the state agency responsible for rail safety within California, the California Public Utilities Commission (CPUC or Commission) recommends that development projects proposed near rail corridors be planned with the safety of these corridors in mind. New developments and improvements to existing facilities may increase vehicular traffic volumes, not only on streets and at intersections, but also at at-grade highway-rail crossings. In addition, projects may increase pedestrian traffic at crossings, and elsewhere along rail corridor rights-of-way. Working with CPUC staff early in project planning will help project proponents, agency staff, and other reviewers to identify potential project impacts and appropriate mitigation measures, and thereby improve the safety of motorists, pedestrians, railroad personnel, and railroad passengers.

The Commission urges your agency to include consideration of potential project-related rail safety impacts, and measures to reduce adverse impacts in the DEIR for the update to your General Plan. In general, the major types of impacts to consider are collisions between trains and vehicles, and between trains and pedestrians. Changes in land use should not be allowed that would permit housing adjacent to existing rail yards. Similarly, where a need for grade-separated crossings is identified, new development should not be placed adjacent to at-grade highway rail crossings, within the footprint of land needed for future grade-separation structures.

Thank you for your consideration of these comments. If you have any questions in this matter, please call me at (415) 703-1306.

Sincerely,

A handwritten signature in cursive script that reads 'Daniel Kevin'.

Daniel Kevin
Regulatory Analyst
Consumer Protection and Safety Division

UNIVERSITY OF CALIFORNIA, SANTA CRUZ

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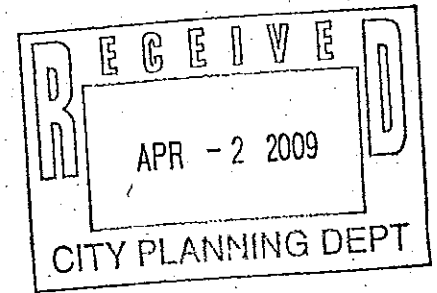
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PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

April 1, 2009

Ms. Juliana Rebagliati, AICP
 Director of Planning and Community Development
 809 Center Street, Room 107
 Santa Cruz, Ca 95060



Re: City of Santa Cruz General Plan 2030 Environmental Impact Report
 Scoping Comments

Dear Juliana:

Thank you for sending the Notice of Preparation of the City of Santa Cruz General Plan 2030 Environmental Impact Report. We have reviewed the Project Description and Probable Environmental Effects of the Project and have the following comment related to the scope of the Draft Environmental Impact Report.

The 2005 Long-Range Development Plan (LRDP), its Environmental Impact Report and the Comprehensive Settlement Agreement provide a comprehensive framework for the physical development of the UC Santa Cruz campus. The LRDP plans for development sufficient to accommodate an on-campus enrollment level of up to a three-quarter average of 19,500 full-time equivalent students and 4,463 faculty and staff using academic year 2020-2021 as the planning time frame. As the planning horizon for the General Plan 2030 occurs approximately ten years later than the planning horizon for the LRDP, the information in the LRDP, its EIR and the Comprehensive Settlement Agreement does not take into account the growth of the campus and other related conditions that may exist in 2030. Because the majority of campus lands are within the City's limits and/or sphere of influence the City should include UC Santa Cruz' long-range projections through 2030 as part of the City's General Plan 2030 EIR analysis.

In reviewing the campus's 45-year history, the campus has not had a consistent annual growth rate. However, the average annual campus growth rate over the 45 years is a reliable indicator for predicting campus conditions and was a factor when the campus considered future enrollment for the LRDP. Therefore, while we cannot provide a definitive description of UC Santa Cruz in 2030, we will provide the City with long-range projections based on historic campus growth trends. This information will allow the City to account for, with programmatic accuracy, the environmental effects of future campus enrollment and physical development between the LRDP's 2021 planning horizon and the 2030 horizon of the General Plan 2030 EIR. Please contact me if you have questions regarding the campus' long-range growth projections so that the General Plan 2030 EIR accurately reflects anticipated future environmental conditions.

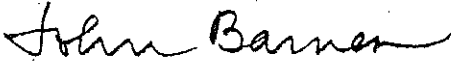
Page 2

City of Santa Cruz General Plan 2030 Environmental Impact Report

Scoping Comments

April 1, 2009

Sincerely,

A handwritten signature in black ink that reads "John Barnes". The signature is fluid and cursive, with the first name "John" and last name "Barnes" clearly legible.

John Barnes

Director of Campus Planning

cc: Tom Vani
Carol Rossi
Kelly Drumm
Frank Zwart

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PHYSICAL PLANNING AND CONSTRUCTION

SANTA CRUZ, CALIFORNIA 95064

May 20, 2009

Ms. Juliana Rebagliati
 Director of Planning and Community Development
 809 Center Street, Room 107
 Santa Cruz, CA 95060

Re: City of Santa Cruz General Plan 2030 EIR
 Potential UC Santa Cruz Conditions in 2030

Dear Juliana:

By letter dated April 1, 2009, UC Santa Cruz (UCSC) provided comments in response to the Notice of Preparation of the City of Santa Cruz 2030 General Plan Environmental Impact Report. UCSC requested that the City's General Plan and General Plan EIR take into account campus population through year 2030.

UCSC prepares a plan that projects campus programmatic and population growth approximately every 15 years, and the current 2005 Long-Range Development Plan (2005 LRDP) runs through the 2020-21 academic calendar. The 2005 LRDP is based on a projected fall-winter-spring enrollment of 19,500 students and an employee population of about 4,500 persons, for a total campus population of about 24,000 in 2020-21. Campus planning beyond 2021 has not yet commenced, however historic enrollment trends at the University of California and the UCSC campus can be used to provide a reasonable forecast for UCSC population through 2030. At the University of California, system-wide enrollment has increased approximately 2.5% annually in the last decade. The University has planned for similar increased enrollments through 2010-11, although a downward adjustment may be necessary based on current budget constraints.

At UCSC, in the 42 years between the campus' establishment in 1965 and 2007-08, enrollment has annually increased at an average rate of between 320-350 students per year. The employee population has averaged between 22% and 23% of enrollment during the same period. The campus' current LRDP is based on a similar projected population increase through academic year 2020-2021. The projected enrollment rate and ratio of students to employees used in the preparation of the 2005 LRDP (22-23%) is likely to remain relatively constant beyond academic year 2020-2021. In the planning process for the next LRDP major amendment, a comprehensive analysis of locating enrollment growth outside the City of Santa Cruz will be conducted. However, UCSC has an obligation to fulfill the University of California's legislative mandate "to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the [UC] system." *Education Code Section 66202.5*. Accordingly, UCSC population between 2020 and 2030 based on historical UC and UCSC enrollment patterns of between 320 and 350 additional students per year and associated employee growth should conservatively be included as part of the City's 2030 General Plan EIR. Please let me know if you have further questions about this information.

Sincerely,

A handwritten signature in dark ink, reading "John Barnes".

John Barnes
 Director of Campus Planning



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

Interim Air Pollution Control Officer
Ed Kendig

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

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April 1, 2009

Ms. Michelle King, Senior Planner
City of Santa Cruz
Planning and Community Development Dept.
809 Center Street, Room 206
Santa Cruz, CA 95060

Sent Electronically To:
MKing@ci.santa-cruz.ca.us
Original Sent by First Class Mail.

SUBJECT: NOTICE OF PREPARATION FOR GENERAL PLAN 2030

Dear Ms. King:

The Air District submits the following comments for your consideration:

General Plan Update's Cumulative Air Quality Impact on Regional Ozone

The District uses consistency with the 2008 Air Quality Management Plan (AQMP) for the North Central Coast Air Basin to determine a general plan's cumulative impact on regional air quality (ozone levels). Please request a formal consistency determination from AMBAG and include it in the Draft EIR.

General Plan Update's Localized Air Quality Impact on Carbon Monoxide Levels

Localized impact is evaluated by determining if build-out identified in the General Plan Update would create or substantially contribute to carbon monoxide "hotspots" (where federal or State ambient air quality standards are exceeded). If project or cumulative traffic would cause LOS to decline from D or better to E or F, dispersion modeling should be undertaken to determine if carbon monoxide concentrations would violate ambient air quality standards at sensitive receptor locations.

Odors, Nuisances and Sensitive Receptors

If the General Plan Update would revise land use designations that might result in development of odors, nuisances or sensitive receptors in adjacent land uses, the Draft EIR should include an assessment of those impacts. District Rule 402, Nuisances, should be reviewed for applicable requirements.

Mitigation Measures

Mitigation measures should be identified for any significant impacts on air quality. The Draft EIR should quantify the emission reduction effectiveness of each measure, identify the agencies responsible for implementation and monitoring, and determine whether mitigation measures reduce impacts to a less-than-significant level.

Projects Constructed in Accord with the General Plan

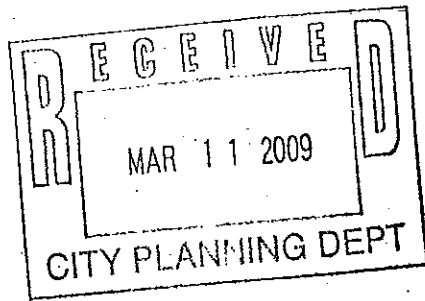
The Draft EIR should indicate that projects constructed in accord with the General Plan could have impacts on air quality, which would be evaluated when the projects are proposed. The District has established the following thresholds of significance for individual projects: 137 lbs/day for VOC or NO_x, 82 lbs/day for PM₁₀, 150 lbs/day for SO_x, a significant decline in LOS, and a cancer risk greater than 10 per 1,000,000 people. (Please refer to Table 5-3 on page 5-6, and page 9-3 of the District's CEQA Air Quality Guidelines, February 2008).

The District's CEQA Air Quality Guidelines may be found on the District's website at www.mbuapcd.org under "Air Quality Plan".

Thank you for the opportunity to review the document.

Sincerely,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division



U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

March 9, 2009

Michelle King
City of Santa Cruz Planning and
Community Development Department
809 Center Street, Room 206
Santa Cruz, California 95060

Dear Ms. King:

This is in response to your request for comments on the Notice of Preparation of an Environmental Impact Report for the City of Santa Cruz General Plan 2030 EIR.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the City of Santa Cruz (Community Number 060355), Map revised March 2, 2006. Please note that the City of Santa Cruz, Santa Cruz County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any *development* must not increase base flood elevation levels. The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials. A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Michelle King

Page 2

March 9, 2009

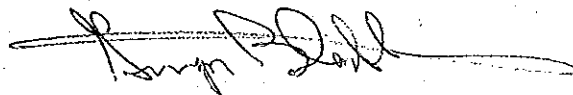
- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The City of Santa Cruz floodplain manager can be reached by calling Joe H. Hall, Management Professional, at (831) 420-5103.

If you have any questions or concerns, please do not hesitate to call Michael Hornick of the Mitigation staff at (510) 627-7260.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Joe H. Hall, Management Professional, City of Santa Cruz

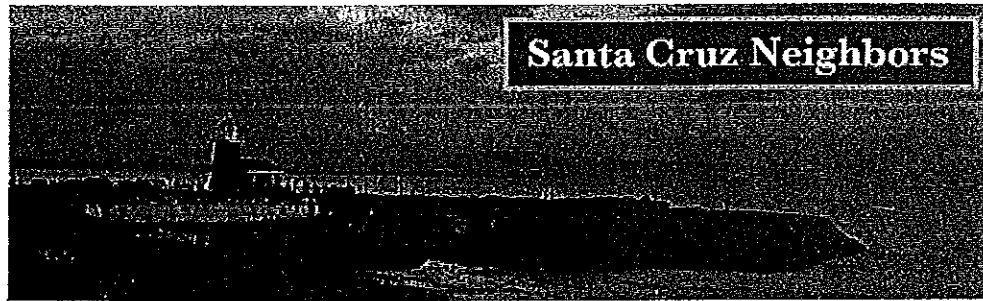
Antonella Gentile, Resource Planner, Santa Cruz County

Michael Hornick, Floodplanner, CFM, DHS/FEMA Region IX

Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX



About Us



About Us

Search

2007 Past Meetings

2008 Past Meetings

Topics & Meetings

Santa Cruz Neighbors is a city-wide organization that represents a network of neighborhoods which teams with educational institutions, local government, and local businesses, dedicated to a Community oriented government and provides a neighborhood voice for the residents of Santa Cruz.

Upcoming Meetings

Wednesday, FEBRUARY 18th
7-8:30pm

WATER, WATER, EVERYWHERE
155 Center Street, Community Room
Plan to Attend, and Bring a Neighbor!

SAVE THE DATES: Tentative
Schedule until guests are confirmed

March 18th, Judges Forum
This was a popular one last year!

April 15th, Still deciding topic

Note Tuesday Meeting May 19th,
UCSC Chancellor Conversation
(confirmed)

June 17th, GENERAL MEETING /
Fire Prevention

July No Meeting - Neighborhoods -
Plan a get together, Yard Sale,
Clean Up or Beautification Project

WHAT IS A NEIGHBORHOOD ASSOCIATION?

Do you want your voice to be heard?

Do you want to know what is happening in your neighborhood?

A Neighborhood Association is comprised of a group of residents and business representatives who devote their time and energy to improve and enhance a well-defined geographic area where they and others live. Neighborhood association meetings, like earlier town meetings, provide a place to meet neighbors, exchange ideas, prioritize projects, propose solutions, and implement plans for the neighborhood. Most neighborhood associations are concerned with issues that affect the quality of life in the community.

WHAT's NEW on the WEBSITE?

Neighborhoods Page -- Map and email contacts

Minutes from Past Meetings

Resources - Organizing Your Neighborhood



Contact Us At: email@santacruzneighbors.org
P.O. Box 8002 • Santa Cruz, CA 95060-8002

Michelle King

From: John Golder [jhond@comcast.net]
Sent: Wednesday, January 28, 2009 12:07 PM
To: Alex Khoury; jrebagliatio@ci.santa-cruz.ca.us
Cc: Michelle King; Ken Thomas
Subject: FW: ANY COMMENTS? P&R 2030 General Plan -MAJOR FLAWS NOT YET ADDRESSED!

From: John Golder [mailto:jhond@comcast.net]
Sent: Tuesday, January 27, 2009 8:12 PM
To: 'viewpoint@ci.santa-cruz.ca.us'; 'agamboa@ci.santa-cruz.ca.us'
Cc: 'Dannettee Shoemaker'; 'Ken Thomas'; 'mking@ci.santa-cruz.ca.us'; 'mrotkin@ci.santa-cruz.ca.us'; 'ereilly@ci.santa-cruz.ca.us'; 'kbiers@ci.santa-cruz.ca.us'; 'lrobinson@ci.santa-cruz.ca.us'; 'tmadrigal@ci.santa-cruz.ca.us'; 'rcoonerty@ci.santa-cruz.ca.us'; 'rwilson@ci.santa-cruz.ca.us'; 'cmathews@ci.santa-cruz.ca.us'; 'dlane@ci.santa-cruz.ca.us'; 'jcoffis@gmail.com'; 'Todd@scsoccer.com'; 'info@brattononline.com'
Subject: FW: ANY COMMENTS? P&R 2030 General Plan -MAJOR FLAWS NOT YET ADDRESSED!

From: John Golder [mailto:jhond@comcast.net]
Sent: Thursday, June 12, 2008 5:28 PM
To: 'Dannettee Shoemaker'; 'shammack@ci.santa-cruz.ca.us'; 'Michelle King'; Mike Rotkin (mrotkin@ci.santa-cruz.ca.us); Emily Reilly (ereilly@ci.santa-cruz.ca.us); Ed Porter (eporter@ci.santa-cruz.ca.us); 'ed@villadebranciforte.org'; Lynn Robinson (lrobinson@ci.santa-cruz.ca.us); Tony Madrigal (tmadrigal@ci.santa-cruz.ca.us); Ryan Coonerty (rcoonerty@ci.santa-cruz.ca.us); Richard Wilson (rwilson@ci.santa-cruz.ca.us); (cmathews@ci.santa-cruz.ca.us)
Cc: Richard Wilson (rwilson@ci.santa-cruz.ca.us)
Subject: P&R 2030 General Plan -missing elements, Arana Gulch fields -failed planning process!!

To City of Santa Cruz administrators, planners, and particularly Parks & Recreation Commission staff and administration.

The following comments apply to the Parks & Recreation 2030 General Plan Update goals, policies, activities and programs.

For three consecutive months during this year's General Plan update process Parks & Recreation Commission canceled all their meetings.

How, in the middle of a process that happens less than once a decade, for the second largest division of City government, and the one MOST IMPACTED by budget shortfalls, can these commissioners find NOTHING to put on their agenda?

What is P & R administration trying to hide from the public?

Perhaps the following:

Major unanswered flaws in the City Parks & Rec planning 2030 General Plan

proposal:

Planning & standards

- NO Master Park Plan (what types of parks go where?)
- NO planning map distinguishing between developed & undeveloped parklands
- NO standards for undeveloped vs developed "parks"

Facilities

- NO new neighborhood or community parks
- NO family campgrounds
- NO RV facilities
- NO parking improvements for greenbelt
- NO bath or toilet facilities in greenbelts
- NO water lines, tanks or reservoirs for fire suppression in greenbelts

Financing & evaluation

- NO capital acquisition program or dedicated fund for community parks
- NO capital acquisition program or dedicated fund for neighborhood parks
- NO cumulative data on funds spent for studies, or for a particular parkland
- NO current inventory of facilities or city owned land
- NO inventory assessment schedule for facilities or developable land.
- NO costs recovery strategy or program for undeveloped lands/ greenbelt users
- NO attendance statistics data program for recreational activities
- NO cost apportionment program for users of facilities or programs

Programs

- NO program to serve or encourage tourist, group or RV camping
- NO joint use program that benefits the general public (City programs only, not citizens are entitled to free joint-use of school facilities)
- NO active program to develop greenbelt concessions (such as outdoor skills classes, walking camps, native plant nurseries)

Administration

- NO reports from P & R administration on the P & R Department's future perspective or current state (per Dir. Shoemaker)
- NO written recommendations from sports & recreation supervisors for needed improvements or facilities or program expansions
- NO administrative authority or (council) legislation authorizing citations issued under SCMC 13.04.010, .011, .020
- NO list of closed facilities or lands for which citations can be issued
- NO map tracking of problem areas such as illegal camps, drug dealing, etc.
- NO designation of addresses or locations in greenbelts under which crime/illegal activities data can be compiled
- NO clear legal definitions of important planning/ordinance terms such as: "trail, greenbelt, preserve, open space",
- NO outreach to active sports programs for P & R planning process
- NO permit process for authorizing activity in "closed areas"

By John Golder 831-704-7108

Dir. ARC-Santa Cruz (Active Recreation Coalition of Santa Cruz - a 501c4 nonprofit corporation "A Team of Teams Speaking for Sports")

I am particularly concerned about the inability of the City's administration to effectively resolve

problems or achieve goals through the existing General Plan, planning process and Council political will.

A VIVID RECENT EXAMPLE OF P & R GENERAL PLANNING FAILURE

As an example, despite more than 10 different planning studies recommending up to 20 new ballfields within the City and a single soccer field at Arana Gulch, no person in SC P&R administration (planner Sue Harris, Dir. D. Shoemaker & Superintendent S. Hammack) made a single use recommendation for any active recreation facilities at Arana Gulch (10/14/03 SC City Council Meeting –Arana Gulch Draft Master Plan). The City of Santa Cruz has had a significant **net loss** of playing fields and has built only ONE NEW FIELD & COMMUNITY PARK IN OVER 40 YEARS!

Dir. Shoemaker has replied that not a single document or record exists or was developed within the staff meetings for the draft Arana Gulch Master Plan. She says that all direction was a result of "informal staff meetings". Apparently not a single one of the council approved direction setting studies and recommendations referred to below, were reviewed.

The studies and recommendations included:

- 1) The 1994 Sportsfield Needs and Siting Study (SNASS) recommendation for 10 multi-purpose fields (20 ac) and to site most of them in the existing owned Greenbelt, accepted by SC City Council 1995. I was instrumental in initiating this study, the only such one ever.
- 2) A recognized City sports field deficit of 25 acres going back to 1970 (SC GP 1980) and (2005 GP, Vol. I, P&R Element, Table PR-9 Rec Facility standards, 1992, 1994)
- 3) A recognized Lower Eastside P&R neighborhood park deficit of 6.8 ac. (Ibid, Table PR-2 Neighborhood Park needs by 2005 p.330 1992)
- 4) A scientific random City survey (Evans/ McDonough 06-3494, May 2006) that determined 62% of city residents (77% of those 18-29 yrs) would like to see recreational facilities improvements in the city's 2000 ac of greenbelt.
- 5) Another scientific random survey that determined 73% of City residents wanted a playground in Arana Gulch, 58% wanted a sports-field and 76% picnic sites (City of SC Greenbelt Master Plan Feasibility Study done June 1994, p51 –summarized in GRBT B-029, p.7).
- 6) Unanimous recommendation by the Greenbelt Advisory Committee that Arana Gulch had the highest potential to provide field space.
- 7) Minimum 4 new multi-purpose athletic fields and one gymnasium -recommendation by Conrad Sudduth, former SC P&R rec super-visor, (Pogonip Task Force Questionnaire Dec, 1991)
- 8) Arana Gulch Land Use & Revenue Study determined the nw 6 ac of Arana could accommodate a ball field, playground, restroom & parking consistent with all constraints of a biotic survey & other gen'l plan requirements (Table F option G, p.56, AGLURS, Dec. 1996)
- 9) Planning Commission detailed recommendation for same, see GRBT B-029, p.7.
- 10) Existing 1990 General Plan Community Facility zoning for nw 10 ac of Arana Gulch.
- 11) A May, 1996 City Council budget requisition of \$370K for sportsfield, playground, parking lot, restrooms at Arana Gulch.
- 12) SC County offer to contribute \$200K for development of a soccer field in Arana Gulch.

Mark Primack
521 Swift St.
Santa Cruz CA 95060
t.831-426-9340
f.831-426-9308
mark@markprimack.com

General plan EIR scoping
Subject: Preferred Alternative

EIR Scope

Though CEQA itself may be on the verge of collapse as a credible vehicle for environmental protection, the city is still mandated to at least attempt a scientific analysis of the environmental impacts of the new General Plan. This may prove to be all but impossible in light of the historic distortion and misappropriation of the practice of preparing and certifying Environmental Impact Reports in Santa Cruz.

An EIR, when prepared for a specific project, generally relies solely on the policy-based claims of cut-and-paste consultants, untrained agency administrators, and the unsubstantiated doubts of self-entitled property owners. It assumes the worst, and discounts the best of any project. It is an instrument of resistive lawsuits and the opportunistic hedge funds of political capital.

A credible analysis of a city's General Plan must be something much different than the type of 'Administrative' Impact Report described above. For one thing, a city is a whole system. Whereas an EIR generally presumes to evaluate the impacts of a lone development project on its neighbors WITHIN the city, this EIR must have as its primary goal the impact OF the city on its environment. That is a much different assignment.

The primary role of a city is that of Population Center. And the primary truth of environmental science is that the survival of nature hinges on the successful densification of established cities. The alternative, espoused by self-serving developers and their NIMBY supporters is sprawl. We have overwhelming proof of sprawl's disastrous impact on the planet. With a density half that of Berkeley and on a par with Fresno, Santa Cruz is by definition sprawl.

'Project' Alternatives

My purpose in reiterating these truths, inconvenient as they still are in privileged communities like Santa Cruz, is to make it clear what science has already established- that the preferred environmental alternative to a conservative General Plan such as ours is to 'double the population within current city limits within twenty years.'

Exploring such an alternative requires science rather than rhetoric. If those who prepare the EIR do as they are legally and contractually obligated to do, then I am confident that the many fabricated excuses for low-density exclusivity that have dominated the planning culture here for decades will evaporate. These are the issues that must be examined scientifically in the EIR:

1. Water. We have sufficient water in the region to meet our needs well into the future, but we have crippled or destroyed our capacity to store adequate amounts of it. Our General Plan can and must include mandates and time frames for resolving what is nothing

more than misguided political inertia. An EIR cannot legally confuse not WANTING water with not HAVING water.

2. Global Warming. The issue of Global Warming alone dictates the consideration of much denser cities. Densification is presently the only verified antidote to this rapidly escalating threat. We cannot act too soon to do our share as a city to meaningfully reduce our carbon footprint through maximized densification.

3. Transportation. Only by doubling our population will we enable public transit at a level that would ensure its viability. There is objective critical mass data behind this observation, and it is readily available.

4. Economic Sustainability. Doubling the city's population would bolster the health of local businesses, produce more walkable streets and more jobs close to home, just in time for the collapse of our fossil fuel dependency. We are well past the kusp of cheap fossil fuel availability; our future projections must acknowledge that. Worrying about future automobile traffic and dedicating excessive areas to car parking is about as forward-thinking as fretting about manure from horse-drawn carriages.

5. Schools. Doubling the city's population would support schools within walking distance of all our children. Recent closures of public schools attest to the failure of past General Plans to accommodate working families.

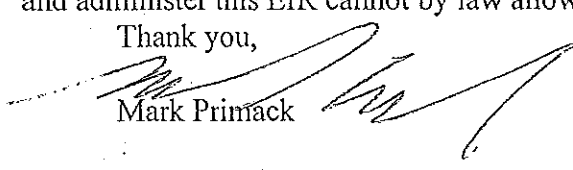
6. Preservation of open space and agriculture. Doubling the city's population within existing boundaries would allow the city to absorb the lion's share of countywide growth, thereby taking development pressure off our rural areas.

I am not proposing this EIR alternative as my personal preference. Like most of the propertied citizens and administrators contributing to this document, I enjoy my privileged life here, and would prefer that those less fortunate than myself be accommodated somewhere else, on some Greenfield far from where I live, in one of those places I scorn as I drive by on the highway, like Salinas or San Jose. But this EIR is mandated to reveal science, not prejudice, and those who resist change- who refuse to share- those people will be dead or gone before this General Plan comes to full fruition. If the infrastructure of Santa Cruz can, through conscientious design and care, be made to comfortably and happily support a population twice that which is being projected in this draft General Plan, then it is the obligation of this CEQA process to demonstrate and recommend that it happen. Though I don't claim to represent anyone but myself in these views, I'm pleased to note that the National and State Sierra Club and the Natural Resource Defense Council couldn't agree with me more.

The most pathetic irony in this community's abrogation of environmental responsibility might at first blush appear to be found in the endless bickering around what a city's 'fair share' of state growth should be. Sadly, it is when we claim that maintaining or improving our infrastructure, our ability as a city to DO our fair share in the fight for environmental justice and balance, when we insist that such acts of global responsibility would be 'growth inducing' and therefore to be avoided, that is when we reveal the shallowness of our commitment to those principles of which we boast. Those who prepare and administer this EIR cannot by law allow themselves such decadence.

Thank you,

Mark Primack



Michelle King

From: Andy Schiffrin [BDS030@co.santa-cruz.ca.us]
Sent: Monday, April 06, 2009 10:21 AM
To: Michelle King
Cc: Juliana Rebagliati
Subject: RE: NOP Posted at County Clerk

Hi Michelle -

I would like to be placed on the notification list as an individual, not an employee at the Board of Supervisors. My address is 130 Shelter Lagoon Drive, Santa Cruz, CA 95060.

Since all local agencies post CEQA notices with the Clerk of the Board, Supervisors don't normally check the list. In addition, I don't think the Clerk sees her responsibility as notifying the Board of Supervisors when notices are posted. I would request that you add the Board of Supervisors, Room 500, 701 Ocean Street, SC 95060 to the list to receive CEQA notices.

Thank you.

Andy

-----Original Message-----

From: Michelle King [mailto:MKing@ci.santa-cruz.ca.us]
Sent: Monday, April 06, 2009 9:58 AM
To: Andy Schiffrin
Cc: 'steph@strelowconsulting.com'; Juliana Rebagliati
Subject: NOP Posted at County Clerk

Dear Andy:

The Notice of Preparation was relayed via email and US Post to the Clerk of the Board for posting on March 2. Apparently there was an error and it was not posted until March 11, 2009. Due to this delay we will extend the comment period until April 13, 2009. I will ask the Clerk to directly distribute the NOP to all the Board of Supervisors with the new date in case there were others who did not see the posting.

Please let me know if you have any questions.

Michelle

Michelle D. King
 Senior Planner
 City of Santa Cruz
 Planning and Community Development
 809 Center Street
 Santa Cruz, CA 95060
 (831) 420-5092
 mking@ci.santa-cruz.ca.us

From: Tess Fitzgerald [mailto:CBD015@co.santa-cruz.ca.us]

6/12/2009

Comments on Notice of Preparation
City of Santa Cruz Draft General Plan 2030 EIR
April 1, 2009

Michelle King
City of Santa Cruz Planning and Community Development Dept.
809 Center St., Rm. 206
Santa Cruz, CA 95060

The following comments on the Notice of Preparation for the City of Santa Cruz Draft General Plan 2030 EIR are submitted for your consideration.

1. The draft General Plan document is incomplete, missing the Housing Element (now under preparation) and the Local Coastal Plan, as well as some mapping elements required by law. The City apparently intends to process the Housing Element and LCP separately, and eventually integrate them into the General Plan document, with separate environmental review for each one (an expensive approach for the City). This approach makes the environmental impact analysis of the draft General Plan 2030 a moving target, since at this point in time the draft General Plan 2030 is incomplete, and it is not possible fully to ensure that the document is integrated and internally consistent as required by state law (Gov. Code Sec. 65300.5). It would be preferable for the City to complete the Housing Element (now before the Planning Commission), as well as the LCP, and conduct an integrated EIR on a complete General Plan document. The current General Plan document contains both an Housing Element and an LCP.

In addition the maps for the draft General Plan 2030 document are only "preliminary", as indicated on the City's website. In particular, critical maps are missing from the Hazards, Safety and Noise Element, namely the maps included in the current General Plan (Maps EQ 12, EQ 13, and EQ 14) which indicate acceptable noise levels for land use categories, existing noise exposure (in contours) within the city, and future noise exposure. State law requires that noise contours be shown for specified noise sources, as set forth in Gov. Code Section 65302(f). The number of maps and charts in the draft General Plan 2030 is minimal compared with the current General Plan, and the text also contains no cross references to the 19 "preliminary" maps shown on the City website. Are there more maps coming at some future date?

In addition it is also not clear whether the goals and policies contained in the Natural Resources and Conservation Element which address climate change are the final Climate Action Plan for the city, or just a preliminary one. The Climate Action Program document on the City's website is a much more extensive document than the General Plan policies and refers to "completing" a Climate Action Plan for the General Plan update.

The draft General Plan 2030 document (and maps) was also not available at the Santa Cruz Public Library (checked today, April 1), despite assurances that it would be there.

2. The EIR should analyze a reasonable range of alternatives for the draft General Plan 2030, as required by CEQA. On page 6 of the NOP, buildout projections for the 2030 Plan are included. A reasonable range of alternatives (in addition to the required No Project Alternative, which would continue the current General Plan) would examine both higher and lower buildout projections, as well as different configurations of land use. In particular, one alternative should examine retaining the unique Golf Club Drive area, with its agricultural and natural resources, as a low density area, with increased protection, rather than diminished protection, for those resources.
3. The Cumulative Impacts analysis for greenhouse gas emissions should comply with the Technical Advisory issued by the Governor's Office of Planning and Research in June 2008, as well as the draft CEQA Guidelines required to be issued by OPR on July 1, 2009. In particular, there should be a quantification of GHG emissions for each alternative, including both direct and indirect emissions.
4. There are many policies and programs contained in the current General Plan which, in my opinion, should not have been eliminated in the draft General Plan 2030. In particular, the absence of any protection for steep slopes is a serious omission in the updated plan. The Planning Dept. has been provided with a list of those omissions during the preparation of the current draft. It is unclear whether the EIR will address those policy and program changes, but it would be beneficial if the EIR consultant would consider whether significant environmental impacts may arise from those omissions.

Thank you for consideration of these comments.

Sincerely,

Celia Scott

Michelle King

From: H. Reed Searle [hrsearle@sbcglobal.net]
Sent: Monday, March 23, 2009 3:20 PM
To: Michelle King
Cc: Juliana Rebagliati; Emily Reilly; jrebagliati-ci.santa-cruz.ca.us
Subject: scoping session, eir for general plan --community benefit element

Michelle, I'll try to summarize in a later e-mail the issues I suggest be covered in the EIR for the new General Plan. I want now to discuss again the inclusion of a community benefit component in the EIR.

At the scoping session, I requested that this be a topic of the EIR. The response from Staff was that this element was not to be included.

Public Resources Code # 15131 refers generally to a permissive community benefit component. The relevant sub-section is 15151(b) which permits study of economic or social effects where they follow from a physical change. So the component may be added and once added, it is as important as any other element of the Plan.

Following the Council meeting on Oct 28, 2008, staff was directed "...to develop and return to the City Council a set of guidelines or a rubric to be used to weight the community benefit aspect of development projects that comes before the City Council." I am not aware that Staff has done that; I certainly understand that time and money may have precluded that effort.

I have attempted to follow up on the Community Benefit element. Since the Council meeting, I have been in touch with Juliana several times. Her most recent response was on Dec 4, 2008:

"Reed,

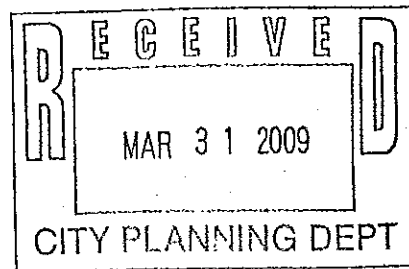
This is to follow up on our conversation on Council's direction with regard to returning to them with a procedure or rubric for consideration of Community Benefits related to development projects. At the Council meeting we had discussion about the possibility of including a structure in the General Plan Implementation for providing guidance in discussion of Community Benefits. As such, staff expects to be working on this aspect of the General Plan in summer 2009. I know you would like to be involved in discussions on this subject. I have passed on your offer to staff, and we'll let you know more as our plan for addressing this aspect of the implementation plan evolves. Feel free to contact me periodically if you wish to follow up on the status."

A copy of this was sent to you and to Ken.

So the issue was put on hold, but the clear implication is that a community benefit rubric would be part of the General Plan. Once again, I believe it is appropriate and within the spirit of the Council action and Juliana's response, that a Community Benefit element be added to the General Plan. The EIR is the appropriate forum to evaluate community benefits of the physical changes that will follow from the new General Plan. The community effects of General Plan policies are among the issues of most significance to the people of Santa Cruz.

Reed

H Reed Searle
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H Reed Searle
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27 March 2009
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Ms. Michelle King
Planning and Community Development
809 Center St., Room 206
Santa Cruz, Ca 95060

Re: comments and requests re scoping of General Plan EIR

Dear Michelle,

In addition to the comments in this letter, I again request that a Community Benefit element per PRC# 15151(b) be included in the EIR, as in my e-mail of March 23.

I'm not sure of the extent to which my comments are appropriate re the scoping session, but I'll list them anyway. These are largely a recap of my oral comments.

PR1.8 refers to dog use in public parks. The EIR should comment on the environmental consequences of off leash dog use in parks. To the extent it is appropriate, the EIR should comment on the extent to which off-leash dog use reduces the effective use of parks by old people, young people and the rest of us---this is in part a community benefit issue.

Can the EIR quantify the extent to which vehicle traffic and VMT are likely to increase during the period of the General Plan, the extent to which such traffic will divert into residential areas and the environmental consequences, including global warming, resulting from the traffic.

Can the expected increase in VMT be made to comply with AB 32? Perhaps a better question is how the additional traffic can be made consistent with global warming rules.

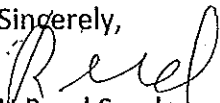
Does the expected increase/growth over the period of the General Plan necessitate or contemplate that water be provided via a de sal plant? If so, I request that the EIR analyze the environmental consequences of de sal as well as describe the probable location of the plant and the effect on traffic and adjoining neighborhoods.

APPENDIX A

What is the probable state and AMBAG requirement for new housing likely to be, where are those dwelling units to be constructed? In this regard, does the UCSC on campus housing serve to satisfy the new housing requirements?

The M.T.S. is referred to in the draft General Plan. Is it appropriate to make the MTS a part of the GP?

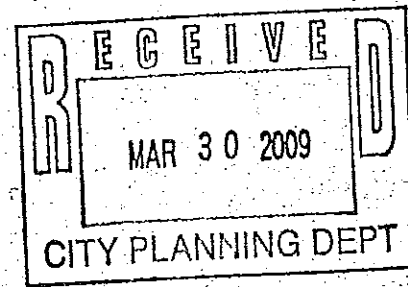
Sincerely,



H Reed Searle

March 27, 2009

Ms. Juliana Rebagliati
 Director of Community Development
 City of Santa Cruz
 809 Center Street, Room 107
 Santa Cruz, CA 95060



Re: Villa de Branciforte Historic Preservation Community Planning Area Effort and Status as it affects the current Draft EIR and Draft General Plan 2010-2030 schedule.

Dear Ms. Rebagliati;

Thank You for planning the time for our next meeting with me regarding the upcoming progress and status of the Santa Cruz General Plan 2010-2030 and Draft Environmental Report documents, as it affects our 212 year neighborhood planning area. The Villa de Branciforte Historic Preservation District Area needs further recognition and neighborhood preservation against all future high density proposals.

Villa de Branciforte Historic Preservation Land Use Planning Area needs formal recognition by the City of Santa Cruz Planning Department as part of the General Plan Amendment 2010-2030

As a local citizen advisor and neighborhood appointed planning leader of the Branciforte neighborhood by the City of Santa Cruz (1.) I was requested last year to head the coordination of the Villa Branciforte Neighborhood (planning area) while developing city wide housing policies. We need to work closely with you (the City) and other city officials regarding our concerns. We have become increasingly alarmed in recent months since 2008, during which my testimony at a planning commission meeting had been stricken from the tape recorded record. We find it interesting that this has happened more than once. (2.) This form of censure is problematic and is prohibited by State of California Code under the California Public Records Act (Government Code Sections §§ 6250 - 6276.48 et al Seq) (3.)

Erased Public Testimony

The information that was erased from the minutes of the July 24th, 2008 General Plan public status update meeting was critical input to our area planning process because the conversation with GPAC member Mr. Rod Quartararo requested that the City Planning Department establish the planning area boundaries of Villa De Branciforte Historic Preservation Neighborhood Plan onto the new City of Santa Cruz General Plan Map-2010-2030. The request was that the Planning Commission helps establish boundary lines for the Villa de Branciforte community planning historic area. Mr. Quartararo's direction was deleted from the Planning Commission Minutes and therefore has delayed the planning efforts of our community

plan. We need you, Ms. Rebagliati, to speak with Mr. Quartararo and we will be approaching the City Planning Commission to make sure that this boundary definition issue is quickly resolved in order to continue on with the local Branciforte planning area effort.

2009 marks a new era of governmental full disclosure and transparency in all areas of government, but even more importantly, especially the city planning process. The City of Santa Cruz has recently been ignoring and further simply not paying attention to our input at public hearings. The city planning department still delays the recognition of our community planning area, including the significance of the original Spanish adobe settlement area dating back to 1797. The Villa de Branciforte planning group wishes to include its input in the form of an amended community area land use and zoning maps, as part of the General Plan 2010-2030 plan of amendment cycle and associated draft CEQA document review.

The City of Santa Cruz adoption of the current "draft" GP-2010-2030 & DEIR may have many compatible goal statements with the Villa Branciforte Historic Preservation Area Plan-but until the Villa Branciforte Historic Preservation Neighborhood planning group and consultant have reviewed and approved on a lot by lot basis within the Branciforte planning area, this area's plan goals, policies and action items will need to be analyzed for compatibility with the City's General Plan 2010-2030. During the current plan amendment cycle, which includes determining the scope of the EIR and the requesting neighborhood public input, our proposed Villa Branciforte community planning and historic preservation area plan has long term impacts on the existing City of Santa Cruz General Plan. This includes affecting long term "unique historic character, livability, and residential as well as the LU Goals, Policies and Programs for page 1-24 through 1-35 "City Character" Goals, Policies and Programs CD-1, CD-2, & CD-3; Sustainable, Historic Preservation, Residential Uses described in LU-1, page 1-54, LU-3, page 1-56, LU3.7 thru LU-3.9 and LU3.10 through density and historic homes restoration efforts in our community planning area. (4.)

The Villa de Branciforte Historic Preservation Community Planning Area's is in the process of being defined through adoption and recommendation of planning area mapping by its residents as members of the Villa Branciforte Historic Preservation Area Planning group. Local planning area activities shall finally assure that our well defined historic district maintains current land use densities, land use characteristics and low density neighborhood sustainable living values to maintain this historic neighborhood's "charming small town atmosphere." Our neighborhood planning area has been surveyed once before with 63% percent of the population in favor of the City's major goal affecting all neighborhoods wishing to maintain our small town atmosphere and quality of life that most of the citizens have demanded through primary community planning workshops. (5.)

Villa de Branciforte Historic Preservation Community Area residential land owners may undoubtedly request some modifications to the general land use and zoning amendment documents, specific unique historic preservation and

single family architectural standards of rehabilitation while we are also participating in the current City of Santa Cruz General Plan 2010-2030 effort.

The neighborhood planning group requests that the City recognizes and integrates Villa de Branciforte Historic Preservation Community Planning Area's goals, policies and action statements. Our planning area welcomes much needed land use and historic preservation policies to be recognized through the local neighborhood Santa Cruz general planning processes and DEIR scoping activity to ensure that the Villa de Branciforte Historic Preservation Community Area Plan stands along side other special area plans. Proposed historic district neighborhood livability goals and standards shall be pursued by adopting local neighborhood low density general plan land use designation, and complimentary and compatible low density residential zoning classifications. Most of the existing residential lots shall be defined by a clear majority of the Villa Branciforte Historic Preservation Area Plan property owners who are working together to clearly define the boundaries and land use lot sizes of Villa Branciforte planning area. We are working as a cohesive neighborhood, relying on historic and cultural resource documents, along with personal testimony from local, State and Federal historic and cultural resource experts. (6.)

These same historic, archaeological and cultural resources documents lay the frame work for a more detailed planning area map which is in process of being defined by our neighborhood planning area group by hosting regular informal meetings in cooperation with the City or other Villa Branciforte Planning Area community historians and the Villa Branciforte Neighborhood steering committee.

By adding the new the Villa Branciforte Historic Preservation Area Plan by reference to the City of Santa Cruz General Plan 2010-2030 on page 1-8 we shall be able to be officially included in utilizing the compatible General Plan land use and historic preservation goals, policies so we can protect existing historic residential units and neighborhoods; allow for the development of additional historic residential unit motifs from the same era to be constructed on smaller and medium size lots; eliminate further threats from high density multifamily and mixed units development now being approved for the South Branciforte and Soquel Road frontage. Instead our Branciforte Historic Preservation Area Plan shall concentrate on restoring historic homes or redeveloping new single family homes to the earlier period architectural styles which have been found throughout the City such as Mediterranean, New England Colonial, Cape Cod, California Craftsman, California-Victorian style single and two story homes. We also seek eventual development of local community neighborhood tourist destination interpretative center to highlight and showcase our rich Villa Branciforte Planning Area's 212 year old significant cultural history and artifacts-to attract more weekend tourism business. (7.)

It is time to include and identify this valuable planning area resource as a very unique neighborhood to live in, but by adopting the planning area designation that's been long overdue. In addition, other incentives include applying for numerous private and public grants from foundations interested

in community development, energy conservation, and architectural preservation. Villa de Branciforte Historic Preservation Community Area Plan envisions the construction of a much needed historic and cultural interpretative center-which will increase destination tourism opportunities to the Villa Branciforte neighborhood, along both lower density historic homes of the North Branciforte neighborhoods as well as attract more tourism to commercial businesses actively relocating to South Branciforte and Soquel Avenue redevelopment corridor to the south of our proposed planning area.

Villa de Branciforte Historic Preservation Community Area Planning Group's public input needs to be heard to create and adopt complimentary land Use, historic preservation Goals, Policies, and Actions as feedback to the existing General Plan Amendment 2010-2030 project including making significant inputs to the Scoping DEIR Process.

Villa de Branciforte Historic Neighborhood Planning Area Preservation and Complimentary Land Use, Zoning Classification Standards & Mills Act Ordinance No. 2003-14 integration.

By recommending and adopting by resolution a Villa Branciforte Historic Preservation Area Plan similar complementary goals, policies guidelines and implementation action statements should become more focused and consistent to broaden the City of Santa Cruz General Plan 2010-2030 "Planning & Development" Chapter 3 standards. Such recommendations may include more appropriate land use designations and zoning regulations as provided by the City of Santa Cruz GP, City of Santa Cruz Zoning Map, while echoing those general Historic Preservation goals and guidelines and "Cultural Resources Background Report and Archaeological Sensitivity Map for the City of Santa Cruz General Plan Update" prepared with LSA, December 2006. By including our unique historic neighborhood district planning area, we can obtain additional funding through private, state, federal, local historic preservation and improvements such as defined in the Mills Act program administered through the City of Santa Cruz Ordinance No. 2003-14. (8.)

Risking Potential Damage to National Historic Preservation of Sensitive TCP Issues

In the new General Plan, in our proposed planning area plan amendment we hope to amplify the standards that the City of Santa Cruz must follow regarding the preservation and management of historic sites by adopting Villa Branciforte Planning Area historic guidelines and standards.

Our Villa de Branciforte Historic Preservation Planning Area will promote better selection of reputable archeologists who will enforce standards to establish well organized and disciplined archeological digs. This will include, but limit to, archeological research, to careful extraction; artifact identification; labeling; and local display at a future interpretative center in the heart of the Villa de Branciforte Historic Preservation Community Planning Area.

Villa Branciforte Planning Area and the 2010-2030 General Plan Amendment

We feel that the Villa de Branciforte Historic Preservation Community Area planning area public feedback process needs further evaluation into the "Goals, Policies and Programs of Draft General Plan 2010-2030, through the DEIR "Scoping" process by encouraging full and inclusive public participation by local residents from the Villa de Branciforte Historic Preservation Community Area to absolutely ensure the city's adoption of compatible land use designation and zoning classification which shall not only define the Villa de Branciforte Historic Preservation Community Area Planning area boundary but shall protect "all (TCP) traditional cultural properties, valued by living communities for culturally important reasons, if they embody or help reinforce that community neighborhood area's values, beliefs and customs" i.e. retaining historic neighborhoods in their original architectural style and densities keeping with the small town focus on daily person to person friendly interaction promoting a more sustainable living atmosphere. (7.)

CEQA Draft EIR Scoping Review Process and Establishing the Branciforte Planning Area Boundaries-2010-2030 Plan Amendment

As you are also aware during the Scoping phase of the EIR, the City can request important input from other governmental agencies, specialists and citizens group per CEQA Guidelines 15082 make multiple challenges to the adequacy and proper scope of the project undergoing environmental review of the current Draft General Plan as it exists. In the current DEIR for the new City of Santa Cruz General Plan-2010-2030, we are concerned about the adequacy and analysis of certain major elements of General Plan, that have not been addressed or completely. Mainly we of the Villa de Branciforte Historic Preservation Neighborhood Planning Area are concerned about the following that were not addressed in the current DEIR:

(1.) Alternatives to the Proposed Action (CEQA sec. 15126-d) In the current GP2010-2030 document do not include a reference for inclusion of another unique planning area- i.e. Villa de Branciforte Historic Preservation Neighborhood Planning Area on pages 1-8. We would like to recommend that the Villa de Branciforte Historic Preservation Neighborhood Planning Area formally recognized as another Alternative to the Existing Proposed General Plan and this planning needs to include a new planning area boundary defined with the help of the Villa de Branciforte Historic Preservation Neighborhood Planning Area membership.

(2.) Alternatives to the Proposed Action (CEQA sec. 15126-d) The Villa de Branciforte Historic Preservation Neighborhood Planning Area are very interested in lowering land use designation from the existing Low Density Residential (L) 1.1 to 10 du/ac to a more suitable Very-Low-Density Residential (VL) 0.1 to 1 du/ac as well as a similar rezoning to similar low density neighborhoods. The environmental and socio-economic impacts should be very positive for all of the citizens and residences of the City.

(3.) The current General Plan Land Use designations have been significantly increased recently with building of south Branciforte all the way to Soquel

Road intersection has been really intensified with a mixture of commercial land uses mixed with attached high rise residential units through the most recent General Plan Amendment-produces high density residential attached units to be build above the first unit commercial street buildings has been really increasing lately. The new combined land uses were approval obviously to attract more urban density for younger people and lower to moderate income families however this trend will create "growth inducing" impacts per (CEQA Sec. 15126(G)) as well as Significant irreversible environmental changes to the whole east side per (CEQA 15126(f)). The irreversible environmental changes will affect further losses of low density residential stock and also create more dangerous traffic patterns on future existing lower density neighborhoods all along Branciforte and Soquel with only two lanes. These overwhelming current land use designation amendments as allowed by the current General Plan will create unmitigated residential traffic, water, sewerage and storm drain infrastructure impacts. (9.)

Sincerely,



Ed Silveira,

Villa de Branciforte Historic Preservation Neighborhood Planning Area-
Neighborhood Leader

Reference Footnotes

- (1.) Mr. Ed Silveira – appointment reference letter dated April 9th, 2008 from the City of Santa Cruz, –Community Housing Strategy workshop; appointing Mr. Silveira to coordinate and lead and represent local efforts in preparing Villa de Branciforte Historic Preservation Community Area Plan neighborhood planning strategies as part of the City General Planning 2010-2030.
- (2.) Letter to Historic Commission Members, City Council Members, Julia Rebagliati, Alex Khoury-City Planner, Richard Wilson, City Manager and John Barrisone, City Attorney-dated November 5th, 2009
- (3.) California Public Records Act GOVT. CODE §§ 6250 - 6276.48 et seq. and Ralph M. Brown Act Govt. Code §§ 54950 et seq.
- (4.) CEQA Guidelines section 15082 & 15083. Also look at Draft General Plan Update Document and Program Review Planning Commission Agenda Report-dated July 17th, 2008 LU Goals, Policies and Programs for page 1-24 through 1-35 "City Character" Goals, Policies and Programs CD-1, CD-2, & CD-3; Sustainable, Historic Preservation, Residential Uses described in LU-1, page 1-54, LU-3, page 1-56, LU3.7 thru LU-3.9 and LU-3.10.
- (5.) Quoted statistics from City of Santa Cruz public survey of community values statements overhead slide rationalizing a new City of Santa Cruz General Plan Amendment Update 2010-2030 –

Paraphrased in the Metro Santa Cruz newspaper article dated during the week of July 30th-August 6th, 2008 called "Balancing Act"

- (6.) National Historic Trust Letter, from Brian Turner dated October 31st, 2008 pertaining to the historic district of Villa de Branciforte.
- (7.) Draft General Plan Update Document and Program Review Planning Commission Agenda Report-dated July 17th, LU Goals, Policies and Programs for page 1-24 through 1-35 "City Character" Goals, Policies and Programs CD-1, CD-2, & CD-3; Sustainable, Historic Preservation, Residential Uses described in LU-1, page 1-54, LU-3, page 1-56, LU3.7 thru LU-3.9 and LU3.10
- (8.) City of Santa Cruz Ordinance No. 2003-14-enforcing only those very old and historic neighborhoods to use the benefits of the Mills Act funding through reduced property tax assessment reduction; private and public agency grants (tax credits and grants) to rehabilitate older historic homes; includes robust weatherization and solar installation funding by certified solar and weatherization experts, but only if a Nationally recognized historic and cultural resources preservation area plan is adopted by resolution as part of the overall General Planning effort by the City of Santa Cruz.
- (9.) (Alternative Draft Maps) Villa de Branciforte Land Use and Historic Preservation Community Planning Area

List of consultants and agencies reviewing proposed Villa de Branciforte Land Use and Historic Preservation Community Planning Area.

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