



General Plan Update Final EIR

for the City of Capitola
State Clearinghouse No. 2013072002

March 27, 2014

PlaceWorks
(formerly The Planning Center | DC&E)

in collaboration with:

RBF Consulting



General Plan Update Final EIR

for the City of Capitola
State Clearinghouse No. 2013072002

March 27, 2014

Prepared by:

PlaceWorks
(formerly The Planning Center | DC&E)

in collaboration with:

RBF Consulting

Table of Contents

1.	EXECUTIVE SUMMARY	1-1
1.1	ENVIRONMENTAL PROCEDURES	1-1
1.2	PROJECT LOCATION	1-4
1.3	PLAN SUMMARY	1-4
1.4	SUMMARY OF ALTERNATIVES TO THE PROPOSED PLAN	1-4
1.5	ISSUES TO BE RESOLVED	1-5
1.6	AREAS OF CONTROVERSY	1-6
1.7	SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE	1-6
2.	INTRODUCTION	2-1
2.1	ENVIRONMENTAL REVIEW PROCESS	2-1
2.2	REPORT ORGANIZATION	2-1
3.	REVISIONS TO THE DRAFT EIR	3-1
3.1	CHAPTER 3, PROJECT DESCRIPTION	3-1
3.2	CHAPTER 4.1, AESTHETICS	3-1
3.3	CHAPTER 4.2, AIR QUALITY	3-4
3.4	CHAPTER 4.4, CULTURAL RESOURCES	3-5
3.5	CHAPTER 4.7, HYDROLOGY AND WATER QUALITY	3-7
3.6	CHAPTER 4.8, LAND USE AND PLANNING	3-11
3.7	CHAPTER 4.9, NOISE	3-11
3.8	CHAPTER 4.10, POPULATION AND HOUSING	3-11
3.9	CHAPTER 4.13, TRANSPORTATION AND TRAFFIC	3-14
3.10	CHAPTER 4.14, UTILITIES AND SERVICE SYSTEMS	3-16
3.11	CHAPTER 4.15, GREENHOUSE GAS EMISSIONS	3-17
3.12	CHAPTER 7, CEQA MANDATED SECTIONS	3-18
4.	LIST OF COMMENTERS	4-1
4.1	AGENCIES AND SERVICE PROVIDERS	4-1
4.2	PRIVATE INDIVIDUALS AND ORGANIZATIONS	4-1
5.	COMMENTS AND RESPONSES	5-1
5.1	AGENCIES AND SERVICE PROVIDERS	5-3
5.2	PRIVATE INDIVIDUALS AND ORGANIZATIONS	5-85

TABLE OF CONTENTS

LIST OF FIGURES

Figure 3-1	Regional Location.....	3-2
Figure 3-4	Proposed General Plan Land Use Designations	3-3
Figure 4.7-1	Regional Watersheds	3-9
Figure 4.7-2	Flood Hazard Zones	3-10
Figure 4.8-1	Residential Neighborhood Districts	3-12
Figure 4.8-2	Mixed-Use and Commercial Districts.....	3-13
Figure 4.13-4	Existing Transit Network	3-15

LIST OF TABLES

Table 1-1	Summary of Impacts and Mitigation Measures.....	1-7
Table 4.4-1	Designated Historic Structures	3-6

1. *Executive Summary*

This chapter presents a summary of the findings of the Draft and Final EIRs. This chapter has been reprinted from the Draft EIR with necessary changes made in this Final EIR shown in double underline and ~~striketrough~~. This document, together with the Draft EIR, will constitute the Final EIR if the City of Capitola City Council certifies it as complete and adequate under the California Environmental Quality Act (CEQA).

This ~~Draft~~ Environmental Impact Report (~~Draft~~ EIR) addresses the environmental effects associated with the implementation of the proposed Capitola General Plan (proposed Plan). The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An EIR is a public document designed to provide the public and local and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

This ~~Draft~~ EIR has been prepared pursuant to the requirements of CEQA (California Public Resources Code, Division 13, Section 21000, *et seq.*) and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Division 6, Chapter 3, Section 15000, *et seq.*) to determine if approval of the identified discretionary actions and related subsequent development could have a significant impact on the environment. The City of Capitola, as the Lead Agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment. Information for this ~~Draft~~ EIR was obtained from on-site field observations; discussions with affected agencies; analysis of adopted plans and policies; review of available studies, reports, data, and similar literature in the public domain; and specialized environmental assessments (e.g., air quality, hazards and hazardous materials, hydrology and water quality, noise, and transportation and traffic).

1.1 ENVIRONMENTAL PROCEDURES

This ~~Draft~~ EIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed Plan, as well as anticipated future discretionary actions and approvals. The six main objectives of this document, as established by CEQA, are:

- To disclose to decision-makers and the public the significant environmental effects of proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public reasons for agency approval of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

EXECUTIVE SUMMARY

An EIR is the most comprehensive form of environmental documentation identified in the CEQA statutes and CEQA Guidelines. It provides the information needed to assess the environmental consequences of a proposed plan, to the extent feasible. An EIR is intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts. An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.1.1 DRAFT EIR ORGANIZATION

~~This~~ The Draft EIR is organized into the following chapters:

- **Section 1. Executive Summary:** Summarizes the background and description of the proposed Plan, the format of this EIR, alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the Plan. A Summary Table describing recommended mitigation measures and indicates the level of significance of environmental impacts before and after mitigation is also included for clarity.
- **Section 2. Introduction:** Provides a preface and overview describing both the intended use of the document and the review and certification process of both the proposed Plan and the EIR.
- **Section 3. Project Description:** Describes the proposed Plan in detail, including a summary of the proposed Plan's Elements and a listing of proposed land use designation changes.
- **Section 4. Environmental Assessment:** Organized into 15 chapters corresponding to the environmental resource categories identified in Appendix G of the CEQA Guidelines, this section provides a description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective, as well as an analysis of the potential environmental impacts of the proposed Plan and recommended mitigation measures, if required, to reduce their significance. The environmental setting included in each chapter provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed Plan. Each chapter also includes a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the Plan; and the potential cumulative impacts associated with the proposed Plan and other existing, approved, and proposed development in the area.
- **Section 5. Significant Unavoidable Adverse Impacts:** Describes the impacts of the proposed Plan that are found to be significant and unavoidable in ~~this~~ the Draft EIR.

EXECUTIVE SUMMARY

- **Section 6. Alternatives to the Proposed Plan:** Considers two alternatives to the proposed Plan, including the CEQA-required “No Project Alternative” and the Reduced Commercial Floor Area Ratio (FAR) Alternative.
- **Section 7. CEQA-Mandated Sections:** Discusses growth inducement, cumulative impacts, unavoidable significant effects, and significant irreversible changes as a result of the proposed Plan. Additionally, this section identifies environmental issues scoped out pursuant to CEQA Guidelines Section 15128.
- **Section 8. Organizations and Persons Consulted:** Lists the people and organizations that were contacted during the preparation of ~~this the Draft~~ EIR for the proposed Plan.
- **Appendices:** The appendices for ~~this the Draft EIR~~ document (presented in PDF format on a CD attached to the back cover of the Draft EIR) contain the following supporting documents:
 - Appendix A: Notice of Preparation
 - Appendix B: Air Quality
 - Appendix C: Noise Monitoring and Modeling Data
 - Appendix D: Traffic
 - Appendix E: GHG – AMBAG Inventory

1.1.2 TYPE AND PURPOSE OF THIS DRAFT EIR

According to Section 15121(a) of the CEQA Guidelines, the purpose of an EIR is to:

Inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

Given the long-term horizon of the proposed Plan and the permitting, planning, and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation, this ~~Draft~~ EIR has been prepared as a Program EIR for the proposed Plan, pursuant to Section 15168 of the CEQA Guidelines. As a Program EIR, it is not project-specific, and does not evaluate the impacts of specific projects that may be proposed under the Plan. Such subsequent projects will require a separate environmental review to secure the necessary development permits. While subsequent environmental review may be tiered off this EIR, this EIR is not intended to address impacts of individual projects.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether additional CEQA documentation needs to be prepared. However, if the Program EIR addresses the program’s effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (CEQA Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (CEQA Guidelines Section 15168[c][3]). If a subsequent activity would have effects not within the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative

EXECUTIVE SUMMARY

Declaration, or an EIR. In this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis.

1.2 PROJECT LOCATION

Capitola is a coastal community located along the Monterey Bay. The City of Capitola is centrally located in Santa Cruz County, east of the City of Santa Cruz. Highway 1 runs east-west along the northern border of the city. Highway 17 is located northwest of Capitola and connects the coastal communities to Silicon Valley and San Francisco Bay Area to the north. A more detailed description and map of Capitola's location is provided in Section 3, Project Description

1.3 PLAN SUMMARY

The proposed Plan replaces the City's existing General Plan, which was adopted in 1989. The proposed Plan is intended to guide development and conservation in the city through 2035. The City's Housing Element was last updated in 2010 and has already undergone separate environmental review as part of its adoption process. Therefore, the Housing Element is not analyzed as part of this EIR.

The organization of the existing General Plan has been slightly revised in the proposed Plan. Some elements have been reorganized, and the proposed Plan adds an optional element not included in the existing General Plan. The proposed Plan contains five elements addressing the State-mandated topics of land use, circulation, housing, open space, conservation, safety, and noise, supplemented with the optional economic development element. Whereas the City's Local Coastal Program is integrated into the existing General Plan, under the proposed Plan the two documents are separate.

The proposed Plan revises the land use designations of the existing General Plan. The number of residential land use designations has been consolidated in the proposed Plan from four to two designations, the number of commercial land use designations has been reduced from four to three, two new mixed-use designations have been added, and the multiple community facilities designations in the existing General Plan have been consolidated into a single Public/Quasi-Public designation.

As described in detail in Section 3, Project Description, it is estimated that under the proposed Plan the population of Capitola will grow by 280 persons, with 80 new housing units. It is expected that 1,200 additional jobs will exist in Capitola by 2035. The proposed Plan has a long-term planning horizon, addressing a time frame extending to 2035.

1.4 SUMMARY OF ALTERNATIVES TO THE PROPOSED PLAN

The CEQA Guidelines (Section 15126[a]) require the description and comparative analysis of a range of alternatives to the proposed Plan that could feasibly attain the objectives of the Plan, while avoiding or substantially lessening potential impacts, including the CEQA-required "No Project Alternative." As described in

EXECUTIVE SUMMARY

Chapter 6 of ~~this the~~ Draft EIR, two alternatives were identified and analyzed for relative impacts as compared to the proposed Plan:

- No Project Alternative
- Reduced Commercial FAR Alternative

One of the major land use changes in the proposed Plan is the increase in the maximum allowable development that would be permitted in the 41st Avenue Corridor and Capitola Village. The Reduced Commercial FAR Alternative was chosen to provide an analysis of a scenario in which less non-residential development would be permitted in these areas.

Please refer to Chapter 6 of ~~this the~~ Draft EIR for a complete discussion of the relative impacts associated with each alternative. The following presents a summary of each of the alternatives analyzed in the Draft EIR.

- **No Project Alternative.** Under this alternative, the Capitola General Plan would not be adopted and future development in Capitola would occur under the goals, policies, programs, and land use designations set forth in the existing 1989 General Plan. The maximum allowable commercial FAR would not increase in the 41st Avenue Corridor and Capitola Village. Additionally, the allowable residential densities would be the same as under the proposed Plan, although the proposed consolidation of General Plan land use designations would not occur. The No Project Alternative is estimated to result in as many as 80 new housing units, 280 residents, and approximately 410 new jobs in Capitola by 2035.
- **Reduced Commercial Floor Area Ratio (FAR) Alternative.** Under the Reduced Commercial FAR Alternative, the maximum allowable commercial FAR in the 41st Avenue Corridor and Capitola Village would be increased to 1.0 FAR to allow slightly more commercial development than what is currently permitted by the 1989 General Plan. As under the proposed Plan, the Regional Commercial and Community Commercial land use designations would apply in the 41st Avenue Corridor and the Village Mixed Use designation would apply in Capitola Village. The consolidation of land use designations proposed in the Plan, including residential land use categories, would also apply under this alternative and the Goals, Policies, and Actions contained in proposed Plan would also be adopted under this alternative. The Reduced Commercial FAR Alternative is estimated to result in as many as 80 new housing units, 280 new residents, and approximately 760 new jobs in Capitola by 2035.

1.5 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed Plan, the major issues to be resolved include decisions by the City of Capitola, as lead agency, related to:

- Whether this ~~Draft~~ EIR adequately describes the environmental impacts of the proposed Plan.
- Whether the benefits of the Plan override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance.
- Whether the proposed land use changes are compatible with the character of the existing area.

EXECUTIVE SUMMARY

- Whether the identified goals, policies, or mitigation measures should be adopted or modified.
- Whether there are other mitigation measures that should be applied to the Plan besides those Mitigation Measures identified in the ~~Draft~~ EIR.
- Whether there are any alternatives to the Plan that would substantially lessen any of the significant impacts of the proposed Plan and achieve most of the basic objectives.

1.6 AREAS OF CONTROVERSY

The City of Capitola issued a Notice of Preparation of an EIR on July 1, 2013 and held a scoping meeting on July 23, 2013. The scoping period for this EIR ran from July 1 through July 30, 2013, during which time responsible agencies and interested members of the public were invited to submit comments as to the scope and content of the EIR. The comments received addressed the following issues:

- Flood Hazards
- Water Supply
- Development in Capitola Village
- Biological Resources
- Traffic

The Notice of Preparation and comments received are included in Appendix A of ~~this the~~ Draft EIR. To the extent that these issues have environmental impacts and to the extent that analysis is required under CEQA, they are addressed in Sections 4 through 7 of ~~this the~~ Draft EIR.

1.7 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Table 1-1 summarizes the conclusions of the environmental analysis contained in this ~~Draft~~ EIR and presents a summary of impacts and mitigation measures identified. It is organized to correspond with the environmental issues discussed in Section 4, Chapters 4.1 through 4.15. The table is arranged in four columns: 1) environmental impacts; 2) significance prior to mitigation; 3) mitigation measures; and 4) significance after mitigation. For a complete description of potential impacts, please refer to the specific discussions in Chapter 4.1 through 4.15.

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AESTHETICS			
AES-1: The proposed Plan would not have a substantial adverse effect on a scenic vista.	LTS	N/A	
AES-2: The proposed Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a State scenic highway.	No Impact	N/A	
AES-3: The proposed Plan would not result in substantial degradation of the existing visual character or quality of Capitola or its surroundings.	LTS	N/A	
AES-4: The proposed Plan would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LTS	N/A	
AES-5: The proposed Plan, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to aesthetics.	LTS	N/A	
AIR QUALITY			
AIR-1: Citywide construction activities under the proposed Plan would result in a considerable increase of criteria pollutants, and thus, could violate air quality standards.	S	AIR-1a: Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with MBUAPCD CEQA Air Quality Guidelines, the City shall limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading) during all phases of construction activities. If future development projects within the proposed Plan require that grading and excavation exceed those acreages, the City shall implement the following fugitive dust control measures per MBUAPCD CEQA Air Quality Guidelines:	LTS

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily; ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; ▪ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; ▪ Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites; ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets; ▪ Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); ▪ Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.); ▪ Limit traffic speeds on unpaved roads to 15 mph; ▪ Install appropriate best management practices or other erosion control measures to prevent silt runoff to public roadways; ▪ Replant vegetation in disturbed areas as quickly as possible; ▪ Install wheel washers or track-out devices for all exiting trucks and equipment leaving the site; ▪ Limit the area subject to excavation, grading and other construction activity at any one time; ▪ Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints (the person shall respond to complaints and take corrective action within 48 hours); ▪ Ensure that the phone number of MBUAPCD is visible to the public for compliance with Rule 402 (Nuisance); and 	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<ul style="list-style-type: none"> Comply with MBUAPCD Rule 403 (Particulate Matter) regarding concentration, process weight and individual particles requirements. Discharge from any source of particulate matter shall not exceed of 0.15 grain per standard dry cubic foot of exhaust gas. Discharge in any one hour from any source of particulate matter shall not exceed the amount shown in Rule 403 – Particulate Matter Table 1. Additionally, emissions from any heat transfer, incinerator, or metal salvage operation of particles in sufficient number to cause damage to property, which particles are of sufficient size and nature to be visible individually as particles on property other than that under the control of the person responsible for the emission, shall not be permitted. 	
		<p>AIR-1b: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that all off-road construction vehicles/equipment greater than 100 horsepower that will be used on site for more than one week shall comply with the California Air Resources Board's In-Use Offroad Diesel Vehicle Regulation: 1) be manufactured during or after 1996, and 2) shall meet the NO_x emissions standard of 6.9 grams per brake horsepower hour. Alternatively, the project shall implement a combination of the following emission reduction measures on some or all of the above described vehicles and equipment:</p> <ul style="list-style-type: none"> Use alternative fuels (such as biodiesel blends); Require diesel particulate matter filters on equipment; Require diesel oxidation catalyst on equipment; Require General and Industry-Specific Visible Emission limitations for abrasive blasting, drinking water systems, gas turbines, pile drivers and federally regulated industries for compliance with Rule 400 (Visible Emissions); Install temporary electrical service whenever possible to avoid the 	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<p>need for independently powered equipment (e.g., compressors);</p> <ul style="list-style-type: none"> ▪ Enforce state required idle restrictions (e.g., post signs). Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they were on-site and staged away from residential areas; ▪ Properly tune and maintain equipment; and ▪ Stage large diesel-powered equipment at least 100 feet from any active land uses (e.g., residences). ▪ <u>Equipment greater than 100 horsepower that will be used on site for more than one week shall meet the United States Environmental Protection Agency (EPA)-Certified Tier 3 or newer emissions standards (model year 2006 or newer) model year 2006 or newer).</u> 	
AIR-2: Implementation of the proposed Plan could result in an overall increase in mobile and stationary source emissions within the City, which could exceed Monterey Bay Unified Air Pollution Control District air quality standards.	S	AIR-2: There is no mitigation measure available to reduce this impact to a less-than-significant level.	SU
AIR-3: Implementation of the proposed Plan could result in an overall increase in odors within the City.	LTS	N/A	
AIR-4: Implementation of the Capitola General Plan could result in an overall increase in localized and carbon monoxide hotspot emissions within the city, which could exceed Monterey Bay Unified Air Pollution Control District air quality standards.	LTS	N/A	
AIR-5: The proposed Plan may conflict with or hinder implementation of the Association of Monterey Bay Area Government's regional comprehensive plan guidelines and the Monterey Bay Unified Air Pollution Control District Air Quality Management Plan.	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
AIR-6: Regional air quality emissions resulting from operational buildout of the Capitola General Plan could impact regional air quality levels on a cumulatively considerable basis.	SU	AIR-6: Implementation of the proposed Plan could generate regional air quality emissions resulting from operational buildout of the proposed Plan and could impact regional operational air quality levels on a cumulatively considerable basis; therefore impacts in this regard would be considered significant and unavoidable. There is no mitigation measure available to reduce this impact to a less-than-significant level.	SU
BIOLOGICAL RESOURCES			
BIO-1: The proposed Plan would not result in significant impacts to special-status plant and animal species in the Plan Area.	LTS	N/A	
BIO-2: The proposed Plan would not result in significant impacts to riparian habitat or other sensitive natural community.	LTS	N/A	
BIO-3: The proposed Plan would not result in significant impacts to federally protected wetlands.	LTS	N/A	
BIO-4: The proposed Plan would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LTS	N/A	
BIO-5: The proposed Plan would not conflict with Capitola's Community Tree and Forest Management Ordinance.	LTS	N/A	
BIO-6: The proposed Plan would not conflict with the Monterey Bay National Marine Sanctuary Management Plan.	LTS	N/A	
CULTURAL RESOURCES			
CULT-1: The Plan would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	LTS	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
CULT-2: Construction activities associated with implementation of the proposed Plan could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	S	CULT-2: If cultural resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist and/or paleontologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the cultural resource is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5, carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.	LTS
CULT-3: Construction activities associated with implementation of the proposed Plan could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	S	CULT-3: Refer to Mitigation Measure CULT-2.	LTS
CULT-4: Construction activities associated with implementation of the proposed Plan could disturb human remains, including those interred outside of formal cemeteries.	S	CULT-4: Refer to Mitigation Measure CULT-2.	LTS
CULT-5: The Plan, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to cultural resources.	LTS	N/A	
GEOLOGY, SOILS, AND SEISMICITY			
GEO-1: The proposed Plan would not expose people or structures to potential substantial adverse effects, including	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
the risk of loss, injury, or death involving surface rupture along a known active fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; and landslides.			
GEO-2: Implementation of the proposed Plan would not result in substantial soil erosion or the loss of topsoil.	LTS	N/A	
GEO-3: Development under the proposed Plan would not result in a significant impact related to development on unstable geologic units and soils or result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	LTS	N/A	
GEO-4: Development under the proposed Plan would not create substantial risks to life or property as a result of its location on expansive soil.	LTS	N/A	
GEO-5: Development under the proposed Plan would not result in impacts associated with the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater.	LTS	N/A	
GEO-6: The proposed Plan, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to geology and soils.	LTS	N/A	
HAZARDS AND HAZARDOUS MATERIALS			
HAZ-1: The proposed Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LTS	N/A	
HAZ-2: The proposed Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
HAZ-3: The proposed Plan would not result in significant impacts associated with hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school.	LTS	N/A	
HAZ-4: Implementation of the Plan would not create a significant hazard to the public or the environment as a result of development on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.	LTS	N/A	
HAZ-5: Implementation of the proposed Plan would not result in a safety hazard for people residing or working in the area due to development within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.	No Impact	N/A	
HAZ-6: Implementation of the proposed Plan would not result in a safety hazard for people residing or working in the Plan Area due to development in the vicinity of a private airstrip.	No Impact	N/A	
HAZ-7: The proposed Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	N/A	
HAZ-8: Implementation of the proposed Plan would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	LTS	N/A	
HAZ-9: The proposed Plan, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to hazards and hazardous materials.	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
HYDROLOGY AND WATER QUALITY			
HYDRO-1: The proposed Plan would not violate any water quality standards or waste discharge requirements.	LTS	N/A	
HYDRO-2: The proposed Plan could substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	S	HYDRO-2: There is no mitigation measure available to mitigate this impact to a less-than-significant level.	SU
HYDRO-3: The proposed Plan would not substantially alter the existing drainage pattern of the Plan Area or vicinity, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site.	LTS	N/A	
HYDRO-4: The proposed Plan would not create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	LTS	N/A	
HYDRO-5: The proposed Plan would not otherwise substantially degrade water quality.	LTS	N/A	
HYDRO-6: The proposed Plan would not result in a significant impact with respect to the placement of housing or structures, which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	LTS	N/A	
HYDRO-7: The proposed Plan would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	No Impact	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
HYDRO-8: The proposed Plan would not result in significant adverse effects related to inundation by seiche, tsunami, or mudflow.	LTS	N/A	
HYDRO-9: The proposed Plan, in combination with past, present, and reasonably foreseeable development, could result in significant cumulative impacts with respect to hydrology and water quality.	S	HYDRO-9: There is no mitigation measure available to mitigate this impact to a less-than-significant level.	SU
LAND USE AND PLANNING			
LAND-1: The proposed Plan would not physically divide an established community.	LTS	N/A	
LAND-2: The proposed Plan would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	N/A	
LAND-3: The proposed Plan would not conflict with the Monterey Bay National Marine Sanctuary Management Plan.	LTS	N/A	
LAND-4: The proposed Plan, in combination with past, present, and reasonably foreseeable development in the surrounding area, would result in less-than-significant-cumulative impacts with respect to land use and planning.	LTS	N/A	
NOISE			
NOISE-1: Construction-related activities resulting from implementation of the proposed Plan would not result in the generation of noise levels in excess of established standards.	LTS	N/A	
NOISE-2: Construction-related activities resulting from implementation of the propose Plan could generate or expose persons or structures to excessive ground-borne vibration.	S	NOISE-2a: Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. For projects that involve the displacement of more than 100 cubic yards of soil and is located within	LTS

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<p>25 feet of an occupied structure, the Community Development Director or the Public Works Director may require at their discretion that a project specific vibration impact analysis be conducted to determine the specific vibration control mechanisms that would be incorporated into the project's construction bid documents, if necessary. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	
		<p>NOISE-2b: The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels.</p> <ul style="list-style-type: none"> ▪ Pile driving within a 50-foot radius of historic structures (as determined by the City) shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). ▪ The pre-existing condition of all designated historic buildings (as determined by the City) within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey, if deemed necessary at the discretion of the Community Development Director or the Public Works Director. The preconstruction survey shall document conditions (photographically and in writing) that exist before construction begins for use in evaluating damage caused by construction activities. All damage shall be repaired back to its preexisting condition. ▪ Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of historic structures (as determined by the City). Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures. 	
NOISE-3: Future noise levels associated with implementation of the proposed Plan could contribute to an	LTS	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
exceedance of the City's noise standards resulting in potential noise impacts to sensitive receptors.			
NOISE-4: The Plan, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to noise.	LTS	N/A	
POPULATION AND HOUSING			
POP-1: The Plan would not induce substantial unexpected population growth, or growth for which inadequate planning has occurred, either directly or indirectly.	LTS	N/A	
POP-2: The Plan would not displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere.	LTS	N/A	
POP-3: The proposed Plan would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	LTS	N/A	
POP-4: The proposed Plan, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to population and housing.	LTS	N/A	
PUBLIC SERVICES			
SVCS-1: The proposed Plan would not result in the provision of or need for new or physically altered protection facilities, the construction or operation of which could cause significant environmental impacts.	LTS	N/A	
SVCS-2: The proposed Plan, in combination with past, present, and reasonably foreseeable development would result in less than significant cumulative impacts with respect to fire protection service.	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
SVCS-3: The proposed Plan would not result in the need for construction or expansion of police facilities.	LTS	N/A	
SVCS-4: The proposed Plan, in combination with past, present, and reasonably foreseeable growth, would result in less than significant cumulative impacts with respect to law enforcement services.	LTS	N/A	
SVCS-5: The proposed Plan would not result in the provision of or need for new or physically altered school facilities, the construction or operation of which could cause significant environmental impacts.	LTS	N/A	
SVCS-6: The proposed Plan, in combination with past, present, and reasonably foreseeable growth in the SUESD service area, would result in less than significant cumulative impacts with respect to schools.	LTS	N/A	
SVCS-7: The proposed Plan would not result in the provision of or need for new or physically altered library facilities.	LTS	N/A	
SVCS-8: The proposed Plan, in combination with past, present, and reasonably foreseeable development, would result in less than significant cumulative impacts with respect to libraries.	LTS	N/A	
PARKS AND RECREATION			
PS-1: The proposed Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities in order to maintain an acceptable ratio of parkland per thousand residents.	LTS	N/A	
PS-2: The proposed Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur, or be accelerated.	LTS	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
PS-3: The proposed Plan would not include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LTS	N/A	
PS-4: The proposed Plan, in combination with past, present, and reasonably foreseeable growth, would result in less than significant cumulative impacts with respect to parks and recreational facilities.	LTS	N/A	
TRANSPORTATION AND TRAFFIC			
TRANS-1: Implementation of the proposed Plan would cause intersection operations to degrade to unacceptable LOS E at the Porter Street and Highway 1 northbound ramps intersection during the AM peak hour in 2035.	S	TRANS-1: To mitigate this impact, an additional westbound right turn lane would be required to be constructed on the Highway 1 northbound off-ramp at Porter Street. With implementation of this improvement, the intersection would operate at an acceptable LOS C during the AM and PM peak hour under proposed Plan in conditions in 2035. The improvements necessary to mitigate this impact to a less than significant level would require the approval of Caltrans, and implementation of the improvement may not be feasible. As there are no certain and feasible mitigation measures are available to reduce this impact, a <i>significant and unavoidable impact</i> would remain.	SU
TRANS-2: The proposed Plan would not result in a change in air traffic patterns including either an increase in traffic levels of a change in locations that results in substantial safety risks.	LTS	N/A	
TRANS-3: The proposed Plan would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LTS	N/A	
TRANS-4: Implementation of the proposed Plan would not result in inadequate emergency access.	LTS	N/A	
TRANS-5: Implementation of the proposed Plan would not conflict with adopted policies, plans, or program regarding	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.			
TRANS-6: Implementation of the proposed Plan, in combination with past, present, and reasonably foreseeable project, would result in additional cumulatively considerable impacts.	S	TRANS-6: Implement Mitigation Measure TRANS-1.	SU
UTILITIES AND SERVICE SYSTEMS			
Water			
UTIL-1: Buildout of the proposed Plan may result in insufficient water supplies from existing entitlements and resources in 2035.	S	UTIL-1: There is no mitigation measure available to reduce this impact to a less-than-significant level.	SU
UTIL-2: The proposed Plan would require the construction of new water facilities or expansion of existing facilities, the construction of which may cause significant environmental effects.	S	UTIL-2: There is no mitigation measure available to reduce this impact to a less-than-significant level.	SU
UTIL-3: The Plan, in combination with past, present, and reasonably foreseeable development, may result in significant cumulative impacts with respect to water supply.	S	UTIL-3: There is no mitigation measure available to reduce this impact to a less-than-significant level.	SU
Sanitary Wastewater (Sewer)			
UTIL-4: The proposed Plan would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).	LTS	N/A	
UTIL-5: The proposed Plan would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	LTS	N/A	
UTIL-6: The proposed Plan would not result in a determination by the wastewater treatment provider which	LTS	N/A	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.			
UTIL-7: The Plan, in combination with past, present, and reasonably foreseeable development, would result in less than significant cumulative impacts with respect to wastewater.	LTS	N/A	
Stormwater Drainage			
UTIL-8: The proposed Plan would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	LTS	N/A	
UTIL-9: The Plan, in combination with past, present, and reasonably foreseeable development, would result in less than significant cumulative impacts with respect to stormwater facilities.	LTS	N/A	
Solid Waste			
UTIL-10: The proposed Plan would be served by a landfill with sufficient permitted capacity to accommodate the Plan's solid waste disposal needs.	LTS	N/A	
UTIL-11: The proposed Plan would comply with federal, State, and local statutes and regulations related to solid waste.	LTS	N/A	
UTIL-12: The Plan, in combination with past, present, and reasonably foreseeable development, would result in less than significant cumulative impacts with respect to solid waste.	LTS	N/A	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
GREENHOUSE GAS EMISSIONS			
GHG-1: GHG emissions associated with the proposed Plan would exceed MBAUAPCD's proposed GHG significance threshold of 2,000 MTCO _{2e} per year.	S	<p>GHG-1: The City of Capitola shall prepare a Climate Action Plan within 18 months of adopting the proposed Capitola General Plan update. The Climate Action Plan shall include a community inventory of GHG emission sources, and a quantifiable GHG emissions reduction target for 2020 that is consistent with the statewide GHG reduction target under Assembly Bill 32 (2006) and an interim target for the General Plan horizon year 2035 that is consistent with the statewide GHG reduction goal under Executive Order S-03-05, as outlined in CARB's 2013 Scoping Plan Update. The City shall monitor progress toward the GHG emissions reduction goal and prepare reports every 5 years detailing that progress. Measures listed below shall be considered for all new development between the time of adoption of the proposed Capitola General Plan update and adoption of the Climate Action Plan. Local measures considered in the Climate Action Plan may include:</p> <ul style="list-style-type: none"> ▪ Require all municipal fleet purchases to be fuel-efficient vehicles for their intended use based on the fuel type, design, size, and cost efficiency. ▪ Work with AMBAG to create a Metropolitan Transportation Plan/Sustainable Community Strategy (MTP/SCS) that will reduce GHG emissions generated from transportation in the region. ▪ Revise the Recycling Ordinance to require at least 50 percent diversion of non-hazardous construction waste from disposal, as required by the California Green Building Code. ▪ Amend the Green Building Ordinance to encourage building designs that minimize waste and consumption in construction projects. ▪ Require new development and major renovations to use energy-efficient appliances that meet ENERGY STAR standards and energy-efficient lighting technologies that exceed Title 24 standards by 30 percent. 	SU

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<ul style="list-style-type: none"> Amend the Zoning Code to require new development and major renovations to incorporate measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping, and sunscreens. Implement incentives for the use of drought-tolerant landscaping and recycled water for landscape irrigation. Require all new landscaping irrigation systems installed in the city to be automated, high-efficient irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors. Conduct periodic energy efficiency audits of existing municipal buildings by checking, repairing, and readjusting heating, ventilation, and air conditioning systems; lighting; water heating equipment; insulation; and weatherization. Continue to implement intelligent transportation systems, roundabouts, signal timing and synchronization, and other efficiency methods that decrease idling time and congestion. Investigate partnership with programs such as Zipcar to support use of energy efficient or electric vehicles for city residents. Continue to work with county and regional transportation leaders to explore options for additional funding sources on the regional level to support multi-modal transportation infrastructure. Develop a Transportation Demand Management Plan (TDM) for City and local employees. A TDM Program would offer incentives to encourage the use of alternative modes of transportation by City and local employees (e.g., in the Village, Bay Avenue, and 41st Avenue areas). Free bus passes, reimbursement for not using a parking space, emergency cab services, etc. will help reduce parking demand and reduce GHG emissions through reduced commuter traffic. 	

EXECUTIVE SUMMARY**TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<ul style="list-style-type: none"> ▪ Continue to work with school districts and solicit input from elementary, middle, and high school parents to identify opportunities to decrease emissions from school commutes. ▪ Require bicycle parking facilities and on-site showers in major non-residential development and redevelopment projects. Major development projects include buildings that would accommodate more than 50 employees, whether in a single business or multiple tenants; major redevelopment projects include projects that change 50 percent or more of the square footage or wall space. ▪ Provide incentives, such as giving priority in plan review, processing, and field inspection services, for new and existing commercial and residential projects that provide parking spaces reserved for electric vehicles and have a charging connection. ▪ Encourage grey water use and rainwater catchment systems where their use could accomplish water conservation objectives through the following measures: <ul style="list-style-type: none"> ▪ Integrate new California grey water building/plumbing codes into the Green Building Ordinance. ▪ Adopt a residential rainwater collection policy and update the Zoning Code as needed to support permitting and regulation of residential rainwater systems. ▪ Investigate emerging technologies that reuse water within residential and commercial buildings and make that information available to the public via the City's website and/or brochures. ▪ Pursue funding sources to provide rebates and reduce permit fees for cisterns. ▪ Provide outreach support for water-efficient landscaping programs, classes, and businesses. ▪ In partnership with PG&E and local alternative energy companies, develop an Alternative Energy Development Plan that includes 	

EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measures	Significance With Mitigation
		<p>citywide measurable goals and identifies the allowable and appropriate alternative energy facility types within the city, such as solar photovoltaics (PV) on urban residential and commercial roofs and wind power facilities. As part of this plan:</p> <ul style="list-style-type: none"> Propose phasing and timing of alternative energy facility and infrastructure development. Conduct a review of City policies and ordinances and establish a development review process for new alternative energy projects that ensures noise, aesthetic, and other potential land use compatibility conflicts are avoided (e.g., installing tracking solar PV or angling fixed solar PV in a manner that reduces glare to surrounding land uses). Develop a renewable energy expansion plan for the City. Consider reducing permitting fees or other incentives for alternative energy development. Participate in regional efforts to implement Community Choice Aggregation (CCA). 	
GHG-2: The proposed Plan would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.	LTS	N/A	
GHS-3: The proposed Plan, in combination with past, present, and reasonably foreseeable projects, would result in a significant cumulative impact with respect to GHG emissions.	S	GHG-3: Implement Mitigation Measure GHG-1.	SU

2. *Introduction*

This document provides responses to comments received on the Draft Environmental Impact Report (Draft EIR) for the proposed City of Capitola General Plan Update (proposed Plan). The Draft EIR identified significant impacts associated with the proposed Project, and examined alternatives and recommended mitigation measures that could avoid or reduce potential impacts.

This document, together with the Draft EIR and all Appendices, will constitute the Final EIR if the City of Capitola Planning Commission certifies it as complete and adequate under the California Environmental Quality Act (CEQA).

2.1 ENVIRONMENTAL REVIEW PROCESS

The City of Capitola is the lead agency for this EIR.

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project, and to provide the general public with an opportunity to comment on the Draft EIR. This Final EIR has been prepared to respond to comments received on the Draft EIR. The Draft EIR was made available for public review on December 19, 2013. The Draft EIR was distributed to local, regional, and State agencies and the general public was advised of the availability of the Draft EIR. The 60-day public comment period ended on February 17, 2014. Copies of all written comments received on the Draft EIR are contained in this document. These comments and responses to these comments are laid out in Chapter 5, Comments and Responses, of this Final EIR.

2.2 REPORT ORGANIZATION

This document is organized into the following chapters:

- ◆ **Chapter 1: Executive Summary** is a summary of the findings of the Draft and the Final EIR. It has been reprinted from the Draft EIR with necessary changes made in this Final EIR.
- ◆ **Chapter 2: Introduction** discusses the use and organization of this Final EIR.
- ◆ **Chapter 3: Revisions to the Draft EIR** presents specific changes to the Draft EIR.
- ◆ **Chapter 4: List of Commenters** contains the names of organizations and individuals who commented on the Draft EIR.

INTRODUCTION

- ◆ **Chapter 5: Comments and Responses** contains reproductions of the letters received from agencies and the public on the Draft EIR. The chapter also contains responses keyed to the comments which precede them.

3. Revisions to the Draft EIR

This chapter presents specific changes to the Draft EIR. In each case, the revised page and location on the page is presented, followed by the textual or graphic revision. Underline text represents language that has been added to the EIR; text with ~~strikethrough~~ has been deleted from the EIR.

None of the revisions constitutes significant changes to the analysis contained in the Draft EIR. As such, the Draft EIR does not need to be recirculated. All changes to Chapter 1 of the Draft EIR, including changes to Table 1-1, Summary of Impacts and Mitigation Measures, are included in Chapter 1, Executive Summary, of this Final EIR.

3.1 CHAPTER 3, PROJECT DESCRIPTION

Figure 3-1 on page 3-2 of the Draft EIR is hereby replaced with the figure on the following page.

Figure 3-4 on page 3-12 of the Draft EIR is hereby replaced with the figure on page 3-3.

3.2 CHAPTER 4.1, AESTHETICS

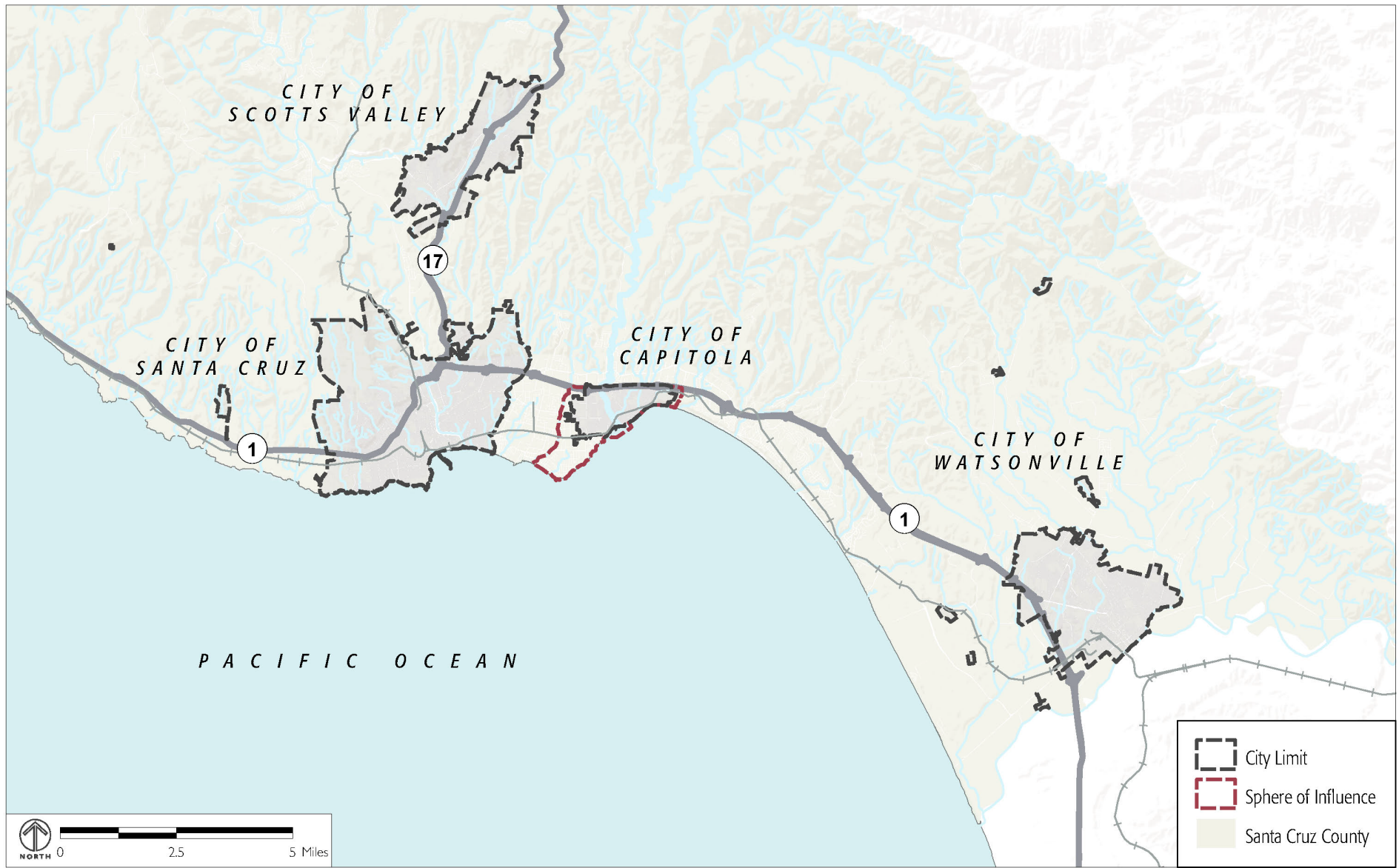
Policy LU-6.9 on page 4.1-6 of the Draft EIR is hereby revised as follows:

- Policy LU-6.9 Capitola Wharf. Maintain the historic Capitola Wharf as a free-access public fishing pier for the use and enjoyment of Capitola residents and visitors.

Policies LU-1.1, LU-2.1, and LU-2.3 on page 4.1-8 of the Draft EIR are hereby revised as follows:

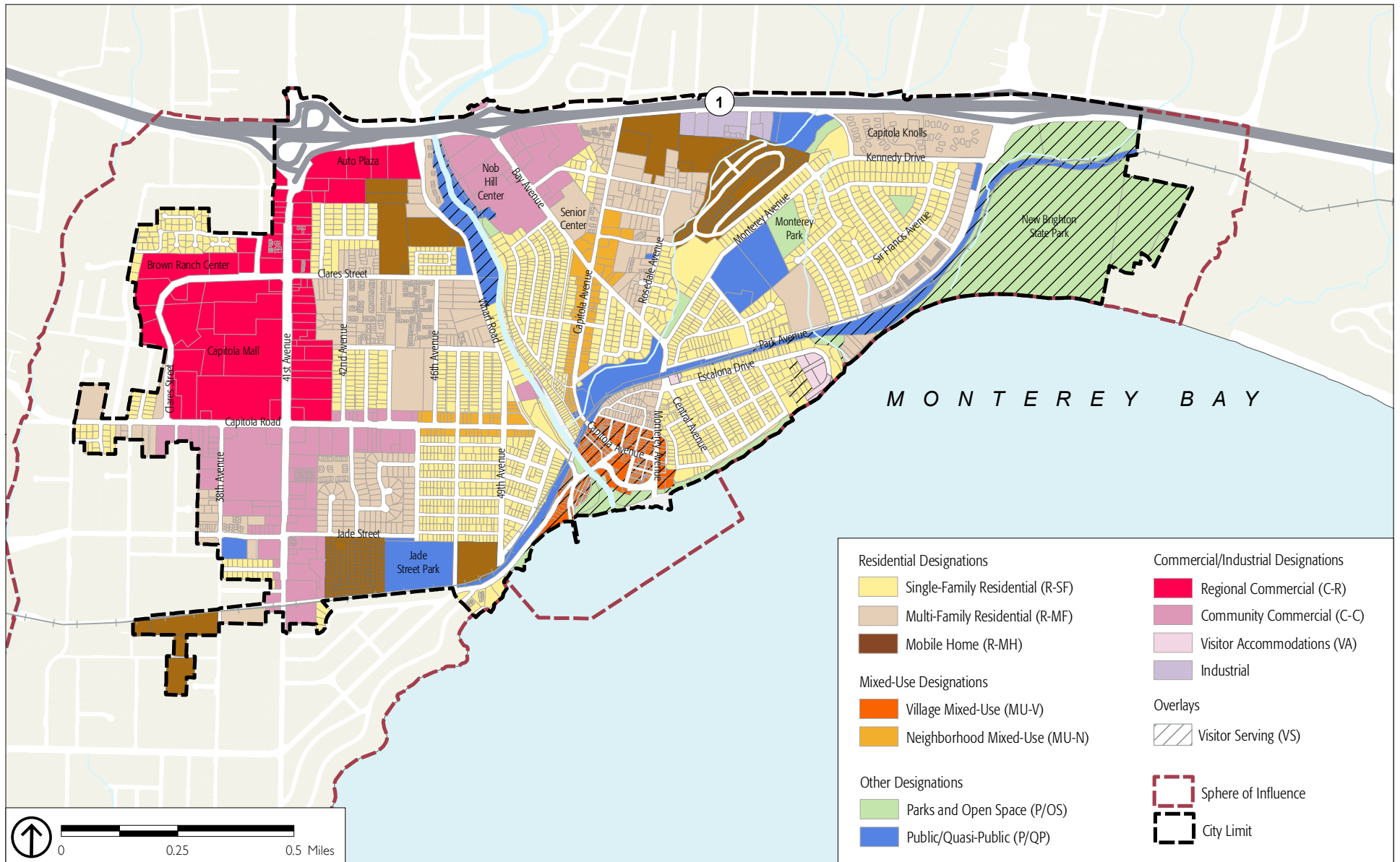
- Policy LU-1.1 Community Character. Ensure that historic and cultural resources are maintained and that all new development maintains and enhances Capitola's neighborly feel, coastal village charm, and welcoming character.
- Policy LU-2.1 Historic Structures. Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.
- Policy LU-2.3 Preservation Incentives. Promote the maintenance, restoration, and rehabilitation of historical resources through the use of Federal Rehabilitation Tax Credits, State incentives including the Mills Act, the California Cultural and Historical Endowment, and the California State Historical Building Code and other incentives as they arise. Consider the establishment of a Certified Local Government Program to increase eligibility for incentive programs.

PROJECT DESCRIPTION



Source: City of Capitola, 2010.

Figure 3-1
Regional Location



Source: City of Capitola, 2010.

FIGURE 3-4
PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

REVISIONS TO THE DRAFT EIR

3.3 CHAPTER 4.2, AIR QUALITY

The following goals, policies, and actions on pages 4.2-20 to 4.2-22 of the Draft EIR are hereby revised as follows:

- *Goal MO-1. Provide a balanced multi-modal transportation system that enhances mobility in a safe and sustainable manner.*
- Policy MO-1.3 Regional Collaboration. Support regional efforts to increase alternatives ~~to infrastructure~~, which reduce single occupant vehicle trips, conserve energy, and reduce air pollution.
- Action MO-1.2 Regional Plan Implementation. Participate with Santa Cruz County Regional Transportation Commission (RTC), the Association of Monterey Bay Area Governments (AMBAG), and Santa Cruz County to create and implement programs that coordinate the multi-modal transportation needs and requirements of Capitola across jurisdictions, including but not limited to the Regional Transportation Plan, the Metropolitan Transportation Plan, and the Monterey Bay Sanctuary Scenic Trail Master Plan. (Responsibility: Community Development, Public Works)
- *Goal MO-2. Provide for “Complete Streets” that safely serve all modes of transportation, including vehicles, public transit, bicyclists, and pedestrians.*
- Policy MO-2.5 Existing Rights-of-Way. ~~Support~~ Explore opportunities to repurpose existing rights-of-way or create new rights-of-way to enhance connectivity for pedestrians, bicyclists, and transit.
- Policy MO-7.6 Rail Service. Work with regional partners to explore the ~~establishment~~ feasibility of passenger rail service on the Santa Cruz Branch rail line corridor.
- Policy MO-8.2 Regional System. Ensure that the bikeways in Capitola are well integrated with existing and proposed regional bikeways in Santa Cruz County and the Coastal Trail.

Mitigation Measure AIR-1b on page 4.2-30 of the Draft EIR is hereby revised as follows:

Mitigation Measure AIR-1b: Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that all off-road construction vehicles/equipment ~~greater than 100 horsepower that will be used on site for more than one week shall comply with the California Air Resources Board’s In-Use Offroad Diesel Vehicle Regulation: 1) be manufactured during or after 1996, and 2) shall meet the NO_x emissions standard of 6.9 grams per brake-horsepower-hour.~~ Alternatively, the project shall implement a combination of the following emission reduction measures on some or all of the above described vehicles and equipment:

- Use alternative fuels (such as biodiesel blends);
- Require diesel particulate matter filters on equipment;
- Require diesel oxidation catalyst on equipment;
- Require General and Industry-Specific Visible Emission limitations for abrasive blasting, drinking water systems, gas turbines, pile drivers and federally regulated industries for compliance with Rule 400 (Visible Emissions);

REVISIONS TO THE DRAFT EIR

- Install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors);
- Enforce state required idle restrictions (e.g., post signs). Diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they were on-site and staged away from residential areas;
- Properly tune and maintain equipment; and
- Stage large diesel-powered equipment at least 100 feet from any active land uses (e.g., residences).
- Equipment greater than 100 horsepower that will be used on site for more than one week shall meet the United States Environmental Protection Agency (EPA)-Certified Tier 3 or newer emissions standards (model year 2006 or newer) model year 2006 or newer.

Significance After Mitigation: Less than significant.

3.4 CHAPTER 4.4, CULTURAL RESOURCES

Table 4.4-1 on page 4.4-9 of the Draft EIR is hereby revised as shown on the following page.

The fourth bullet point on page 4.4-7 of the Draft EIR is hereby revised as follows:

- The Old Riverview Historic District. This district is located along the Soquel Creek just north of the Stockton Bridge, includes houses on both sides of Riverview Avenue from Stockton Avenue to Blue Gum Avenue, and contains cottages adjacent to the Creek and the Riverview Pathway.

The following policies and actions on page 4.4-12 of the Draft EIR are hereby revised as follows:

- Policy LU-2.1 Historic Structures. Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.
- Policy LU-2.3 Preservation Incentives. Promote the maintenance, restoration, and rehabilitation of historical resources through the use of Federal Rehabilitation Tax Credits, State incentives including the Mills Act, the California Cultural and Historical Endowment, and the California State Historical Building Code and other incentives as they arise. Consider the establishment of a Certified Local Government Program to increase eligibility for incentive programs.
- Action LU-2.1 Historic Structures List. Update the City of Capitola Historic Structures List on a regular basis as new information becomes available, for example, during project review or if historic research yields additional information.

REVISIONS TO THE DRAFT EIR

TABLE 4.4-1 DESIGNATED HISTORIC STRUCTURES

Properties Listed on the National Register of Historic Places, and the California Register of Historic Places, and Capitola Register of Historic Features		
404 A&B Blue Gum Avenue	201 Monterey Avenue	441 Riverview Avenue
406 Blue Gum Avenue	305 Riverview Avenue	443 Riverview Avenue
408 Blue Gum Avenue	311 Riverview Avenue	488 Riverview Drive
109 Capitola Avenue	317 & 317A Riverview Avenue	489 Riverview Drive
421 Capitola Avenue	319 Riverview Avenue	501 Riverview Drive
425 Capitola Avenue	321A & 321B Riverview Avenue	506 Riverview Drive
427 Capitola Avenue	323 Riverview Avenue	507 Riverview Drive
110 Esplanade	326 Riverview Avenue	509 & 509A Riverview Drive
112 Esplanade	Union Pacific Railroad Trestle	510 Riverview Drive
118 Esplanade	397 Riverview Avenue	1400 Wharf Road (Wharf)
120 Esplanade	399 Riverview Avenue	1500 Wharf Road (District)
104 (East) Lawn Way	401 Riverview Avenue	1720 & 1720A Wharf Road
106 (East) Lawn Way	409 Riverview Avenue	2200 Wharf Road (District)
114 (East) Lawn Way	415 Riverview Avenue	Cherry Avenue Retaining Wall
115 and 117 (East) Lawn Way	417 Riverview Avenue	Hihn Park Stairs
116 Lawn Way	422 Riverview Avenue	Depot Hill Staircase
130 (North) Lawn Way	425 Riverview Avenue	Lagoon Pool 1 231 Esplanade
131 (North) Lawn Way	429 Riverview Avenue	Monterey Avenue Palm Tree
133 (North) Lawn Way	432 Riverview Avenue	Monterey Avenue Retaining Wall
134 (North) Lawn Way	435 Riverview Avenue	East Hill Pathway
127 Monterey Avenue	437 Riverview Avenue	Stockton Avenue Bridge
131-133 Monterey Avenue	439 Riverview Avenue	

- Action LU-2.2 Public Outreach. Continue to work with schools, public agencies, and community organizations through contacts with the Capitola Historical Museum Curator and the museum's archives. Sequel Union Elementary and Santa Cruz City school districts to educate the public about Capitola's history and historical and cultural resources.
- Action LU-2.3 Historic Preservation Guidelines. Develop Historic Preservation Guidelines to enhance and protect Capitola's historic resources. Guidelines will clarify:

REVISIONS TO THE DRAFT EIR

- Process and criteria to determine the historic significance of properties.
- Permits and approvals needed to make modifications to identified historic resources.
- ~~▪ Process and criteria to determine the historic significance of properties~~
- Design standards and guidelines for modifications to a historic resource
- Incentives for historic preservation
- Action LU-2.4 Local Register. ~~Consider establishing~~ Establish a local register of historic resources and a historic district on Depot Hill.

Action LU-2.2 on page 4.4-14 of the Draft EIR is hereby revised as follows:

- Action LU-2.2 Public Outreach. Continue to work with schools, public agencies, and community organizations through contacts with the Capitola Historical Museum Curator and the museum's archives ~~Sequel Union Elementary and Santa Cruz City school districts~~ to educate the public about Capitola's history and historical and cultural resources

Action LU-2.2 on page 4.4-15 of the Draft EIR is hereby revised as follows:

- Action LU-2.2 Public Outreach. Continue to work with schools, public agencies, and community organizations through contacts with the Capitola Historical Museum Curator and the museum's archives ~~Sequel Union Elementary and Santa Cruz City school districts~~ to educate the public about Capitola's history and historical and cultural resources

3.5 CHAPTER 4.7, HYDROLOGY AND WATER QUALITY

The fourth paragraph on page 4.7-4 of the Draft EIR is hereby revised as follows:

State Updated Model Landscape Ordinance (Assembly Bill 1881 (2006))

The updated Model Landscape Ordinance requires cities and counties to adopt landscape water conservation ordinances by January 31, 2010 or to adopt a different ordinance that is at least as effective in conserving water as the updated Model Ordinance (MO). The City of Capitola adopted a water conservation ordinance (Ordinance No. 10-02) on August 18, 2010. ~~Until the City of Capitola adopts a different ordinance, the provisions of the MO are in effect.~~

The following paragraph is hereby added to the end of the Storm Water Management Program section on page 4.7-5 of the Draft EIR:

The City of Capitola, as part of the requirements for the most recently adopted General Permit, developed a Guidance Document in 2013 which represents the most current stormwater plan for the City.

The first sentence on page 4.7-6 of the Draft EIR is hereby revised as follows:

The ~~2005-2010 UWMP Update~~ provides important information on SqCWD's water supply planning and studies, emergency response, and conservation activities.

REVISIONS TO THE DRAFT EIR

Figure 4.7-1 on page 4.7-10 of the Draft EIR is hereby replaced with the figure on page 3-9.

Figure 4.7-2 on page 4.7-12 of the Draft EIR is hereby replaced with the figure on page 3-10.

The first sentence of the third paragraph on page 4.7-17 of the Draft EIR is hereby revised as follows:

~~Water quality in stormwater runoff is regulated locally by~~ In 2010, the City of Capitola adopted the SWMP, which is consistent with the Central Coast RWQCB's Resolution No. R3-2013-0032. Adherence to the SWMP requires new development or redevelopment projects to incorporate treatment measures, agree to maintain them, and implement other appropriate source control and site design features that reduce pollutants in runoff to the maximum extent practicable. Many of the requirements consider LID practices, such as the use of bioswales, infiltration trenches, media filtration devices, pervious surface treatments, and bioretention areas. In addition, all development or redevelopment projects within the Plan Area will be required to prepare a project specific Stormwater Management Plan that includes the post-construction BMPs that control pollutant levels. Neighborhood and lot-level BMPs to promote "green" treatment of storm runoff will be emphasized. BMPs would be designed in accordance with the California Stormwater BMP Handbook for New and Redevelopment or other accepted guidance manuals and all designs would be reviewed and approved by the City prior to the issuance of grading or building permits on a project-by-project basis. Since adopting the SWMP in 2010, as a requirement of the Phase II Small MS4 General Permit that was adopted by the SWRCB in February 2013, the City has prepared a Guidance Document (July 2013) that represents the City's most current stormwater plan and outlines the actions the City will take to comply with the permit. The Guidance Document references sections of the SWMP where existing BMPs align with permit requirements. The Guidance Document identifies responsible implementing parties and timeframes for permit compliance.²

² City of Capitola, 2013, http://www.cityofcapitola.org/sites/default/files/fileattachments/Public%20Works/page/2536/storm_water_guidance_document-july_2013.pdf, accessed on March 12, 2014.

The first paragraph on page 4.7-21 of the Draft EIR is hereby revised as follows:

Once projects within the Plan Area have been constructed, the SWMP and 2013 Guidance Document requirements, including RWQCB Resolution No. R3-2013-0032, for new development, includes source control measures, site design measures, LID, and treatment measures that address stormwater runoff and will reduce the potential for erosion and siltation.

The second paragraph under HYDRO-4 on page 4.7-22 of the Draft EIR is hereby revised as follows:

In addition, the City requires that major development projects complete drainage and hydrology analyses to ensure that on- and off-site drainage facilities can accommodate increased stormwater flows. Development projects may also be required to provide a fair share of improvements to the storm drain system necessary to accommodate increased flows from the development. Also, implementation of the SWMP and Guidance Document provisions for new development, which include LID design and on-site retention basins, minimize increases in peak flow rates or runoff volumes. With implementation of these measures, impacts to storm drain system capacities are reduced to less-than-significant levels.

HYDROLOGY AND WATER QUALITY

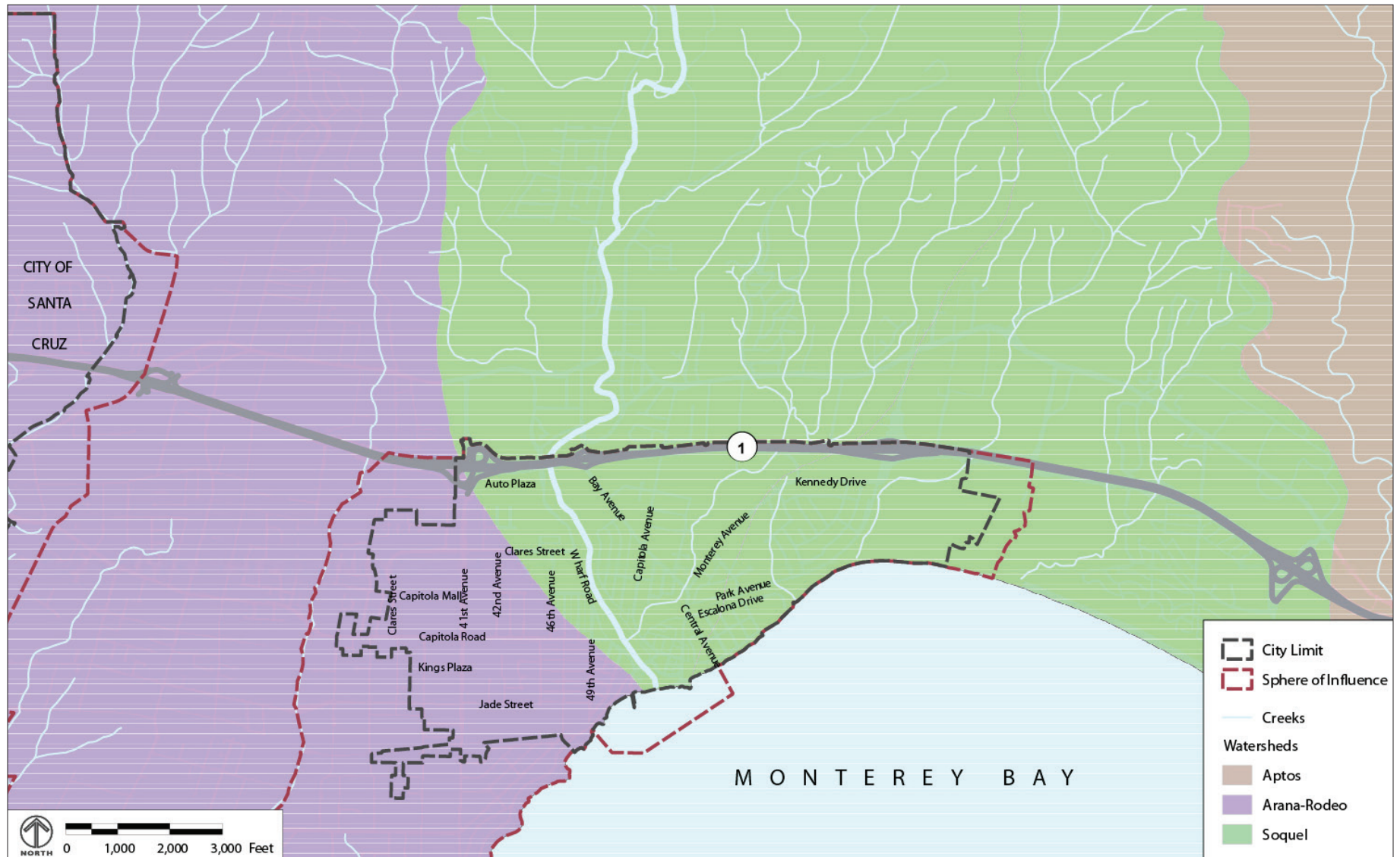
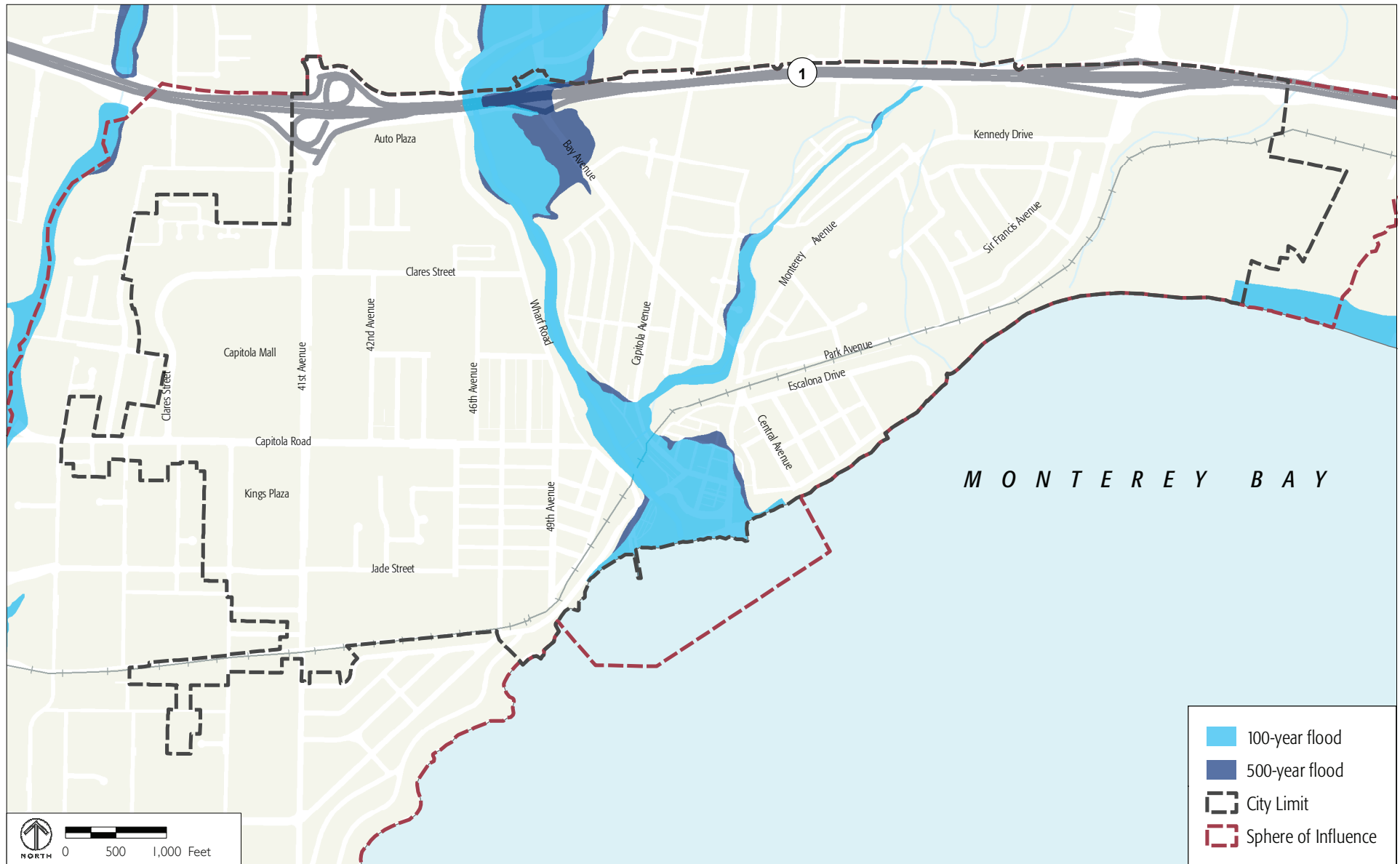


Figure 4.7-1
Regional Watersheds

HYDROLOGY AND WATER QUALITY



Source: City of Capitola, 2010; Santa Cruz County, 2010.

Figure 4.7-2
Flood Hazard Zones

3.6 CHAPTER 4.8, LAND USE AND PLANNING

Figure 4.8-1 on page 4.8-5 of the Draft EIR is hereby replaced with the figure on page 3-12.

Figure 4.8-2 on page 4.8-6 of the Draft EIR is hereby replaced with the figure on page 3-13.

Policies LU-1.1 and LU-2.1 on page 4.8-9 of the Draft EIR are hereby revised as follows:

- Policy LU-1.1 Community Character. Ensure that historic and cultural resources are maintained and that all new development maintains and enhances Capitola's neighborly feel, coastal village charm, and welcoming character.
- Policy LU-2.1 Historic Structures. Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.

3.7 CHAPTER 4.9, NOISE

The fifth paragraph on page 4.9-9 of the Draft EIR is hereby revised as follows:

Truck Routes

The City of Capitola does not have any designated truck routes, or an ordinance that establishes such routes. The majority of the existing truck traffic travels along the existing arterial roads, particularly 41st Avenue, Clares Street, Capitola Road, Bay Avenue, Capitola Avenue and East Cliff Drive in and out of the Village. Noise generated by trucks is included as part of the existing noise levels in Table 4.9-3.

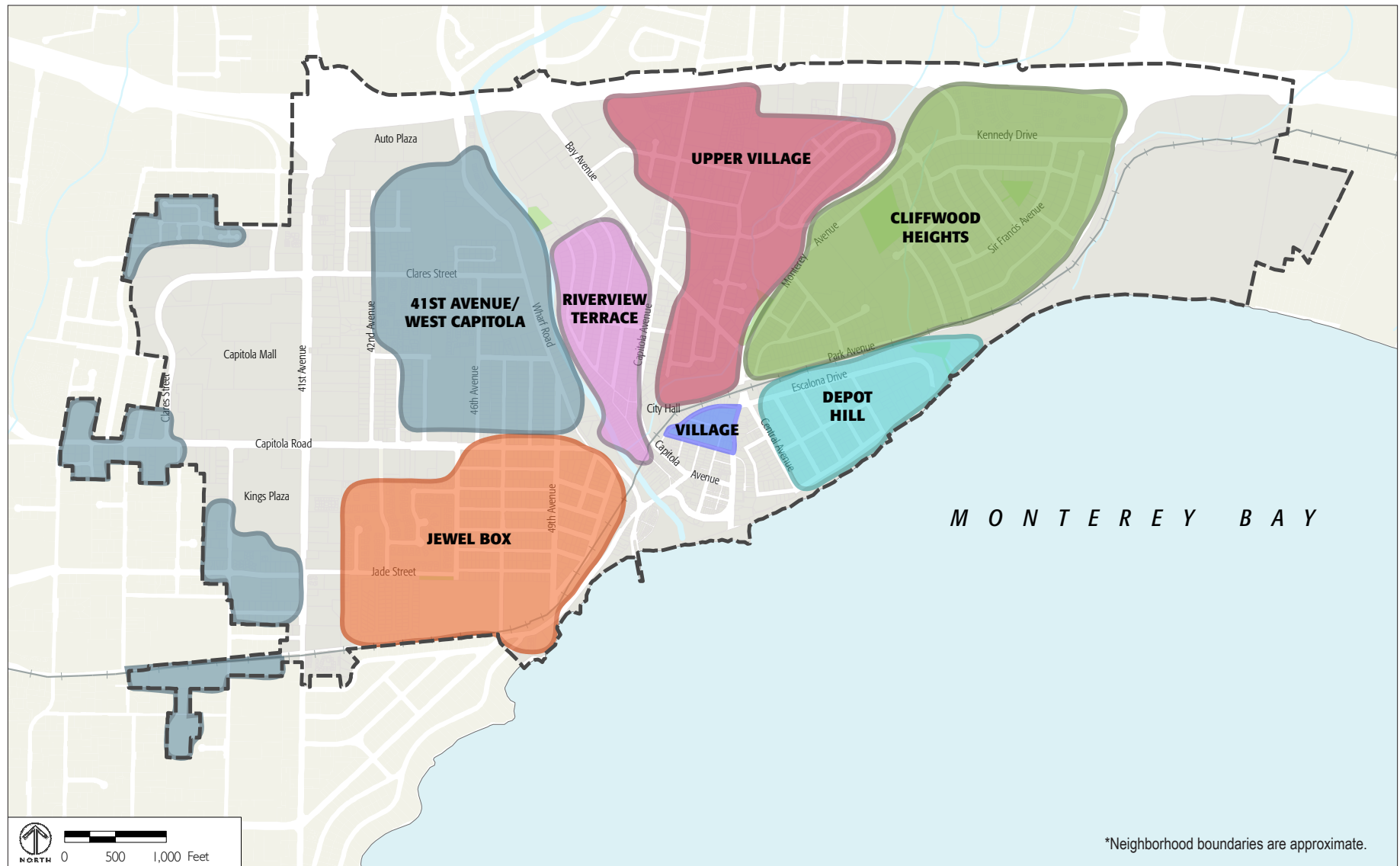
3.8 CHAPTER 4.10, POPULATION AND HOUSING

The second paragraph on page 4.10-2 of the Draft EIR is hereby revised as follows:

Regional Housing Needs Allocation

Housing element law requires local jurisdictions to allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). The specific RHNA number for a jurisdiction is important because State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed this number of housing units. AMBAG, as the regional planning agency, calculates the RHNA for individual jurisdictions within Monterey, ~~San Benito,~~ and Santa Cruz Counties, including the City of Capitola.

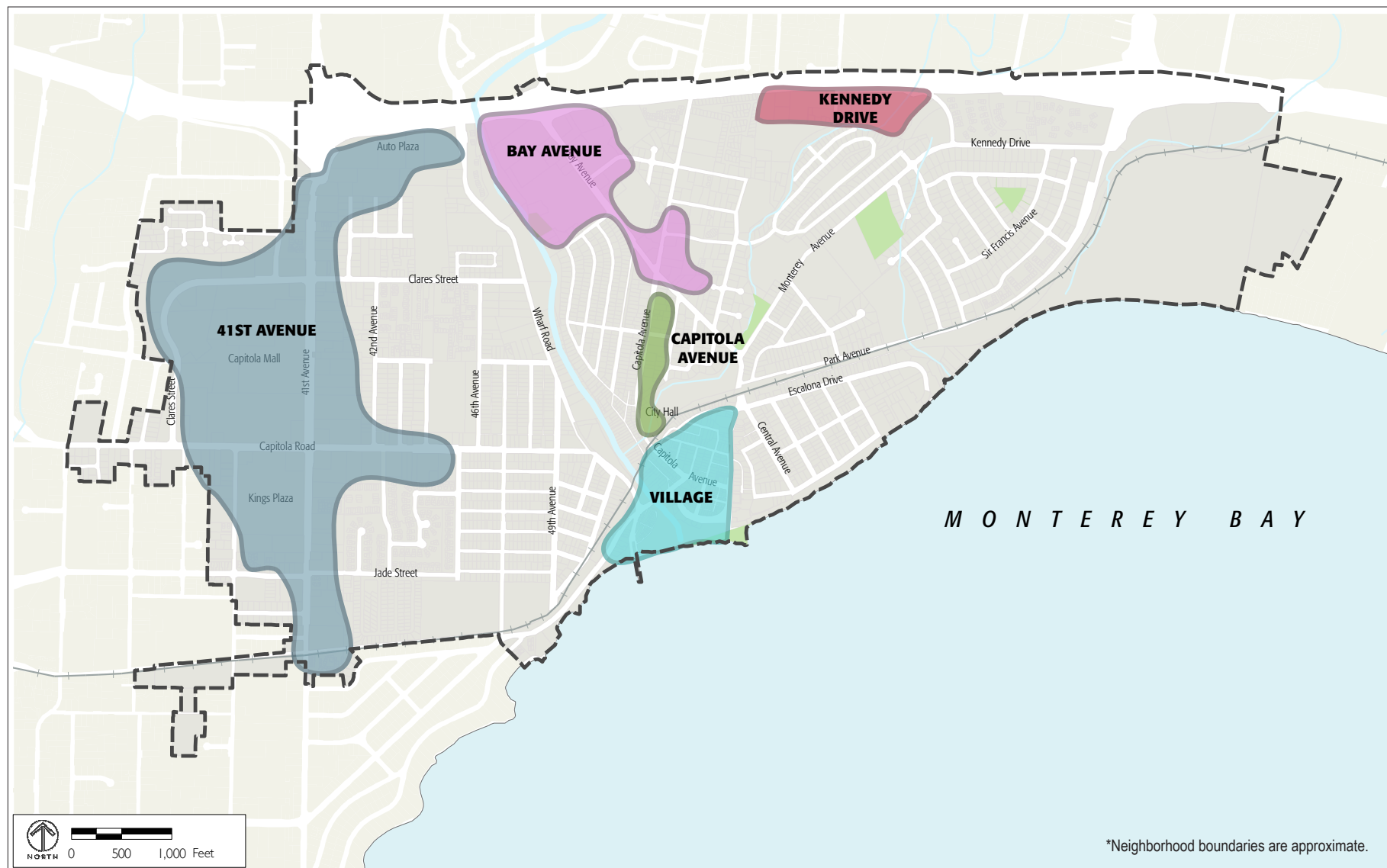
LAND USE AND PLANNING



Source: City of Capitola, 2010.

Figure 4.8-1
Residential Neighborhood Districts

LAND USE AND PLANNING



Source: City of Capitola, 2010.

Figure 4.8-2
Mixed-Use and Commercial Districts

REVISIONS TO THE DRAFT EIR

3.9 CHAPTER 4.13, TRANSPORTATION AND TRAFFIC

The fifth paragraph on page 4.13-14 of the Draft EIR is hereby revised as follows:

As shown in Figure 4.13-4, there are ten Metro transit lines that service Capitola. With the exception of Line 91x, all public transit lines stop at the Capitola Mall which serves as the primary mid-county transit hub. ~~Three~~ Two bus lines (~~53, 54,~~ and 55) also serve Capitola Village.

Figure 4.13-4 on page 4.13-15 of the Draft EIR is hereby replaced with the figure on page 3-15.

Action MO-4.1 on page 4.13-24 of the Draft EIR is hereby revised as follows:

- Action MO-4.1 Bay Avenue Roundabout. Prepare a study and conduct outreach with business stakeholders and ~~the public residents~~ to evaluate the operational and financial feasibility of constructing a roundabout at the intersection of Bay Avenue and Capitola Avenue. The study shall consider impacts on traffic speeds, delays, and air quality. (Responsibility: Community Development, Public Works)

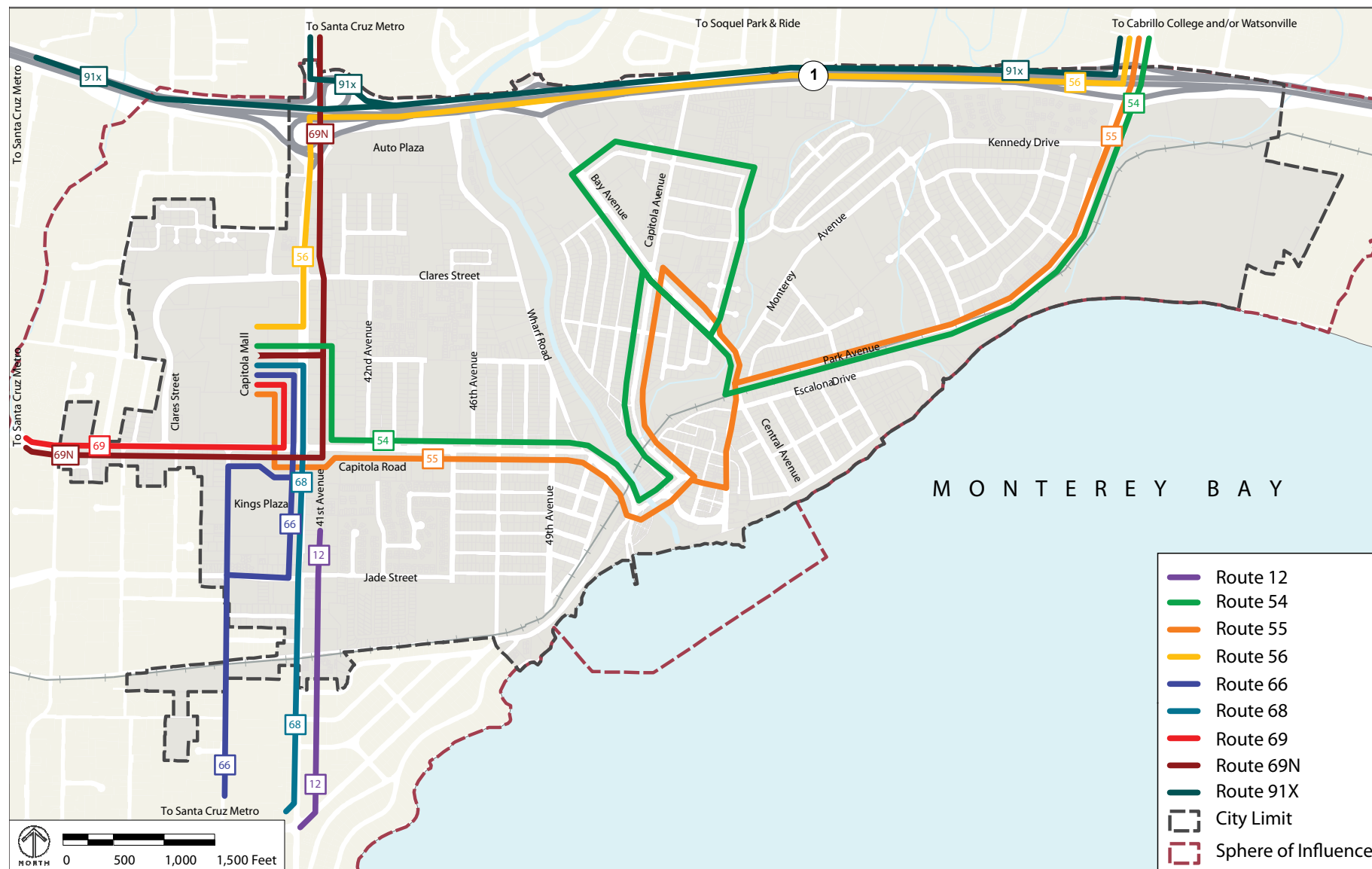
The following goals, policies, and actions on pages 4.13-26 to 4.13-27 of the Draft EIR are hereby revised as follows:

- *Goal MO-1. Provide a balanced multi-modal transportation system that enhances mobility in a safe and sustainable manner.*
- Policy MO-1.3 Regional Collaboration. Support regional efforts to increase alternatives ~~to infrastructure~~, which reduce single occupant vehicle trips, conserve energy, and reduce air pollution.
- Action MO-1.2 Regional Plan Implementation. Participate with Santa Cruz County Regional Transportation Commission (RTC), the Association of Monterey Bay Area Governments (AMBAG), and Santa Cruz County to create and implement programs that coordinate the multi-modal transportation needs and requirements of Capitola across jurisdictions, including but not limited to the Regional Transportation Plan, the Metropolitan Transportation Plan, and the Monterey Bay Sanctuary Scenic Trail Master Plan. (Responsibility: Community Development, Public Works)
- *Goal MO-2. Provide for “Complete Streets” that safely serve all modes of transportation, including vehicles, public transit, bicyclists, and pedestrians.*
- Policy MO-6.3 Signage. Provide signage that effectively directs motorists to available parking serving the Village and Coastal Trail visitors to the Soquel Creek pedestrian-bike bridge.

Policy MO-3.4 on page 4.13-27 of the Draft EIR is hereby revised as follows:

- Policy MO-3.4 Reduced Standards. Accept a lower level of service and higher congestion at major regional intersections if necessary improvements are considered infeasible, as determined by the ~~Public Works Director~~ City Council, or result in significant, unacceptable environmental impacts.

TRANSPORTATION AND TRAFFIC



Source: Santa Cruz METRO and RBF Consulting 2013

Figure 4.13-4
Existing Transit Network

REVISIONS TO THE DRAFT EIR

Policy MO-2.2 on page 4.13-29 of the Draft EIR is hereby revised as follows:

- Policy MO-2.2 Design Standards. Follow accepted or adopted design standards when implementing improvements intended to fulfill the Complete Streets policy. Consider innovative or non-traditional design options where a comparable level of safety for ~~users-residents or visitors~~ is provided.

The following goals and policies on pages 4.13-31 to 4.13-32 of the Draft EIR are hereby revised as follows:

- *Goal MO-1. Provide a balanced multi-modal transportation system that enhances mobility in a safe and sustainable manner.*
- Policy MO-2.2 Design Standards. Follow accepted or adopted design standards when implementing improvements intended to fulfill the Complete Streets policy. Consider innovative or non-traditional design options where a comparable level of safety for ~~users-residents or visitors~~ is provided.
- *Goal MO-2. Provide for “Complete Streets” that safely serve all modes of transportation, including vehicles, public transit, bicyclists, and pedestrians.*
- Policy MO-2.5 Existing Rights-of-Way. ~~Support-Explore~~ opportunities to repurpose existing rights-of-way or create new rights-of-way to enhance connectivity for pedestrians, bicyclists, and transit.
- Policy MO-9.3 Priority Investment. ~~Prioritize-Among~~ pedestrian facility improvements, prioritize those that address public safety concerns, complete gaps in the existing pedestrian circulation system, and enhance pedestrian mobility in high-use areas.

Policy MO-8.2 on page 4.13-33 of the Draft EIR is hereby revised as follows:

- Policy MO-8.2 Regional System. Ensure that the bikeways in Capitola are well integrated with existing and proposed regional bikeways in Santa Cruz County and the Coastal Trail.

3.10 CHAPTER 4.14, UTILITIES AND SERVICE SYSTEMS

The third paragraph on page 4.14-34 of the Draft EIR is hereby revised as follows:

The previously existing statewide general permit for MS4 operators (including Capitola) – Order No. 2003-0005-DWQ – has been supplanted by the new 2013 Order. This previous (2003) permit required permittees develop and implement a Stormwater Management Plan (SWMP) with the goal of reducing the discharge of pollutants to the maximum extent practicable. The new Order (2013) eliminates the requirement of submittal for review and approval of an SWMP; however, the requirement to develop a planning/guidance document has been retained for new Permittees.³⁵ Since adopting the SWMP in 2010, as a requirement of the Phase II Small MS4 General Permit that was adopted by the SWRCB in February 2013 the City has prepared a Guidance Document (July 2013) that represents the City’s most current stormwater plan and outlines the actions the City will take to comply with the permit. The Guidance Document references sections of the SWMP where existing BMPs align with permit requirements. The Guidance Document identifies responsible implementing parties and timeframes for permit compliance.³⁶

REVISIONS TO THE DRAFT EIR

³⁶ City of Capitola, 2013, http://www.cityofcapitola.org/sites/default/files/fileattachments/Public%20Works/page/2536/storm_water_guidance_document-july_2013.pdf, accessed on March 12, 2014.

The last paragraph on page 4.14-35 of the Draft EIR is hereby revised as follows:

Year one of coverage under the *new* State General Permit Order No. 2013-001-DWQ began July 1, 2013. ~~The County did submit a Notice of Intent and Guidance Document to the State Water Resources Control Board in June 2013 in order to receive coverage under the new General Permit. The City of Capitola published a Guidance Document (July 2013) that represents the City's most current stormwater plan and outlines the actions the City will take to comply with the permit.~~ Therefore, County stormwater management activities planned for the year 2013 and the remainder of the permit cycle will meet the minimum requirements in the new General Permit except where BMPs from the County's SWMP are more protective of water quality than the minimum requirements – in these cases the County will continue implementation of the more protective BMPs as detailed in its Guidance Document.

3.11 CHAPTER 4.15, GREENHOUSE GAS EMISSIONS

The third paragraph on page 4.15-10 of the Draft EIR is hereby revised as follows:

In 2008, Senate Bill 375 (SB 375), the Sustainable Communities and Climate Protection Act, was adopted to connect the GHG emissions reductions targets established in the Scoping Plan for the transportation sector to local land use decisions that affect travel behavior. Its intent is to reduce GHG emissions from light-duty trucks and automobiles (excluding emissions associated with goods movement) by aligning regional long-range transportation plans, investments, and housing allocations to local land use planning to reduce VMT and vehicle trips. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the ~~47-18~~ regions in California managed by a metropolitan planning organization (MPO). Pursuant to the recommendations of the Regional Transportation Advisory Committee, CARB adopted per capita reduction targets for each of the MPOs rather than a total magnitude reduction target. AMBAG is the MPO for the Monterey Bay Area.

The following policies and action on pages 4.15-17 to 4.15-18 of the Draft EIR is hereby revised as follows:

- Policy MO-1.3 Regional Collaboration. Support regional efforts to increase alternatives ~~to infrastructure~~, which reduce single occupant vehicle trips, conserve energy, and reduce air pollution.
- Action MO-4.1 Bay Avenue Roundabout. Prepare a study and conduct outreach with business stakeholders and ~~the public residents~~ to evaluate the operational and financial feasibility of constructing a roundabout at the intersection of Bay Avenue and Capitola Avenue. The study shall consider impacts on traffic speeds, delays, and air quality. (Responsibility: Community Development, Public Works)
- Policy MO-8.2 Regional System. Ensure that the bikeways in Capitola are well integrated with existing and proposed regional bikeways in Santa Cruz County and the Coastal Trail.

REVISIONS TO THE DRAFT EIR

3.12 CHAPTER 7, CEQA MANDATED SECTIONS

Policy MO-7.6 on page 7-6 of the Draft EIR is hereby revised as follows:

- Policy MO-7.6 Rail Service. Work with regional partners to explore the ~~establishment~~ feasibility of passenger rail service on the Santa Cruz Branch rail line corridor.

4. *List of Commenters*

Comments on the Draft EIR were received from the following agencies and organizations. Letters are arranged by category; within each category, letters are arranged by date received, and then alphabetically. Each comment letter has been assigned a number, as indicated below.

4.1 AGENCIES AND SERVICE PROVIDERS

- A1 Scott Morgan, Director, Governor's Office of Planning and Research, State Clearinghouse, February 6, 2014
- A2 Heather Adamson, Principal Planner, Association of Monterey Bay Area Governments, February 13, 2014
- A3 Amy Clymo, Supervising Planner, Monterey Bay Unified Air Pollution Control District, February 19, 2014
- A4 Taj Dufour, Engineering Manager/Chief Engineer, Soquel Creek Water District, February 29, 2014
- A5 Tom Alyson, Civil Engineer, County of Santa Cruz Department of Public Works, February 20, 2014

4.2 PRIVATE INDIVIDUALS AND ORGANIZATIONS

- B1 Barbara and Jim Reding, January 5, 2014
- B2 Gayle Ortiz, January 21, 2014
- B3 Mick Routh, January 21, 2014
- B4 Susan Westman, January 27, 2014
- B5 Gayle Ortiz, February 3, 2014
- B6 Gayle Ortiz, Linda Smith, Kathryn Gualtieri, and Carolyn Swift, February 10, 2014
- B7 William Delaney, February 19, 2014
- B8 Elisabeth Russell, Commissioner, Capitola Commission on the Environment, February 20, 2014

LIST OF COMMENTERS

5. *Comments and Responses*

This chapter includes a reproduction of, and responses to, each letter received during the public review period. Each letter is reproduced in its entirety, and is immediately followed by responses to the comments in it. Letters follow the same order as listed in Chapter 4 of this Final EIR and are categorized by:

- ◆ Agencies and Service Providers
- ◆ Private Individuals and Organizations

Letters are arranged by category; within each category, letters are arranged by date received, and then alphabetically. Each comment is labeled with a reference number in the margin. Letters received after the close of the comment period are listed at the end of their respective categories, in the order received.

Where a response requires revisions to the Draft EIR, these revisions are explained and shown in Chapter 3 of the Final EIR document.

A master response has been prepared to allow for a more detailed response to an issue of particular concern to the public. The master response explains the distinction between comments that pertain to the proposed General Plan and comments that pertain to issues related to the California Environmental Quality Act (CEQA). The master response below is followed by comment letters and response to the comments contained in each comment letter.

Master Response: Comments Related to the Merits of the Proposed General Plan vs. Comments Related to the Adequacy of the Draft EIR

During the public review period for the Draft EIR, a number of comments received did not specifically relate to the adequacy of the Draft EIR or the environmental issues, impacts, and mitigation measures addressed in the Draft EIR. These comments not directly related to the Draft EIR focused on the details of the proposed Plan itself, conveying the commenter's opinion of the Plan or addressing the relative consequences or benefits of the Plan (referred to here as "merits of the General Plan"). Comments on the merits of the General Plan provide important input to the decision-making process and they have been included in this Final EIR in order that the record reflect their submittal; however under CEQA, in its Final EIR, a Lead Agency is only required to respond to comments related to pertinent environmental issues and the adequacy of the Draft EIR.

Section 15204 of the CEQA Guidelines provides direction for parties reviewing and providing comment on a Draft EIR, as follows:

In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.

COMMENTS AND RESPONSES

Section 15204 continues in relation to the role of the Lead Agency in responding to comments:

When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

For this reason, this chapter of the Final EIR provides substantive responses only to comments that address pertinent environmental issues and the adequacy of the Draft EIR. A full and formal response to comments on the merits of the General Plan is provided in a report to the City of Capitola Planning Commission dated March 28, 2014, which is available for download on the City's website at: <http://www.cityofcapitola.org/documents>.

5.1 AGENCIES AND SERVICE PROVIDERS

COMMENTS AND RESPONSES

This page intentionally blank



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit



Ken Alex
Director

February 4, 2014

Richard Grunow
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Subject: Capitola General Plan Update
SCH#: 2013072002

Dear Richard Grunow:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on February 3, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

RECEIVED
FEB 06 2014
CITY OF CAPITOLA

A1-1

Document Details Report

State Clearinghouse Data Base

SCH# 2013072002

Project Title Capitola General Plan Update
Lead Agency Capitola, City of

Type EIR Draft EIR

Description The General Plan Update for the City of Capitola includes both an update of the 1989 General Plan and the preparation of a Climate Action Plan. The General Plan and the Climate Action Plan seek to advance the following key objectives:

- Preserving and enhancing Capitola's unique community identity.
- Enhancing opportunities for residents to meet and gather and engage in civic life.
- Protecting and enhancing residential neighborhoods.
- Protecting natural resources and promoting environmental sustainability.
- Strengthening the local economy.
- Promoting fiscally-responding municipal decision making.
- Providing a balanced transportation system for all modes of travel.
- Protecting the health and safety of the community.

Lead Agency Contact

Name Richard Grunow
Agency City of Capitola
Phone (831) 475-7300 **Fax**
email
Address 420 Capitola Avenue
City Capitola **State** CA **Zip** 95010

Project Location

County Santa Cruz
City Capitola
Region
Lat / Long
Cross Streets Citywide
Parcel No. various
Township

Range

Section

Base

Proximity to:

Highways CA-1
Airports
Railways
Waterways
Schools
Land Use Various per adopted general plan

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Coastal Zone; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 3; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Office of Emergency Services, California; California Highway Patrol; Caltrans, District 4; Air Resources Board; Air Resources Board; Transportation Projects; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

A1-1
cont.

Document Details Report
State Clearinghouse Data Base

Date Received 12/19/2013 *Start of Review* 12/19/2013 *End of Review* 02/03/2014

A1-1
cont.

COMMENTS AND RESPONSES

LETTER A1

Scott Morgan, Director, Governor's Office of Planning and Research, State Clearinghouse, February 6, 2014

Response A1-1

The comment acknowledges that the City of Capitola has complied with the State Clearinghouse's review requirements for Draft EIRs. No further response is required.



February 13, 2014

Rich Grunow
City of Capitola
Community Development Department
420 Capitola Ave
Capitola, CA 95010

Re: Draft Environmental Impact Report (DEIR) for Imagine Capitola, the 2035 General Plan Update

Dear Mr. Grunow:

Thank you for the opportunity to review the DEIR for the 2035 Capitola General Plan Update. The following comments are offered for your consideration.

2014 Regional Growth Forecast

AMBAG began the process to update the 2008 forecast in summer 2012 and has engaged all of the jurisdictions within the region in the development of the new forecast, including the City of Capitola. While we understand the forecast is still draft and has been updated within the last year, the most recent forecast figures available (February 2014) should be used in the General Plan and DEIR. This can be found in Appendix A of the Draft 2035 Metropolitan Transportation Plan (MTP)/Sustainable Communities Strategy (SCS) at www.ambag.org.

A2-1

Regional Housing Needs Allocation

AMBAG as the Council of Governments prepares the Regional Housing Needs Allocation (RHNA) only for Santa Cruz and Monterey Counties. The San Benito Council of Governments prepares the RHNA for San Benito County. Please update this reference in the Regulatory Framework sub-section of the Population and Housing section on page 4.10-2.

A2-2

Moving Forward Monterey Bay 2035 (Metropolitan Transportation Plan/Sustainable Communities Strategy)

In Section 4.10.1.1 (Population and Housing), the DEIR should include the MTP/SCS as a regulation under the "Regional Regulations" similar to the language that is included in Section 4.13.1.1. The Draft 2035 MTP/SCS was released in February 2014. Similar language also should be included in Sections 4.10.3 and 4.15.1.2 instead of the AMBAG "Blueprint" planning efforts. Additionally, on page 4.15-10 of the DEIR, CARB established GHG emissions reduction targets for the 18 regions in California, not 17.

A2-3

In Section 4.13 (Transportation) the language regarding the Highway 1 high occupancy vehicle lanes (HOV) project needs to be consistent with the 2035 MTP/SCS and Santa Cruz County Regional Transportation Commission's (SCCRTC) 2014 Regional Transportation Plan (RTP). The 2035 MTP/SCS and 2014 RTP include the full Highway 1 HOV lane project in the Unconstrained Project List only. Only components of the Highway 1 project, such as the auxiliary lanes from Soquel Avenue to 41st Avenue, Bay/Porter to Park

A2-4

Avenue, and Park Avenue to State Park Drive are included in the revenue constrained MTP/SCS and 2014 RTP.

**A2-4
cont.**

Thank you for the opportunity to review and comment on the DEIR. If you have any questions, please call me at (831) 264-5086.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Heather Adamson', with a stylized, cursive script.

Heather Adamson, AICP
Principal Planner

COMMENTS AND RESPONSES

LETTER A2

Heather Adamson, Principal Planner, Association of Monterey Bay Area Governments, February 13, 2014

Response A2-1

The commenter suggests that the EIR utilize the Association of Monterey Bay Area Governments (AMBAG) February 2014 draft regional growth forecast update. On pages 4.10-1 to 4.10-2 in Chapter 4.10, Population and Housing, the Draft EIR describes the update process. Table 4.10-1 of the Draft EIR presents 2012 draft forecast information from AMBAG, which was the most current information available at the time the Draft EIR was prepared. Section 15125 of the CEQA Guidelines describes that the date that a Notice of Preparation is published establishes the baseline environmental setting for an EIR: “An EIR must include a description of the physical environment of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective.”

Response A2-2

The comment is noted. The text on page 4.10-2 of the Draft EIR has been revised, as shown in Chapter 3 of this Final EIR.

Response A2-3

The comment suggests that Chapter 4.10, Population and Housing, of the Draft EIR should include the Moving Forward Monterey Bay 2035 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). As described in response to Comment A2-1, an EIR must include a description of the environmental setting as exists at the time the notice of preparation is published. As such, since the notice of preparation for this Draft EIR was published prior to the release of the 2035 MTP/SCS, it is not considered part of the environmental or regulatory setting under this Draft EIR given it was released for public review after the notice of preparation was issued.

In response to the comment stating that the California Air Resources Board (CARB) established GHG emissions reduction targets for 18, not 17, regions in California, the text on page 4.15-10 of the Draft EIR has been revised, as shown in Chapter 3 of this Final EIR.

Response A2-4

The comment notes that the 2035 MTP/SCS and 2014 Regional Transportation Plan (RTP) identify the Highway 1 High-Occupancy Vehicle (HOV) lane project as unconstrained. The Draft EIR identifies a significant and unavoidable impact in the AM peak hour at the intersection of Porter Street and Highway 1 NB Ramps. As stated in the Draft EIR, the City of Capitola does not have jurisdiction over this intersection and cannot implement the necessary improvements to mitigate impacts. According to the 2014 RTP, the implementation of the interchange improvements at 41st Avenue and Bay Avenue/Porter Avenue, as detailed and expensed in Hwy 1 HOV project (RTC 24) are unconstrained (i.e., not funded). While components of the Highway 1 project that would add

COMMENTS AND RESPONSES

auxiliary lanes on Highway 1 are constrained (funded), these would not mitigate the project impacts at the Porter Street at Highway 1 Northbound Ramps intersection. Therefore this impact would remain significant and unavoidable.



MBUAPCD

Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

February 19, 2014

City of Capitola
Attn: Rich Grunow, Community Development Director
420 Capitola Avenue
Capitola, CA 95010

Subject: DEIR - Capitola General Plan

Dear Mr. Grunow,

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has the following comment:

- Mitigation Measure Air-1b. The measure states that “all off-road construction vehicles/equipment greater than 100 horsepower that will be used on site for more than one week shall: 1) be manufactured during or after 1996, and 2) shall meet the NOX emissions standard of 6.9 grams per brake-horsepower hour.” The Air District recommends revising this language to state offroad construction equipment used will be in compliance with the California Air Resources Board’s In-Use Offroad Diesel Vehicle Regulation (regulation materials available here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>). Operating equipment meeting the standards suggested in the mitigation measure may not be in compliance with the California Air Resources regulation.

A3-1

Please contact me at (831) 647-9418 ext. 227 if you have questions regarding this comment.

Best Regards,

Amy Clymo, Supervising Planner

cc: David Craft, Engineer III

COMMENTS AND RESPONSES

LETTER A3

Amy Clymo, Supervising Planner, Monterey Bay Unified Air Pollution Control District, February 19, 2014

Response A3-1

At the request of the Monterey Bay Unified Air Pollution Control District (MBUAPCD), Mitigation Measure Air-1b is revised, as shown in Chapter 3 of this Final EIR, to reference the California Air Resources Board's (CARB) In-Use Off-Road Diesel Vehicle Regulations. Compliance with the CARB's In-Use Off-Road Diesel Vehicle Regulations is an existing regulation and is therefore required to be implemented for all construction contractors/construction fleets. In addition, the mitigation measure has been revised so that applicants for future development projects consider the use of Tier 3, newer, construction equipment to further reduce emissions beyond existing requirements to achieve MBUAPCD's significance thresholds.



Board of Directors
Dr. Thomas R. LaHue, *President*
Bruce Daniels, *Vice President*
Dr. Don Hoernschemeyer
Dr. Bruce Jaffe
Richard Meyer

Kim Adamson, *General Manager*

February 19, 2014

Mr. Richard Grunow
Community Development Director
City of Capitola
420 Capitola Ave.
Capitola, CA 95010
rgrunow@ci.capitola.ca.us

SUBJECT: Comments on Draft Programmatic Environmental Impact Report for the Draft General Plan Update

Dear Mr. Grunow:

Thank you for the opportunity to comment on the City's Draft Programmatic Environmental Impact Report (dEIR) on the Draft General Plan Update.

Soquel Creek Water District (District) agrees with City of Capitola's dEIR that the proposed plan, could result in substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (HYDRO-2) and the proposed plan, in combination with past, present, and reasonably foreseeable development, could result in significant impacts with respect to hydrology and water quality (HYDRO-9). The plan poses a potentially significant environmental impact to the groundwater basin in regards to an increase in water demand. Additionally, the proposed plan would introduce new impervious areas thereby potentially reducing groundwater recharge in the project area. The District would like to take this opportunity to inform the dEIR regarding the current status of the groundwater supply.

A4-1

As mentioned in the dEIR, the District relies solely on groundwater from the Purisima Formation and the Aromas Red Sands aquifers. Groundwater levels in both aquifers are below elevations that protect the basin from seawater intrusion. The most recent hydrogeologic studies conducted in 2012 by the District's consultant indicate that the sustainable yield of the groundwater basin is lower than previously projected and that District must reduce pumping to levels below the sustainable yield for a period of at least 20 years to recover groundwater levels to protective elevations and eliminate overdraft. The District's Board of Directors (Board) established a target pumping goal of 2,900 acre-feet per year (afy) which represents a 35% pumping reduction to be achieved within 6 years and maintained for at least 20 years.

A4-2

In December of last year, the District's consulting hydrologist provided affirmation that the Soquel-Aptos groundwater basin is experiencing overdraft conditions. The overdraft exists because long-term pumping has exceeded the sustainable yield. Continuing the long term average basin pumping would have negative impacts to groundwater quality, by impairing the aquifer with saline waters. In addition, any increase in pumping from long term historical averages will increase the overdraft and accelerate impairment. To further examine the finding of aquifer overdraft, an independent peer review of past hydrological studies is currently underway. This review is expected to be completed in April or May of this year.

A4-3

To achieve this pumping reduction yet still meet projected water demand, SqCWD has been actively pursuing a supplemental supply of water. In, 2006, a joint desalination project with the City of Santa Cruz, along with continued conservation, was identified as the preferred supplemental supply alternative in the District's Integrated Resources Plan. However, the future of the desalination project has recently become uncertain and the District is re-evaluating other alternatives, most notably the Mandatory Water Rationing Scenario (MWRS) that was recently adopted by the Board as our back-up plan. Phase 1 of this conceptual plan is currently being developed and when fully implemented, the MWRS would allow the District to reduce pumping to 2,900 afy through a series of components including water budgets, monthly billing, penalty pricing, conservation, a high-efficiency fixture/appliance direct install program, behavior modifications, and possibly a building moratorium. With a phased approach, the District will continue to pursue a supplemental supply while implementing the early phases of the MWRS. At some point, if a supplemental supply is not attainable, the third and final stage of the MWRS will likely be implemented.

A4-4

The dEIR should reflect the District's current Urban Water Management Plan (UWMP) dated 2010, not 2005 as stated on page 4.7-6. The District's UWMP can be downloaded at: <http://www.soquelcreekwater.org/content/urban-water-management-plan>.

A4-5

Additionally, the District adopted Water Use Efficiency Requirements that may be more stringent than the State Updated Model Landscape Ordinance referenced on page 4.7-4. The District's indoor and outdoor water use ordinances are attached for your reference and would apply to any development within the City of Capitola.

A4-6

Based on the information presented above, it is highly possible that SqCWD may not have adequate resources to recover the groundwater basin. However, if the District is able to provide water to meet the resulting increase in demand, new

A4-7

development would, at a minimum, be required to offset the projected increase in water demand in accordance with the District's Water Demand Offset (WDO) Policy. The current WDO Policy requires new development to offset projected water use by 200 percent.

**A4-7
cont.**

Thank you for the opportunity to comment on the dEIR. If you have any questions or need additional information, please contact me at (831) 475-8501 x123.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Taj Dufour, P.E.
Engineering Manager/Chief Engineer

cc: Conservation Department, SqCWD
Kim Adamson, General Manager, SqCWD

Enclosures:

1. Water Use Efficiency Requirements
 - a. Landscape Ordinance 10-02
 - b. Indoor Efficiency Checklist
 - c. Indoor Water User Ordinance 13-02
 - d. Tier I Outdoor Efficiency Checklist
 - e. Tier I Single-Family Requirements Overview
 - f. Tier II Landscape Project Application Package
 - g. Tier II Single-Family, Multi-Family, Commercial, Industrial & Public Requirements
2. Resolution 13-17 revising Water Demand Offset Policy

ORDINANCE NO. 10-02

**AN ORDINANCE OF SOQUEL CREEK WATER DISTRICT ESTABLISHING
WATER CONSERVATION IN LANDSCAPING REGULATIONS**

THIS ORDINANCE is adopted in light of the following facts and circumstances, which are hereby found and declared by the Soquel Creek Water District (“the District”) Board of Directors:

WHEREAS, a reliable supply of potable water is essential to the public health, safety and welfare of the people and economy of the District.

WHEREAS, the District is located in a semi-arid region and is solely dependent upon groundwater sources. Factors such as drought, groundwater overdraft, seawater intrusion, development, climate change, and environmental and regulatory concerns affect our region’s water reliability and make the region highly susceptible to water supply shortages.

WHEREAS, careful water management requires active water conservation measures, not only in times of drought but at all times, in order to help ensure a reliable supply of water to meet current and future water supply needs.

WHEREAS, Article X, Section 2 of the California Constitution and Section 100 of the California Water Code declare that the general welfare requires water resources be put to beneficial use, waste or unreasonable use or unreasonable method of use of water be prevented, and conservation of water be fully exercised with a view to the reasonable and beneficial use thereof.

WHEREAS, the California Water Conservation in Landscaping Act, also known as the State Landscape Model Ordinance (“Model Ordinance”), has been implemented by a Statewide Landscape Task Force which was overseen by the California Urban Water Conservation Council. The California Water Conservation in Landscaping Act was amended pursuant to AB 2717 (Chapter 682, Stats. 2004) and AB 1881 (Chapter 559, Stats. 2006).

WHEREAS, The Board of Directors finds and determines that this Ordinance is consistent with the provisions requiring reductions in outdoor water use for landscaping in the California Green Building Standards Code, as such provisions will be implemented in the coming years. Such requirements include the development of a water budget for landscape irrigation in accordance with methodology outlined in either the Model Ordinance or pursuant to a locally adopted ordinance.

A4-8

WHEREAS, the District has the power to perform all acts necessary to fully carry out the provisions of the County Water District Law (Water Code Section 31001), may establish rules and regulations for the distribution and use of water supplies (Water Code Section 31024), may adopt and enforce a comprehensive water conservation program to reduce potable water consumption and conserve supplies (Water Code Section 375), and may require as a condition of new service, that reasonable water-saving devices and water reclamation devices be installed to reduce water use (Water Code Section 31035).

WHEREAS, the District has followed the procedures for notice, public participation and adoption set forth in Sections 375 and 31027 of the California Water Code.

WHEREAS, the Board of Directors finds and determines that this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 2100 et seq.) ("CEQA") pursuant to Section 15307 (the activity assures the maintenance, restoration, enhancement, or protection of a natural resource) and Section 15378(b)(2) (the activity is not a project as it involves general policy and procedure making) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, since it makes and implements policies and procedures to ensure that water resources are conserved by reducing water consumption through the establishment of a structure for planning, designing, installing, maintaining and managing water-efficient landscapes.

WHEREAS, the adoption and enforcement of this Ordinance is necessary to manage the Soquel Creek Water District's potable water supply and to avoid or minimize the effects of groundwater overdraft, seawater intrusion, and drought within the District.

WHEREAS, this Ordinance rescinds Soquel Creek Water District Resolution No. 05-15, Establishing Water Use Efficiency Requirements for New Development, as related to outdoor water use.

WHEREAS, as changes in outdoor water efficiency technology occur over time and provide opportunities to conserve water, or hydrologic conditions or regulatory requirements change, or as deemed necessary, this Ordinance may be revised or modified by Resolution.

**A4-8
cont.**

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SOQUEL CREEK WATER DISTRICT DOES ORDAIN AS FOLLOWS:

I. Title

THIS ORDINANCE shall be known as the Soquel Creek Water District Water Conservation in Landscaping Ordinance.

II. Definitions

For the purpose of this Ordinance, the following words shall have the meanings set forth below:

- A. “applied water” means the portion of water supplied by the irrigation system to the landscape.
- B. “automatic self-adjusting irrigation controller” means an automatic timing device used to remotely control valves that operate an irrigation system using evapotranspiration (weather-based) and/or soil moisture (sensor-based) data.
- C. “backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- D. “CCF” means one hundred cubic feet, a common billing unit used by water agencies for basing charges for water service. One hundred cubic feet equal 748 gallons.
- E. “certified irrigation designer” means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation designer certification program and Irrigation Association’s Certified Irrigation Designer program.
- F. “certified landscape irrigation auditor” means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

**A4-8
cont.**

- G. “check valve” or “anti-drain valve” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
- H. “common area” means those areas in a residential development that are shared and available for use by all residents.
- I. “community garden” means a plot of land used by a community group and open to the public for the cultivation of flowers, vegetables, edible plants, or fruit.
- J. “conversion factor (0.62)” means the number that converts one inch of water per square foot to gallons of water.
- K. “drip irrigation” means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- L. “ecological restoration project” means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- M. “emitter” means a drip irrigation device that delivers water slowly from the system to the soil.
- N. “establishment period” means the first year after installing the plant in the landscape. Typically, most plants are established after one year of growth.
- O. “Estimated Total Water Use” (ETWU) means the total water used for the landscape as calculated in the Water Allowance Calculation Worksheets.
- P. “ET adjustment factor” (ETAF) means a factor that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The District ETAF is set at 0.6.
- Q. “evapotranspiration rate” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

**A4-8
cont.**

- R. “expanded service” means an additional water meter or larger capacity meter is required to serve the existing or proposed development, as determined by Soquel Creek Water District.
- S. “flow rate” means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.
- T. “functional landscape designs” means landscapes that require turf in order to serve a recreational purpose (i.e., parks, sports fields and golf courses).
- U. “hardscapes” means any durable material (pervious and non-pervious).
- V. “hydrozone” means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.
- W. “irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, identifying overspray or runoff that causes overland flow, and preparing an irrigation schedule.
- X. “irrigation efficiency” (IE) means the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average irrigation efficiency for purposes of this Ordinance is 71%. Greater irrigation efficiency can be expected from well-designed and maintained systems.
- Y. “landscape architect” means a person who holds a license to practice landscape architecture in California as further defined by the California Business and Professions Code, Section 5615.
- Z. “landscape area” means all the planting areas, turf areas, and water features in a landscape design plan subject to the landscape water budget or Maximum Applied Water Allowance calculations. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, or other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

**A4-8
cont.**

- AA. "Landscape Project Application" means the documents required for submittal under Section V(A) of this Ordinance, and as specified in the Landscape Project Application Submittal Requirements Package.
- BB. "landscape water budget" means the upper limit of annual applied water for the established landscaped area, otherwise referred to as the Maximum Applied Water Allowance (MAWA). It is based on the region's reference evapotranspiration, type of plant material, and landscape area as specified in Sections IV(C)(i) and V(D)(ii).
- CC. "landscape contractor" means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.
- DD. "landscape project" means the total area comprising the landscape area, as defined in this Ordinance.
- EE. "lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.
- FF. "local agency" means a city, county, or water agency that is responsible for adopting and implementing this Ordinance. The local agency is also responsible for the enforcement of this Ordinance, including but not limited to, in the case of a city or county, approval of a permit and plan check or design review of a project; and in the case of a water agency, approval of a new or expanded water service application.
- GG. "low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.
- HH. "low water use plant" means a plant species whose water needs are compatible with local climate and soil conditions. Species classified as "very low water use" and "low water use" by Water Use Classification of Landscape Species (*WUCOLS*), having a regionally adjusted *plant factor* of 0.0 through 0.3, shall be considered low water use plants.
- II. "Maximum Applied Water Allowance" (MAWA) means the upper limit of annual applied water for the established landscape area as specified in Section V(D)(ii) and calculated in Water Allowance Calculation Worksheet. It is based upon the area's reference evapotranspiration, the ET adjustment factor, and the size of the landscape area.

**A4-8
cont.**

- JJ. “Model Water Efficient Landscape Ordinance” means the regulations developed by the California Department of Water Resources as required by the California Water Conservation in Landscaping Act and contained in the California Code of Regulations, Title 23, Division 2, Chapter 2.7.
- KK. “mined-land reclamation projects” means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.
- LL. “mulch” means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
- MM. “new development” means the construction of a new building or structure containing a landscape or other new land improvement, such as a park, playground, or greenbelt without an associated building.
- NN. “overhead sprinkler irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).
- OO. “overspray” means the irrigation water which is delivered beyond the target area.
- PP. “pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.
- QQ. “plant factor” or “plant water use factor” is a factor, when multiplied by the reference evapotranspiration (ET_o), estimates the amount of water needed by plants. For purposes of this Ordinance, the plant factor range for low water use plants is 0 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this Ordinance are derived from *WUCOLS*.
- RR. “precipitation rate” means the rate of application of water measured in inches per hour.
- SS. “project applicant” means the individual or entity submitting information required under this Ordinance. A project applicant may be the property owner or his or her designee.
- TT. “rain sensor” or “rain sensing shutoff device” means a component which automatically suspends an irrigation event when it rains.

**A4-8
cont.**

- UU. “recreational area” means areas dedicated to active play such as parks, playgrounds, sports fields, and golf courses where turf provides a playing surface.
- VV. “recycled water” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.
- WW. “reference evapotranspiration” or “ET_o” means a standard measurement of environmental parameters which affect the water use of plants. ET_o is expressed in inches per day, month, or year, and is an estimate of the evapotranspiration of a large field of four to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the MAWA so that regional differences in climate can be accommodated.
- XX. “rehabilitated landscape” means any project that is required to modify its existing landscape as a condition of a land use approval or a discretionary use permit or any re-landscaping project that requires a permit, plan check, design review, or a new or expanded water service application.
- YY. “runoff” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape onto other areas.
- ZZ. “soil moisture sensing device” or “soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.
- AAA. “Special landscape area” (SLA) means an area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
- BBB. “sprinkler head” means a device which delivers water through a nozzle.
- CCC. “static water pressure” means the pipeline or municipal water supply pressure when water is not flowing.
- DDD. “station” means an area served by one valve or by a set of valves that operate simultaneously.
- EEE. “swing joint” means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

**A4-8
cont.**

FFF. “turf” means a ground cover surface of mowed grass that requires frequent watering during the growing season. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermuda grass, Kikuyu grass, Seashore Paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass are warm-season grasses. Although water-conserving species exist within both cool and warm-season grasses, warm-season grasses generally require less water in our local climate.

GGG. “valve” means a device used to control the flow of water in the irrigation system.

HHH. “water feature” means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

III. “WUCOLS” means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation, 2000.

**A4-8
cont.**

III. Applicability

- A. The provisions of this Ordinance shall apply to all of the following new development projects that request **new** water service:
- i. New single-family (one and two-unit) residences as follows:
 - a. New single-family residential development projects on a parcel of land less than 10,000 square feet are classified as **Tier I** residential projects and shall be required to meet the provisions listed in Section IV.
 - b. New single-family residential development projects on a parcel of land equal to or greater than 10,000 square feet are classified as **Tier II** residential projects and shall be required to meet the provisions listed in Section V. The project applicant may subtract square footage for areas with recorded easements or other restrictions imposed by land use permit that prohibit building and irrigation from the parcel size to determine applicability under this Ordinance.
 - ii. New multi-family (three or more dwelling units) residential development projects shall comply with Section V.
 - iii. New commercial, industrial, and public development projects shall comply with Section V.
 - iv. New recreation areas including schoolyards, parks, playgrounds, sports fields and golf courses are subject to all the provisions of Section V of this Ordinance, with the exception of turf area limits, provided that recycled water, graywater and/or rainwater use is implemented where feasible.
 - v. New community gardens will be evaluated on a case-by-case basis to determine applicable requirements. New residential fruit and/or vegetable gardens grown for personal use are subject to all the applicable provisions of this Ordinance, with the exception of the high water use plant area limits.

**A4-8
cont.**

- B. The provisions of this Ordinance shall apply to all of the following **existing** development:
- i. Existing development of any type that is requesting new or expanded water service shall be required to comply with the applicable provisions of this Ordinance, as determined by the criteria used above in III(A) for new development of the same type.
 - ii. Existing development of any type that is required to rehabilitate or modify their landscape as part of a land use approval/design review process shall be required to comply with the applicable provisions of this Ordinance, as determined by the criteria used above in III(A) for new development of the same type. However, the required provisions shall only apply to the portion of the landscape to be rehabilitated or modified.
 - iii. Existing landscapes that were installed before the effective date of this Ordinance and are equal to or greater than one acre in size, including existing cemeteries, shall be subject only to the provisions for existing landscapes listed in Section VI.
- C. The provisions of this Ordinance shall not apply to:
- i. Ecological restoration or mined-land reclamation projects that do not require a permanent irrigation system.
 - ii. Plant collections, as part of botanical gardens open to the public.
 - iii. Registered local, state, or federal historical sites where landscaping establishes an historical landscape style, as determined by a public board or commission responsible for architectural review or historic preservation, if exempt by law.
- D. A landscape plan review fee may be established and modified by resolution and in accordance with applicable State law.

**A4-8
cont.**

IV. Tier I Single-Family Residential Requirements

A. Landscape Review and Approval Required

A complete Tier I Outdoor Water Use Efficiency Checklist must be submitted and found to satisfy the requirements of this Ordinance before water service can be activated (or water service continued in the case of existing development). The District shall notify the applicant in writing if submittals are found to be incomplete or inconsistent with

the requirements and indicate where such additions or revisions are necessary.

B. Persons Qualified to Prepare and Sign Required Submittals

A Tier I Outdoor Water Use Efficiency Checklist shall be completed by and bear the signature of the registered property owner **or** a certified irrigation designer, certified landscape irrigation auditor, licensed landscape architect, licensed landscape contractor, licensed professional engineer, or any other person authorized by the State to do this work.

C. Landscape Water Conservation Standards

i. Landscape Water Budget Calculation

The project applicant shall calculate a landscape water budget that can be used in the future as a baseline in order to gauge efficient outdoor water usage at the site. The landscape water budget shall be calculated using the formula provided in the Tier I Outdoor Water Use Efficiency Checklist.

ii. General Limits

The combined area of turf, high water use plants and water features (including swimming pools), shall not exceed more than 25% of the total landscape area. The remaining landscape shall only utilize low to moderate water use plants, as identified in Water Use Classification of Landscape Species (WUCOLS), or other species, including native plants that are well-adapted to the climate of the region and require minimal water once established.

iii. Turf Limits

a. Turf shall not be planted in the following conditions:

- Planting areas less than 8 feet wide in any direction; and
- On slopes greater than 12%.

b. Turf varieties shall be water-conserving species with a WUCOLS plant factor of less than or equal to 0.6, which are classified as low to moderate water use. If a WUCOLS plant factor is not available, contact District Staff prior to installation.

**A4-8
cont.**

iv. Landscape Design

- a. Plants shall be grouped by their water needs (low, moderate or high water use as defined by WUCOLS) and planted in distinct hydrozones. Hydrozones that mix plants requiring different amounts of water are not allowed.
- b. Only low water use plants shall be used on slopes exceeding 33%.

v. Water Features

- a. Water in decorative pools, ponds, fountains and other water features must be recirculated.
- b. Automatic-fill valves shall not be used with water features, including but not limited to, swimming pools and ponds.
- c. Covers are required for swimming pools and spas.

vi. Irrigation Design and Equipment

- a. Private irrigation submeters between the point of connection on the domestic water service and the first irrigation valve are recommended to facilitate water management.
- b. All irrigation systems shall be designed to avoid runoff, overspray, low head drainage and other similar conditions where water flows off-site on to non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways or structures.
- c. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance. A pressure regulator is recommended if pressure at the water meter exceeds 80 pounds per square inch (psi).
- d. Low-volume, non-spray irrigation shall be used on all non-turf areas.
- e. Overhead sprinkler systems shall not be permitted within 24 inches of any non-permeable surface, including driveways and sidewalks. The setback area may be planted or unplanted. Allowable irrigation within the setback may include drip, subsurface, or other low volume, non-spray irrigation

**A4-8
cont.**

technology. The surfacing of the setback may be mulch, gravel, or other porous material.

- f. All overhead spray nozzles shall have a precipitation rate of no more than 0.75 inches per hour.
- g. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- h. Manual shut-off valves are required, as close as possible to the point of connection to the water supply, to minimize water loss during an emergency or routine repair.
- i. Swing joints or other riser protection components are recommended on all risers located adjacent to high traffic areas.
- j. Check valves or anti-drain valves are required at the lowest point(s) on each valve run.
- k. The use of automatic, self-adjusting irrigation controllers (i.e., weather or sensor-based) is recommended.
- l. If installed, all automatic irrigation controllers shall have multiple programming capabilities and an automatic rain shut-off device.
- m. Plants that require different amounts of water shall be grouped in distinct hydrozones and irrigated using separate irrigation circuits.
- n. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- o. Where feasible, trees shall be watered using separate irrigation circuits.

vii. Irrigation Scheduling

- a. Irrigation shall be avoided during windy, freezing or rainy weather.
- b. It is recommended that irrigation scheduling be regulated by automatic, weather-based or other sensor-based self-adjusting irrigation controllers.

**A4-8
cont.**

- c. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless unfavorable weather prevents it or other water use restrictions are enforced consistent with a declared use curtailment.
- d. After the plant establishment period (one year), the irrigation schedule shall be reduced in frequency and duration to conserve water.
- e. Watering schedules shall be adjusted periodically to reflect seasonal variations in plant water requirements.

viii. Landscape and Irrigation Maintenance

- a. Irrigation systems shall be inspected regularly to correct misaligned, clogged or broken heads, missing heads and risers, stuck valves, and leaks. If an irrigation meter or submeter is installed, it shall be read periodically to check consumption and detect any leakage.
- b. Irrigation equipment shall be maintained in good working condition and properly adjusted to ensure water efficiency. Any broken or malfunctioning equipment, including but not limited to main and lateral lines or control valves shall be repaired promptly with identical or improved equipment to maintain the original design integrity.
- c. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

ix. Soil Management

- a. Soil conditioning shall include six (6) cubic yards of organic amendment for each 1,000 square feet of topsoil.
- b. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seedling areas.

x. Stormwater Management/Hardscapes

- a. Stormwater best management practices should be implemented into grading plans and landscape design plans to minimize runoff and to increase on-site water retention and infiltration,

**A4-8
cont.**

and shall be consistent with city and county stormwater management requirements.

- b. Rain gardens, cisterns, and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.
- c. Where possible and practical, it is recommended that all hardscape areas, including driveways, be constructed of pervious material(s).

xi. Alternative Water Sources

- a. Irrigating with alternative water sources such as rainwater and/or graywater is strongly encouraged where available onsite and permitted.
- b. All rainwater and graywater irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

xii. Public Education

- a. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water-efficient landscapes as required in the Tier I Outdoor Water Use Efficiency Checklist.
- b. Signs shall be used to identify the model as an example of a water-efficient landscape featuring elements such as hydrozones, irrigation equipment, and other elements that contribute to the overall water-efficient theme.
- c. Developers shall convey landscaping requirements to homeowner(s) at time of sale if any portion of the property remains unlandscaped.

**A4-8
cont.**

V. Tier II Single-Family Residential, Multi-Family Residential, and Commercial, Industrial and Public Development Requirements

A. Landscape Project Application Review and Approval Required

A complete Landscape Project Application must be submitted and found to satisfy the requirements of this Ordinance before water service will be activated (or water service continued in the case of existing development). Detailed submittal requirements may be found in the Landscape Project Application Submittal Requirements Package. The District shall notify the applicant in writing if applications are found to be incomplete or inconsistent with the requirements and indicate where such additions or revisions are necessary.

B. Persons Qualified to Prepare and Sign Landscape Project Application Submittals

Landscape Project Applications shall be prepared by and bear the signature of a certified irrigation designer, a certified landscape irrigation auditor, a licensed landscape architect, a licensed landscape contractor, a licensed professional engineer, or any other person authorized by the state to do this work.

C. Landscape Irrigation Audit and Report Requirements

Upon installation and completion of the landscape, the applicant is responsible for having a certified irrigation auditor conduct an irrigation audit and submit a report to the District to verify that the landscape improvements were completed in accordance with approved applications. Detailed audit and reporting requirements are included in the Landscape Project Application Submittal Requirements Package. The Landscape Irrigation Audit Report shall be signed by a certified landscape irrigation auditor.

D. Landscape Water Conservation Standards

i. Dedicated Landscape Water Meter

- a. Dedicated landscape water meters are required to facilitate water management for all commercial, industrial and public development projects. Private irrigation submeters between the point of connection on the domestic water service and the first irrigation valve are recommended for Tier II single-family residential development to facilitate water management.

**A4-8
cont.**

ii. Maximum Applied Water Allowance and Estimated Total Water Use

- a. The maximum applied water allowance (MAWA) shall be no more than 60 percent of reference evapotranspiration per square foot of landscaped area.
- b. The estimated total water use (ETWU) shall not exceed the MAWA.
- c. The MAWA assigned for a given irrigation account shall not be increased unless review of subsequent landscape plans has occurred and written approval of said plans has been obtained from the District.

iii. General Limits

- a. The combined area of turf, high water use plants and water features (including swimming pools), shall not exceed more than 25% of the total landscape area. The remaining landscape shall only utilize low to moderate water use plants, as identified in Water Use Classification of Landscape Species (WUCOLS) Guide, or other species, including native plants that are well-adapted to the climate of the region and require minimal water once established.
- b. This limit does not apply to recreation areas requiring large turf areas for their primary function, provided that rainwater, graywater and/or reclaimed water use is implemented where feasible. Recreation areas shall be designed to limit turf in any portion of the landscaped area not essential for the operation of the recreational facility.

iv. Turf Limits

- a. Turf shall not be planted in the following conditions:
 - Planting areas less than 8 feet wide in any direction;
 - On slopes greater than 12%; and
 - In street medians, traffic islands, planter strips, and parking lot islands.

**A4-8
cont.**

- b. Turf varieties shall be water-conserving species with a WUCOLS plant factor of less than or equal to 0.6, which are classified as low to moderate water use. If a WUCOLS plant factor is not available, contact District staff prior to installation.

v. Landscape Design

- a. Plants shall be grouped by their water needs (low, moderate or high water use as defined by WUCOLS) and planted in distinct hydrozones. Hydrozones that mix plants requiring different amounts of water are not allowed.
- b. Only low water use plants shall be used on slopes exceeding 33%.

vi. Water Features

- a. The surface area of a water feature shall be included in the high water use hydrozone for the purposes of calculating a water allowance.
- b. Water in decorative pools, ponds, fountains and other water features must be recirculated.
- c. Automatic-fill valves shall not be used with water features, including but not limited to, swimming pools and ponds.
- d. Covers are required for swimming pools and spas.

vii. Irrigation Design and Equipment

- a. All irrigation systems shall be designed to prevent runoff, overspray, low head drainage and other similar conditions where irrigation water flows off-site on to non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- b. Irrigation systems shall be designed, maintained and managed to meet or exceed an average landscape irrigation efficiency of 71%.
- c. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

**A4-8
cont.**

- If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
- Static water pressure, dynamic or operating pressure, and flow of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- d. Automatic, self-adjusting controllers (i.e., weather or sensor-based) shall be used for irrigation scheduling. The controllers shall have multiple programming capabilities and an automatic rain shut-off device.
- e. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation during unfavorable weather conditions are required on all irrigation systems.
- f. Low-volume, non-spray irrigation shall be used on all non-turf areas.
- g. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. The setback area may be planted or unplanted. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low-flow non-spray technology. The surfacing of the setback may be mulch, gravel, or other porous material.
- h. All overhead spray nozzles shall have a precipitation rate of no more than 0.75 inches per hour.
- i. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- j. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

**A4-8
cont.**

- k. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.
- l. Check valves or anti-drain valves are required at the lowest point(s) on each valve run.
- m. Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
- n. Backflow prevention devices shall be installed when dedicated landscape meters are required, to protect the water supply from contamination by the irrigation system.
- o. High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.
- p. The design of the irrigation system shall conform to the hydrozones of the Landscape Project Application Design Plan.
- q. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- r. Drip emitters or bubblers shall be installed at each tree. Bubblers are a maximum 1.5 gallons per minute and are placed on separate valves.

**A4-8
cont.**

viii. Irrigation Scheduling

- a. The Monthly Irrigation Schedule Worksheet shall be completed and submitted with the Landscape Project Application.
- b. Irrigation scheduling shall be regulated by automatic irrigation controllers.
- c. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless unfavorable weather prevents it or otherwise renders irrigation unnecessary.
- d. After the plant establishment period (one year), the irrigation schedule shall be reduced in frequency and duration to conserve water.

- e. Watering schedules shall be adjusted periodically to reflect seasonal variations in plant water requirements. Whenever possible, irrigation management shall incorporate the use of real-time, reference evapotranspiration (ET_o) data from the California Irrigation Management Information System (CIMIS) or similar weather-based irrigation scheduling system.
- f. A copy of the Monthly Irrigation Schedule shall be provided to the person responsible for irrigation management at the site and a copy shall be posted on the project site near the irrigation controller.

ix. Landscape and Irrigation System Maintenance

- a. Irrigation systems shall be inspected regularly to correct misaligned, clogged or broken heads, missing heads and risers, stuck valves, and leaks. The irrigation meter shall be read periodically to check consumption and detect any leakage.
- b. Irrigation equipment shall be maintained in good working condition and properly adjusted to ensure water efficiency. Any broken or malfunctioning equipment, including but not limited to main and lateral lines or control valves shall be repaired promptly with identical or improved equipment to maintain the original design integrity.
- c. A regular landscape maintenance schedule is required and shall include, but is not limited to: aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.
- d. A project applicant is encouraged to implement sustainable or environmentally-friendly practices for overall landscape maintenance.

x. Soil Management, Preparation, and Mulching

- a. A minimum three (3) inch layer of mulch shall be applied to all exposed soil surfaces except in turf areas, creeping or rooting groundcovers, or direct seedling applications to minimize evaporation.

**A4-8
cont.**

- b. Soil shall be prepared for planting by ripping and incorporating an organic amendment at the rate of six cubic yards per 1,000 square feet into the top six inches, or amended with organic material as recommended by landscape architect or soil laboratory report.

xi. Stormwater Management/Hardscapes

- a. Stormwater best management practices should be implemented into grading plans and Landscape Design Plans to minimize runoff and to increase on-site water retention and infiltration and shall be consistent with city and county stormwater management requirements.
- b. Rain gardens, cisterns, and other landscape features and practices that increase rainwater capture and create opportunities for infiltration and/or onsite storage are recommended.
- c. Where possible and practical, it is recommended that all hardscape areas, including driveways, be constructed of pervious material(s).

xii. Alternative Water Sources

- a. Irrigating with alternative water sources such as recycled water, rainwater and graywater is strongly encouraged where available onsite and permitted.
- b. All recycled water, rainwater and graywater irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

xiii. Public Education

- a. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water-efficient landscapes as required in the Tier II Outdoor Water Use Efficiency Checklist.
- b. Signs shall be used to identify the model as an example of a water-efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water-efficient theme.

**A4-8
cont.**

- c. Developers shall convey landscaping requirements to home buyer during the property sale disclosure process if any portion of the property's available landscape area will remain unlandscaped at time of sale.

VI. Provisions for Existing Landscapes Over One Acre in Size

The District will assign a landscape water budget to each existing landscape over one acre in size based on 70 percent of reference evapotranspiration, or 100 percent of reference evapotranspiration for recreation areas. When evaluation of these properties shows that annual water use exceeds the landscape water budget, the customer will be required to have a certified irrigation auditor perform a water audit and make recommendations as necessary to reduce water consumption consistent with the landscape water budget.

VII. Variances

As technology changes and more information is available regarding plant materials, irrigation equipment and techniques, and maintenance techniques that enhance water conservation, the District may allow the substitution of well-designed conservation alternatives or innovations which equally reduce water consumption and meet the intent of this Ordinance.

**A4-8
cont.**

VIII. Enforcement and Penalties

A. Enforcement

If an applicant for new, expanded or continued water service fails to comply with the provisions of this Ordinance, the District may require the applicant to resubmit a revised Tier I Outdoor Water Use Efficiency Checklist (Tier I single-family development only) or Landscape Project Application Package for approval and may withhold approval of the submittal and deny, limit or discontinue water service until the applicant complies with the terms of this Ordinance.

B. Violation and Notice of Correction

It is unlawful for any person, firm, partnership, association, or corporation subject to the requirements of this Ordinance to fail to comply with the provisions of the Ordinance, or to alter or replace components and/or practices required by this Ordinance with other noncompliant components and/or practices after completion of new construction, landscape rehabilitation, or new or expanded water service connection.

- i. Whenever the Soquel Creek Water District determines that a violation of this Ordinance has occurred, the District may serve a notice of correction on the owner(s) of the property on which the violation is situated. The owner(s) of record shall have ninety (90) calendar days to take corrective action. If the violation is not corrected within ninety days, the District may pursue any of the following options:
 - a. The District may discontinue or limit water service, or upon conviction thereof, the person shall be punished by imprisonment in the county jail for not more than 30 days or by fine of not more than six hundred dollars (\$600), or by both the fine and imprisonment.

**A4-8
cont.**

IX. Severability

If any section, subsection, provision or part of this Ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this Ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of the Ordinance are severable.

Page 26 of 26

INDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant					Page 1 of 2
I certify that the subject project meets the specified requirements of the Soquel Creek Indoor Water Use Efficiency Ordinance.					
Signature _____			Date _____		
Project Information					
<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/> Irrigation only <input type="checkbox"/> Other:					
Applicant Name (print): _____			Contact Phone #: _____		
Project Site Address: _____					
Project Area (sq.ft.): _____		# of Units: _____		# of Meters: _____	
Fixture or Appliance	Requirements			Number of Devices	Project Meets Requirements
	Residential	Non-Residential	Units		
Toilets	≤ 1.28 or WaterSense	≤ 1.28 or WaterSense	gpf		<input type="checkbox"/> Yes <input type="checkbox"/> No
Urinals	≤ 0.5 or WaterSense	≤ 0.5 or WaterSense	gpf		<input type="checkbox"/> Yes <input type="checkbox"/> No
Showers	≤ 2.0 or WaterSense	≤ 2.0 or WaterSense	gpm		<input type="checkbox"/> Yes <input type="checkbox"/> No
Bathroom faucets	≤ 1.5 or WaterSense	≤ 0.5	gpm		<input type="checkbox"/> Yes <input type="checkbox"/> No
Kitchen faucets	≤ 2.2	≤ 2.2	gpm		<input type="checkbox"/> Yes <input type="checkbox"/> No
Clothes washers	≤ 6.0 or Energy Star	≤ 6.0 or Energy Star	Water Factor		<input type="checkbox"/> Yes <input type="checkbox"/> No
Dishwashers	≤ 6.5 or Energy Star	Energy Star	gal/cycle		<input type="checkbox"/> Yes <input type="checkbox"/> No
Cooling towers	--	≥ 5 to 10 or ≥ 2.5	cycles LSI		<input type="checkbox"/> Yes <input type="checkbox"/> No
Food steamers	--	Boilerless or Self-Contained	--		<input type="checkbox"/> Yes <input type="checkbox"/> No
Ice machines	--	Air-cooled	--		<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-rinse spray valves	--	≤ 1.3	gpm		<input type="checkbox"/> Yes <input type="checkbox"/> No
Automatic vehicle wash facilities	--	$\geq 75\%$ of the water is recycled	--		<input type="checkbox"/> Yes <input type="checkbox"/> No

A4-8
cont.

INDOOR WATER USE EFFICIENCY CHECKLIST

Project Information, Continued					Page 2 of 2
Fixture or Appliance	Requirements			Number of Devices	Project Meets Requirements
	Residential	Non-Residential	Units		
Commercial refrigeration	--	Closed loop or Air-cooled	--		<input type="checkbox"/> Yes <input type="checkbox"/> No
Meters	Individual meter for each unit	Individual meter for each unit	--		<input type="checkbox"/> Yes <input type="checkbox"/> No

To Be Completed by Soquel Creek Water District					
Reviewer Name: Materials Received and Reviewed: <input type="checkbox"/> Indoor Water Use Efficiency Checklist <input type="checkbox"/> Project Plans Date Reviewed: <input type="checkbox"/> Follow up required (explain): Date Resubmitted: Date Approved:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; padding: 5px;">Material Distributed to Applicant</th> </tr> <tr> <td style="padding: 5px;"> <input type="checkbox"/> Indoor Water Use Efficiency Ordinance <input type="checkbox"/> Information on qualifying fixtures and appliances <input type="checkbox"/> Other: </td> </tr> <tr> <th style="text-align: left; padding: 5px;">Measures Recommended to Applicant</th> </tr> <tr> <td style="padding: 5px;"> <input type="checkbox"/> Hot water recirculation system <input type="checkbox"/> Dual-plumbing for graywater <input type="checkbox"/> Other: </td> </tr> </table>	Material Distributed to Applicant	<input type="checkbox"/> Indoor Water Use Efficiency Ordinance <input type="checkbox"/> Information on qualifying fixtures and appliances <input type="checkbox"/> Other:	Measures Recommended to Applicant	<input type="checkbox"/> Hot water recirculation system <input type="checkbox"/> Dual-plumbing for graywater <input type="checkbox"/> Other:
Material Distributed to Applicant					
<input type="checkbox"/> Indoor Water Use Efficiency Ordinance <input type="checkbox"/> Information on qualifying fixtures and appliances <input type="checkbox"/> Other:					
Measures Recommended to Applicant					
<input type="checkbox"/> Hot water recirculation system <input type="checkbox"/> Dual-plumbing for graywater <input type="checkbox"/> Other:					
Comments: 					
<table style="width: 100%;"> <tr> <td style="width: 33%; vertical-align: top;"> Selected Definitions: gal/cycle gallons per cycle gpf gallons per flush gpm gallons per minute LSI Langlier Saturation Index sq.ft. square feet > greater than ≤ less than or equal to ≥ greater than or equal to </td> <td style="width: 33%; vertical-align: top;"> Energy Star Qualified Products: www.energystar.gov/ </td> <td style="width: 33%; vertical-align: top;"> WaterSense Qualified www.epa.gov/WaterSense/ </td> </tr> </table>		Selected Definitions: gal/cycle gallons per cycle gpf gallons per flush gpm gallons per minute LSI Langlier Saturation Index sq.ft. square feet > greater than ≤ less than or equal to ≥ greater than or equal to	Energy Star Qualified Products: www.energystar.gov/	WaterSense Qualified www.epa.gov/WaterSense/	
Selected Definitions: gal/cycle gallons per cycle gpf gallons per flush gpm gallons per minute LSI Langlier Saturation Index sq.ft. square feet > greater than ≤ less than or equal to ≥ greater than or equal to	Energy Star Qualified Products: www.energystar.gov/	WaterSense Qualified www.epa.gov/WaterSense/			

A4-8
cont.

ORDINANCE NO. 13-02

**SOQUEL CREEK WATER DISTRICT,
COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA
ESTABLISHING INDOOR WATER CONSERVATION REGULATIONS
(AMENDING 10-01)**

THIS ORDINANCE is adopted in light of the following facts and circumstances, which are hereby found and declared by the Soquel Creek Water District (“the District”) Board of Directors:

WHEREAS, a reliable supply of potable water is essential to the public health, safety and welfare of the people and economy of the District.

WHEREAS, the District is located in a semi-arid region and is solely dependent upon groundwater sources. Factors such as drought, groundwater overdraft, seawater intrusion, development, climate change, and environmental and regulatory concerns affect our region’s water reliability and make the region highly susceptible to water supply shortages.

WHEREAS, careful water management requires active water conservation measures, not only in times of drought but at all times, in order to help ensure a reliable supply of water to meet current and future water supply needs.

WHEREAS, Article X, Section 2 of the California Constitution and Section 100 of the California Water Code declare that the general welfare requires water resources be put to beneficial use, waste or unreasonable use or unreasonable method of use of water be prevented, and conservation of water be fully exercised with a view to the reasonable and beneficial use thereof.

WHEREAS, the Board of Directors finds and determines that this Ordinance is consistent with the provisions requiring high efficiency water conserving fixtures and appliances and reductions in indoor water use in the 2007 California Plumbing Code and the California Green Building Standards Code, respectively, as such provisions will be implemented in the coming years. Implementation of this Ordinance is necessary to expedite the use of high efficiency water conserving fixtures and appliances and assist Soquel Creek Water District in achieving water savings.

WHEREAS, the State Legislature has identified urban water conservation as a cost-effective approach to addressing water supply needs and determined that there are many water conservation practices that produce significant energy and water resource savings that should be encouraged as a matter of state policy. Pursuant to this finding, the State Legislature passed Senate Bill 407 (Chapter 587,

**A4-8
cont.**

Stats. 2009), requiring all residential and commercial property owners to replace existing plumbing fixtures with water-conserving fixtures by 2017 and 2019, respectively, and to upgrade existing plumbing fixtures upon any remodel initiated after January, 1 2014. Senate Bill 407 further authorizes a city, county, or retail water supplier to enact local ordinances that promote compliant use of water efficient plumbing fixtures or which will result in a greater amount of water savings than those provided for in Senate Bill 407. Accordingly, the Board of Directors finds and determines that this Ordinance is consistent with the mandates of Senate Bill 407 and will result in water savings as provided for in Senate Bill 407.

WHEREAS, the District has the power to perform all acts necessary to fully carry out the provisions of the County Water District Law (Water Code Section 31001), may establish rules and regulations for the distribution and use of water supplies (Water Code Section 31024), may adopt and enforce a comprehensive water conservation program to reduce potable water consumption and conserve supplies (Water Code Section 375), and may require as a condition of new service, that reasonable water-saving devices and water reclamation devices be installed to reduce water use (Water Code Section 31035).

WHEREAS, the District has followed the procedures for notice, public participation and adoption set forth in Sections 375 and 31027 of the California Water Code.

WHEREAS, the Board of Directors finds and determines that the more restrictive building standards for water conserving fixtures and appliances provided for in this Ordinance are reasonably necessary because of local hydrologic conditions.

WHEREAS, the Board of Directors finds and determines that this Ordinance is not subject to the California Environmental Quality Act (Public Resources Code Section 2100 et seq.) ("CEQA") pursuant to Section 15307 (the activity assures the maintenance, restoration, enhancement, or protection of a natural resource) and Section 15378(b)(2) (the activity is not a project as it involves general policy and procedure making) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, since it makes and implements policies and procedures for ensuring that water resources are conserved by reducing water consumption through the use of water efficient indoor plumbing fixtures.

WHEREAS, the adoption and enforcement of this Ordinance is necessary to manage the Soquel Creek Water District's potable water supply and to avoid or minimize the effects of groundwater overdraft, seawater intrusion, and drought within the District.

WHEREAS, this Ordinance rescinds Soquel Creek Water District Resolution No. 05-15, Establishing Water Use Efficiency Requirements for New Development, as related to indoor water use.

**A4-8
cont.**

WHEREAS, as changes in indoor water efficiency technology occur over time and provide opportunities to conserve water, or hydrologic conditions or regulatory requirements change, or as deemed necessary, this Ordinance may be revised or modified by Resolution.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SOQUEL CREEK WATER DISTRICT DOES ORDAIN AS FOLLOWS:

I. Title

THIS ORDINANCE shall be known as the Soquel Creek Water District Indoor Water Use Efficiency Ordinance.

II. Coordination with the Plumbing Code

The District acknowledges that it is not legally empowered to adopt or enforce the code of rules and regulations published by the International Association of Plumbing and Mechanical Officials, under the title “California Plumbing Code, 2007 Edition,” and the appendices printed therein, and all supplements subsequently issued thereto, hereinafter collectively called the “Plumbing Code,” prescribing regulations for the installation of all plumbing fixtures. However, the District intends to implement the measures provided for in this Ordinance in connection with an application for new or expanded water service.

III. Definitions

- A. “certified professional” means a licensed contractor, licensed architect or licensed professional engineer.
- B. “Energy Star Qualified” means that a given fixture meets the United States Environmental Protection Agency Energy Star Program standard for an energy efficient product.
- C. “expanded water service” means an additional water meter or larger capacity meter is required to serve the existing or proposed development, as determined by the Soquel Creek Water District.
- D. “gal/cycle” means gallons per cycle.
- E. “gpf” means gallons per flush.
- F. “gpm” means gallons per minute.

**A4-8
cont.**

- G. “local agency” means a city or county, including a charter city or charter county, or water district that is responsible for adopting and implementing the Ordinance. The local agency is also responsible for the enforcement of this Ordinance, including but not limited to, in the case of a city or county, approval of a permit and plan check or design review of a project; and in the case of a district, approval of a new or expanded water service application.
- H. “LSI” means Langlier Saturation Index providing an indication of the degree of saturation of water with respect to calcium carbonate related to cooling tower efficiency.
- I. “local water purveyor” means any entity, including a public agency, city, county, or private water company that provides retail water service.
- J. “permit” means the document issued by local agencies in connection with new construction, remodels or renovations and which authorizes the lawful initiation of construction, improvements or repairs to a building or structure.
- K. “project applicant” means the individual or entity submitting a Indoor Water Use Efficiency Checklist as required under Section VII, and requesting a permit, plan check, design review, or new or expanded water service application from the local agency. A project applicant may be the property owner or his or her designee.
- L. “sq. ft.” means square feet.
- M. “WaterSense Qualified” means that a given fixture meets the United States Environmental Protection Agency WaterSense Program standard for a water efficient product.

**A4-8
cont.**

IV. Applicability

- A. The provisions of this Ordinance shall apply to the following:
1. All new development, regardless of building classification, requiring new or expanded water service.
 2. Any existing development, regardless of building classification, requiring new or expanded water service.
 3. All kitchen and bathroom remodels requiring a building permit, plan check, design review, or new or expanded water service, except that the provisions of this Ordinance will only apply to the fixtures normally included in the kitchen or bathroom, as the case may be, to be remodeled.
- B. This provisions of this Ordinance shall not apply to:
1. Existing development not seeking a building permit, plan check, design review or new or expanded water service.
 2. Registered local, state or federal historical sites, if exempt by law.
 3. Remodels where, in the discretion of the appropriate building authority, the unique configuration of the building, its drainage system or portions of the public sewer, or both, are incompatible with efficiency standards listed in the Indoor Water Use Efficiency Table and require a greater quantity of water to flush the system in a manner that is consistent with public health.

**A4-8
cont.**

V. Minimum Indoor Fixture and Appliance Requirements

All new and existing development subject to this Ordinance will have, at a minimum, fixtures and appliances that comply with the efficiency standards listed below (the “Indoor Water Use Efficiency Table”):

INDOOR WATER USE EFFICIENCY TABLE

Fixture/Appliance	Residential	Non-Residential
Toilets	≤ 1.28 gpf, or WaterSense Qualified	≤ 1.28 gpf, or WaterSense Qualified
Urinals	≤ 0.5 gpf, or WaterSense Qualified	≤ 0.5 gpf, or WaterSense Qualified
Showers	≤ 2.0 gpm, or WaterSense Qualified	≤ 2.0 gpm, or WaterSense Qualified
Bathroom faucets	≤ 1.5 gpm, or WaterSense Qualified	≤ 0.5 gpm
Kitchen faucets	≤ 2.2 gpm	≤ 2.2 gpm
Clothes washers	≤ 6.0 Water Factor, or Energy Star Qualified	≤ 6.0 Water Factor, or Energy Star Qualified
Dishwashers	≤ 6.5 gal/cycle, or Energy Star Qualified	Energy Star Qualified
Cooling towers	--	$\geq 5 - 10$ cycles, or ≥ 2.5 LSI
Food steamers	--	Boiler less, or Self-contained
Ice machines	--	Air-cooled
Pre-rinse spray valves	--	≤ 1.3 gpm
Automatic vehicle wash facilities	--	$\geq 75\%$ of water that is recycled on site
Commercial refrigeration	--	Closed loop, or Air-cooled
Meters	Individual meter for each unit	Individual meter for each unit

**A4-8
cont.**

VI. Compliance with Ordinance

A. The District shall:

1. Provide the project applicant with the Ordinance and the Indoor Water Use Efficiency Checklist requirements when it provides applicant with the procedures for new or expanded water service applications, or when remodel plans are submitted to a local agency.
2. Review the Indoor Water Use Efficiency Checklist submitted by the project applicant.
3. Approve or deny the project applicant's Indoor Water Use Efficiency Checklist submittal.
4. Only upon approval of the Indoor Water Use Efficiency Checklist, approve the new, expanded or continued water service for the project applicant.
5. At its discretion, inspect the installation of the water efficient fixtures and appliances to verify that they have been installed and are performing at the required use levels.

B. The project applicant shall:

1. Meet the minimum water use efficiency standards for indoor fixtures and appliances provided for in the Indoor Water Use Efficiency Table and Checklist.
2. Prior to construction, submit a completed Indoor Water Use Efficiency Checklist to the District for verification.
3. Consider voluntary installation of additional water-conserving features such as dual plumbing for graywater or hot water recirculation.

VII. Components of the Indoor Water Use Efficiency Checklist

The Indoor Water Use Efficiency Checklist shall require, at a minimum:

A. Project Information;

B. Quantity and unit water use factors of all indoor fixtures and appliances relative to the standards listed in the Indoor Water Use Efficiency Table and Checklist;

**A4-8
cont.**

- C. Contain the following statement to be completed by the project applicant: "I certify that the subject project meets the specified requirements of the Indoor Water Use Efficiency Ordinance"; and
- D. Bear the signature of the project applicant, or that of a certified professional.

VIII. Enforcement and Penalties

A. Enforcement

If an applicant for new, expanded or continued water service fails to comply with the provisions of this Ordinance, the District may require the applicant to resubmit a revised Indoor Water Use Efficiency Checklist for approval, and may withhold approval of the submittal and deny, limit or discontinue water service until the applicant complies with the terms of this Ordinance.

B. Violation and Notice of Correction

It is unlawful for any person, firm, partnership, association, or corporation subject to the requirements of this Ordinance to fail to comply with the provisions of the Ordinance, or to alter or replace components and/or practices required by this Ordinance with other noncompliant components and/or practices after completion of new construction, new or expanded water service connection, or kitchen and/or bathroom remodel.

1. Whenever the Soquel Creek Water District determines that a violation of this Ordinance has occurred, the District may serve a notice of correction on the owner(s) of the property on which the violation is situated. The owner(s) of record shall have ninety (90) calendar days to take corrective action. If the violation is not corrected within ninety days, the District may pursue any of the following options:
 - a. The District may discontinue or limit water service, or upon conviction thereof, the person shall be punished by imprisonment in the county jail for not more than 30 days or by fine of not more than six hundred dollars (\$600), or by both the fine and imprisonment.

IX. Public Education

The District shall provide information to all applicants regarding the installation and use of water efficient fixtures and appliances.

**A4-8
cont.**

X. Variances

As technology changes and more information is available regarding plumbing fixtures, appliances, equipment and other practices that enhance water conservation, the District may allow the substitution of well-designed conservation alternatives or innovations which, at a minimum, equally reduce water consumption and meet the intent of this Ordinance.

XI. Severability

If any section, subsection, provision or part of this Ordinance, or its application to any person or circumstance, is held to be unconstitutional or otherwise invalid, the remainder of this Ordinance, and the application of such provision to other person or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this Ordinance are severable.

XII. Effective Date

This Ordinance shall become effective on September 18, 2013.

PASSED AND ADOPTED by the Soquel Creek Water District Board of Directors at its regular meeting held on the 17th day of September, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Thomas R. LaHue, President

ATTEST:

Karen Reese, Board Clerk

**A4-8
cont.**

**INFORMATION FOR COMPLETING
the
OUTDOOR WATER USE EFFICIENCY CHECKLIST
TIER I SINGLE-FAMILY DEVELOPMENT**

This guide contains information to help assist the applicant in completing the Outdoor Water Use Efficiency Checklist for Tier I (parcel size is less than 10,000 square feet) Single-Family Residential Development.

Terms:

Total Landscape Area – all the planting areas, turf areas, and water features in a landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, or other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Landscape area is measured in square feet, and is used to calculate a water budget, or the amount of water needed by the landscape per year.

Turf Area – the area of the landscape, in square feet, that is devoted to turf (i.e., lawn).

High, Moderate and Low Water Use Plants – the amount of water needed by a plant is species-specific. Plants are classified as high, moderate, low or very low water use.

To determine plant water needs, the following reference document is used:

The Water Use Classification of Landscape Species (WUCOLS), 2000. It is available on-line at: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>

The Water Smart Gardening in Santa Cruz County on-line guide, (<http://www.santacruz.watersavingplants.com>) may also be used to determine plant water needs. If you can not find the information you need, please contact District staff for assistance.

Water Feature Surface Area – the surface area of the landscape, in square feet, that is devoted to ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools.

- **You will need to know the area of the landscape that is composed of high water use plants, turf and water features. The combined area of these landscape components may not exceed 25% of the total landscape area.**

Hydrozone – a part of the landscape having plants with similar water needs. Low, moderate and high water use hydrozones need to be irrigated separately to maximize water use efficiency.

**A4-8
cont.**

**INFORMATION FOR COMPLETING
the
OUTDOOR WATER USE EFFICIENCY CHECKLIST
TIER I SINGLE-FAMILY DEVELOPMENT**

Low-volume Non-spray Irrigation – the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines and bubblers. Low volume irrigation is designed to apply small volumes of water slowly at or near the root zone of plants.

Automatic Self-adjusting Irrigation Controllers – an automatic timing device used to remotely control valves that operate an irrigation system using weather-based (evapotranspiration) and/or sensor-based (soil moisture) data. For Tier I landscapes, the use of automatic self-adjusting irrigation controllers is recommended. If a traditional controller (i.e., non-self-adjusting) is installed, it must have multiple programming capabilities and an automatic rain shut-off device.

Moisture Sensor/Rain Sensor Shut-offs – devices that sense when irrigation is not necessary because precipitation is occurring. If an automatic irrigation controller is installed, an automatic rain shut-off device is required.

Check Valves – a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system and prevent drainage from sprinkler heads when the sprinkler is off. Check valves are required at the lowest elevation point(s) on each irrigation valve run or lateral.

Swing Joints – an irrigation component that provides a flexible, leak-free connection between the emission device (i.e., sprinkler head) and lateral pipeline to allow movement in any direction and to prevent equipment damage.

**A4-8
cont.**

OUTDOOR WATER USE EFFICIENCY CHECKLIST

TIER I SINGLE-FAMILY DEVELOPMENT

To Be Completed by Applicant

Page 1 of 2

I certify that the subject project, upon installation, meets the requirements of the Soquel Creek Water Conservation in Landscaping Ordinance.

Signature _____

Title _____

Date _____

Project Information

Applicant Name (print):	Contact Phone #:
Project Site Address:	Email address:
Assessor's Parcel Number:	# of Units: # of Meters:
<i>For a new single-family (one or two-unit) residential development project with a parcel size less than 10,000 square feet, please complete the following project information:</i>	Parcel Area (sq.ft.): <input type="checkbox"/> Tier I (<10,000 sq. ft. parcel)
	Total Landscape Area (sq. ft.):
	Turf Area (sq.ft.):
	High Water Use Plant Area (sq. ft.):
	Water Feature Surface Area (sq.ft.):

Landscape Parameter	Requirements	Project Meets Requirements	
General Limits	Combined area of turf, high water use plants and water features is less than 25% of the total landscape area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Turf Limits	No turf in areas less than 8 feet wide in any direction	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	All turf is planted on slopes less than 12%	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Turf is a water-conserving species (low or moderate water use as defined by WUCOLS). Contact District Staff if WUCOLS factor is not available.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plants	Plants are grouped by hydrozones	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Hydrozones are irrigated separately	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Only low water use plants on slopes greater than 33%	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation System Design	The use of rainwater and/or graywater for irrigation was evaluated	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Water pressure (at meter) is less than 80 psi	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Manual shut-off valve present	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Low-volume, non-spray irrigation used for all non-turf areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	No overhead sprinkler systems within 24 inches of non-permeable surfaces	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Overhead spray nozzle precipitation is less than 0.75 inches per hour	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Sprinkler heads and emission devices have matched precipitation rates	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Automatic, self-adjusting irrigation controllers (i.e., weather or sensor-based) installed (recommended)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	If installed, automatic, self-adjusting irrigation controllers have moisture sensor and/or rain sensor shutoffs	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Check valves installed at lowest point(s) on each valve run	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**A4-8
cont.**

OUTDOOR WATER USE EFFICIENCY CHECKLIST

TIER I SINGLE-FAMILY DEVELOPMENT

Project Information, Continued		Page 2 of 2	
Landscape Parameter	Requirements	Project Meets Requirements	
Irrigation System Design	Swing joints installed (recommended)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation System Efficiency	No overspray or runoff	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation Schedule	Overhead turf irrigation to occur between 8 PM and 10 AM	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation will be avoided during windy, freezing or rainy weather	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation schedule to be reduced (frequency & duration) after plants are established (1 year)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation schedule to be adjusted seasonally based on plant needs	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscape/Irrigation Maintenance	Irrigation system to be maintained in good working order	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Repairs to be made using identical or improved parts	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Soil Management	Soil conditioned with 6 cubic yards organic amendment/1,000 sq. ft. topsoil	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	At least 3-inches of mulch on exposed soil surfaces	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Metering	Private irrigation submeter (recommended)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Features	Water features are recirculating	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	No automatic fill valves	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Covers for pools and spas	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Stormwater Management	Hardscape areas are constructed of pervious materials (recommended)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Budget A water budget shall be calculated and used to gauge effective annual landscape water use. Review future usage against the water balance to determine whether outside irrigation usage is within a normal range. If you do not have a dedicated irrigation meter, you may assume that 25% of your total usage is for irrigation purposes. Please contact SqCWD Conservation Department if you require assistance with the water budget calculation. Irrigation should not exceed the budget.			
<div style="border: 1px solid black; padding: 10px;"> <p>Calculate a water budget below using the following formula.</p> <p>Water Budget (gallons/year) = (13.68) x (Landscape Area in square feet)</p> <p>Water Budget = (13.68) x _____ = _____ gallons/year (Landscape Area in sq. ft)</p> <p><small>Note: 13.68 = 36.6 inches per year (the reference evapotranspiration for Santa Cruz) x 0.6 (the reference evapotranspiration adjustment factor) x 0.623 (conversion factor from inches to gallons)</small></p> </div>			
To Be Completed by SqCWD			
Reviewer Name: Date Received: Date Approved:		Recommendations and Comments:	

A4-8
cont.

Overview of the Soquel Creek Water District Water Use Efficiency Requirements for Tier I Single-Family Residences

(Tier I = Single-Family residential parcels sized less than 10,000 square feet)

PURPOSE

Water resources in our area are limited and are currently being over used. The Soquel Creek Water District (SqCWD) relies entirely on local groundwater aquifers to provide water for approximately 40,000 people in the mid-county region. Currently, more water is being pumped out of the aquifers than is being replaced by precipitation. This “overdrafting” may reduce future water availability and quality due to seawater intrusion. Indoor and outdoor water use efficiency requirements were developed and are periodically updated to protect our groundwater supplies from over-pumping and to promote efficient usage of our limited water resources.

This summary sheet provides an overview of some of the key requirements as derived from District Indoor & Outdoor Ordinances 13-02 and 10-02.

WHO MUST COMPLY?

- 1) All new and existing Tier I (parcels sized less than 10,000 square feet) single-family homes requesting new or expanded water service.
- 2) Existing Tier I single-family homes that:
 - a) Are required to apply for a building permit, plan check or design review for a bathroom or kitchen remodel, except that the indoor efficiency requirements will only apply to the fixtures normally included in the kitchen and/or bathroom to be remodeled.
 - b) Are required to rehabilitate or modify their landscape as part of a land use approval/design review process, except that the outdoor efficiency requirements will only apply to the portion of the landscape to be rehabilitated or modified.

(Note: Single-family residences on parcels sized equal to or greater than 10,000 square feet are classified as Tier II and must meet more extensive outdoor/landscape requirements.)

The SqCWD will consider, and may allow, substituting well-designed alternatives or innovations that may equally reduce water consumption. All written explanations, variances, substitutions, alternatives or innovations must be reviewed and approved by the SqCWD.

WHAT IS REQUIRED and WHEN?

The key indoor and outdoor efficiency requirements are outlined below. The associated Indoor and Outdoor Water Use Efficiency Checklist provides a complete list of the requirements and is required to be reviewed, signed, and provided back to the District. The responsible party must agree to the requirements as a condition for obtaining new water service, or in the case of existing customers, receiving continued water service.

**A4-8
cont.**

It is important to note that several of the below requirements are probably more strict than those required by the County and the City of Capitola.

Indoor Requirements

- All installed toilets use 1.28 gallons per flush or less.
- All kitchen faucets use a maximum of 2.2 gallons per minute.
- All installed bathroom faucets use a maximum of 1.5 gallons per minute, or are WaterSense qualified.
- All installed showerheads use a maximum of 2.0 gallons per minute, or are WaterSense qualified.
- All clothes washing machines have a maximum water factor of 6.0, or are Energy Star qualified.
- All dishwashing machines use a maximum of 6.5 gallons per cycle, or are Energy Star qualified.

Outdoor Requirements

- Turf, high water use plants and water features (including swimming pools) are limited to no more than 25% of the landscaped area.
- Turf must be a water conserving species and may not be used in areas less than 8 feet wide or on slopes greater than 12%.
- An annual water budget must be calculated using a simple formula provided in the Outdoor Efficiency Checklist and usage should not exceed the budget.
- Low-volume, non-spray irrigation must be used on all non-turf areas.
- Overhead irrigation is not permitted within 24 inches of any non-permeable surface.
- All irrigation must be designed to avoid runoff and over-spray.
- Plants having similar water requirements must be grouped together in hydrozones and irrigated by separate irrigation circuits.
- Water in decorative pools, ponds, fountains and other water features must be recirculated, and automatic-fill valves may not be used.
- Covers are required for swimming pools and spas.
- Soil conditioning must include six cubic yards of organic amendment for each 1,000 square feet of topsoil to help retain soil moisture.
- Three inches of mulch are required in non-turf areas to minimize evaporation.

TO GET MORE INFORMATION

Call the Soquel Creek Water District at (831) 475-8501, ext. 144.

**A4-8
cont.**



**LANDSCAPE PROJECT APPLICATION
SUBMITTAL REQUIREMENTS PACKAGE**

for

**TIER II SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL,
COMMERCIAL, INDUSTRIAL and PUBLIC DEVELOPMENT**

**AS REQUIRED UNDER ORDINANCE NO. 10-02
WATER CONSERVATION IN LANDSCAPING ORDINANCE**

**A4-8
cont.**

Instructions

1) A complete Landscape Project Application must be submitted and found to satisfy the requirements of Ordinance 10-02 before water service will be activated (or water service continued in the case of existing rehabilitated landscapes).

Landscape Project Applications shall be prepared by, and bear the signature of, a certified irrigation designer, a certified landscape irrigation auditor, a licensed landscape architect, a licensed landscape contractor, a licensed professional engineer, or any other person authorized by the state to do this work.

Landscape Project Application Submittal Requirements include the following elements:

- ☐ **Project information, as requested in the Tier II Outdoor Water Use Efficiency Checklist.**
- ☐ **Tier II Outdoor Water Use Efficiency Checklist.**
- ☐ **Water Allowance Calculation Worksheet:**
 - ☐ Section I: Hydrozone Information Table
 - ☐ Section II: Water Budget Calculations
- ☐ **Landscape Design Plan including the following information:**
 - ☐ Appropriate scale and north arrow
 - ☐ Property lines, streets, and street names
 - ☐ Existing and proposed footprints of all buildings
 - ☐ Driveways, parking lots, sidewalks, retaining walls, and other hardscape (pervious and non-pervious) features
 - ☐ New and existing trees, shrubs, ground covers and turf areas within the developed landscape area
 - ☐ Planting legend indicating all plant species by botanical name and common name, spacing, and quantities of each type of plant by container size
 - ☐ Water use classification (high, moderate, low, or very low) for each plant material specified, according to WUCOLS

**A4-8
cont.**

- Each hydrozone (including high, medium, and low water uses) delineated and labeled, including the square footage for each
- Type of mulch and application depth
- Soil amendments, type and quantity
- Type and surface area of water features, if installed
- Type and surface area of Special Landscape Areas (e.g., recreational areas; areas permanently and solely dedicated to edible plants; areas irrigated with recycled water, rainwater and/or graywater), if installed
- Location of any stormwater management features that encourage on-site retention and infiltration (e.g., infiltration beds, swales, wetlands, retention ponds, etc.)
- Location of any rainwater harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.) and graywater systems
- **Irrigation System Design Plan including the following information:**
 - Irrigation point of connection (POC) to water system
 - Static water pressure at POC
 - Location and size of dedicated landscape meter(s)
 - Location of backflow prevention device
 - Location of manual shut off valve(s)
 - Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, riser protection equipment, soil moisture sensors, pressure regulators, backflow prevention devices, drip and low volume irrigation equipment
 - Flow rate (gallons per minute or gallons per hour), precipitation rate (inches per hour) and design operating pressure (psi) for each irrigation circuit
 - Irrigation legend with the manufacturer's name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rates
 - Irrigation system specifications and details for assembly and installation

**A4-8
cont.**

- The parameters used for programming the weather-based irrigation system controller schedule for the established landscape including: soil type, slope, plant type, and type of irrigation nozzle/emitter used for each circuit
- Recycled water, rainwater and/or graywater system drawings and specifications, if installed
- **Any written specifications prepared for a project that are applicable to the landscape improvements shall be submitted for review.**
- **The Monthly Irrigation Schedule Worksheet shall be used to prepare an irrigation schedule which covers the initial one-year plant establishment period and following one-year period.**

2) Upon installation and completion of the landscape, the applicant is responsible for having a certified irrigation auditor conduct an irrigation audit and submit a report to the District to verify that the landscape improvements were completed in accordance with approved applications.

The Landscape Irrigation Audit Report shall include the following statement:

“The landscape and irrigation system has been installed as specified in the approved Landscape Project Application and complies with the provisions of this Ordinance.”

The Landscape Audit Report shall be signed by a certified landscape irrigation auditor.

**A4-8
cont.**

The Landscape Irrigation Audit and Report shall verify that:

- The landscaping and irrigation system was installed as designed and specified in the approved Landscape Project Application.
- The installed irrigation system is in a leak-free condition.
- The irrigation system does not cause water waste due to runoff, low head drainage, overspray or other similar condition where water flows onto adjacent property, non-irrigated areas structures, walkways, roadways or other paved areas.
- The Monthly Irrigation Schedule provides for no more than the needed plant water requirements.
- The person responsible for long-term landscape maintenance and irrigation management at the property has received the Monthly Irrigation Schedule.

**INFORMATION FOR COMPLETING
the
OUTDOOR WATER USE EFFICIENCY CHECKLIST
TIER II SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL,
COMMERCIAL, INDUSTRIAL & PUBLIC DEVELOPMENT**

This guide contains information to help assist the applicant in completing the Outdoor Water Use Efficiency Checklist for Tier II Single-Family & Multi-Family Residential, Commercial, Institutional & Public Development.

Terms:

Total Landscape Area – all the planting areas, turf areas, and water features in a landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, or other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Landscape area is measured in square feet, and is used to calculate a water budget, or the amount of water needed by the landscape per year.

Turf Area – the area of the landscape, in square feet, that is devoted to turf (i.e., lawn).

High, Moderate and Low Water Use Plants – the amount of water needed by a plant is species-specific. Plants are classified as high, moderate, low or very low water use.

To determine plant water needs, the following reference document is used:

The Water Use Classification of Landscape Species (WUCOLS), 2000. It is available on-line at: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>

The Water Smart Gardening in Santa Cruz County on-line guide, (<http://www.santacruz.watersavingplants.com>) may also be used to determine plant water needs. If you can not find the information you need, please contact District staff for assistance.

Water Feature Surface Area – the surface area of the landscape, in square feet, that is devoted to ponds, lakes, waterfalls, fountains, artificial streams, spas and swimming pools.

- **You will need to know the area of the landscape that is composed of high water use plants, turf and water features. The combined area of these landscape components may not exceed 25% of the total landscape area.**

Hydrozone – a part of the landscape having plants with similar water needs. Low, moderate and high water use hydrozones need to be irrigated separately to maximize water use efficiency.

**A4-8
cont.**

**INFORMATION FOR COMPLETING
the
OUTDOOR WATER USE EFFICIENCY CHECKLIST
TIER II SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL,
COMMERCIAL, INDUSTRIAL & PUBLIC DEVELOPMENT**

Low-volume Non-spray Irrigation – the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines and bubblers. Low volume irrigation is designed to apply small volumes of water slowly at or near the root zone of plants.

Automatic Self-adjusting Irrigation Controllers – an automatic timing device used to remotely control valves that operate an irrigation system using weather-based (evapotranspiration) and/or sensor-based (soil moisture) data. For Tier I landscapes, the use of automatic self-adjusting irrigation controllers is recommended. If a traditional controller (i.e., non-self-adjusting) is installed, it must have multiple programming capabilities and an automatic rain shut-off device.

Moisture Sensor/Rain Sensor Shut-offs – devices that sense when irrigation is not necessary because precipitation is occurring. If an automatic irrigation controller is installed, an automatic rain shut-off device is required.

Check Valves – a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system and prevent drainage from sprinkler heads when the sprinkler is off. Check valves are required at the lowest elevation point(s) on each irrigation valve run or lateral.

Swing Joints – an irrigation component that provides a flexible, leak-free connection between the emission device (i.e., sprinkler head) and lateral pipeline to allow movement in any direction and to prevent equipment damage.

**A4-8
cont.**

OUTDOOR WATER USE EFFICIENCY CHECKLIST

TIER II SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, PUBLIC DEVELOPMENT

To Be Completed by a Certified Professional Page 1 of 2

I certify that the subject project meets the requirements of the Soquel Creek Water Conservation in Landscaping Ordinance.

Signature _____ Title _____ Date _____

Project Information

Project Type: ☐ Tier II Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial ☐ Public ☐ Other:

Applicant Name (print): _____ Contact Phone #: _____

Project Site Address: _____ Email address: _____

Assessor's Parcel Number: _____ # of Units: _____ # of Meters: _____

For a new Tier II single-family (one or two-unit) residential project, enter this information. For all other projects, input an aggregate value for the entire project.	Parcel Area (sq. ft.): _____	<input type="checkbox"/> Tier II ($\geq 10,000$ sq. ft. parcel)
	Total Landscape Area (sq. ft.): _____	
	Turf Area (sq.ft.): _____	
	High Water Use Plant Area (sq. ft.): _____	
	Water Feature Surface Area (sq.ft.): _____	

Landscape Parameter	Requirements	Project Meets Requirements	
General Limits	Combined area of turf, high water use plants and water features is less than 25% of the total landscape area	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Turf Limits	No turf in areas less than 8 feet wide in any direction	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	All turf is planted on slopes less than 12%	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	No turf in street medians, traffic islands, planter strips, and parking lot islands	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Turf is a water-conserving species (low or moderate water use as defined by WUCOLS). Contact District Staff if WUCOLS factor is not available.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plants	Plants are grouped by hydrozones	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Hydrozones are irrigated separately	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Only low water use plants on slopes greater than 33%	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation System Design	The use of rainwater and/or graywater for irrigation was evaluated	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation system designed, maintained and managed to meet or exceed 71% efficiency	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Water pressure (at meter) is less than 80 psi	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Manual shut-off valve present	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Low-volume, non-spray irrigation used for all non-turf areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	No overhead sprinkler systems within 24 inches of non-permeable surfaces	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Overhead spray nozzle precipitation is less than 0.75 inches per hour	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Automatic, self-adjusting irrigation controllers installed (i.e., weather or sensor-based)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Moisture sensor/rain sensor shutoffs installed	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**A4-8
cont.**

OUTDOOR WATER USE EFFICIENCY CHECKLIST

TIER II SINGLE-FAMILY, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, PUBLIC DEVELOPMENT

Project Information, Continued		Page 2 of 2	
Landscape Parameter	Requirements	Project Meets Requirements	
Irrigation System Design, Continued	Sprinkler heads and emission devices have matched precipitation rates	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Drip emitters or bubblers installed at each tree, maximum 1.5 gallons per minute, on separate valves	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Check valves installed at lowest point(s) on each valve run	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Swing joints installed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Backflow prevention device installed when dedicated landscape meters are required	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation System Efficiency	No overspray or runoff	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Irrigation Schedule	Irrigation schedule regulated by automatic irrigation controllers	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Overhead turf irrigation to occur between 8 PM and 10 AM	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation will be avoided during windy, freezing or rainy weather	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation schedule to be reduced (frequency & duration) after plants are established (1 year)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation schedule to be adjusted seasonally based on plant needs	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Irrigation schedule provided to appropriate personnel and posted near irrigation controller	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscape/Irrigation Maintenance	Irrigation system to be inspected regularly and maintained in good working condition	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Repairs to be made using identical or improved parts	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Landscape maintenance schedule to be followed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Soil Management	Soil conditioned with 6 cubic yards organic amendment/1,000 sq. ft. topsoil	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	At least 3-inches of mulch on exposed soil surfaces	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Metering	Dedicated irrigation meter (not required for Tier II SF)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Private irrigation submeter (recommended for Tier II SF)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Features	Water features are recirculating	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	No automatic fill valves	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Covers for pools and spas	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Stormwater Management	Hardscape areas are constructed of pervious materials (recommended)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Documentation	Checklist complete	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Water Allowance Calculation Worksheet complete	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Landscape & Irrigation System Design Plans complete	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Reviewer Name: Date Received: Date Approved:		Recommendations and Comments:	

A4-8
cont.

Water Allowance Calculation Worksheet

This worksheet is to be filled out by the project applicant and it is a required element of the Landscape Project Application

Please complete all Sections (I, II(a) and II(b)) of the worksheet.

SECTION I. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
	Total			100%

*** Hydrozone**

*HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants*

****Irrigation Method**

*MS = Micro-spray
S = Spray
R = Rotor
B = Bubbler
D = Drip
O = Other*

**A4-8
cont.**

SECTION II. WATER BUDGET CALCULATIONS

Water budget calculations shall adhere to the following requirements:

- (1) The plant factor used shall be from WUCOLS. The plant factor ranges from 0 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
- (2) All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

Section II(a). Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$\text{MAWA} = (\text{ETo}) (0.62) [(0.6 \times \text{LA})]$$

$$\text{MAWA} = (36.6) (0.62) [(0.6 \times \text{LA})]$$

where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (ETo) for Santa Cruz (36.6 inches per year)

0.62 = Conversion Factor (to gallons per square foot)

0.6 = ET Adjustment Factor (ETAF)

LA = Landscaped Area (square feet)

Show calculation below.

$$\text{MAWA} = (36.6) \times (0.62) \times [(0.6 \times \frac{\text{Landscape Area in sq. ft.}}{\text{Landscape Area in sq. ft.}})]$$

$$\text{MAWA} = (22.69) \times [(0.6 \times \frac{\text{Landscape Area in sq. ft.}}{\text{Landscape Area in sq. ft.}})]$$

Maximum Applied Water Allowance = _____ gallons per year

**A4-8
cont.**

ETWU = Estimated Total Water Use (gallons per year)
ETo = Reference Evapotranspiration (ETo) for Santa Cruz (36.6 inches per year)
0.62 = Conversion Factor (to gallons per square foot)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
IE = Irrigation Efficiency (0.71)



Monthly Irrigation Schedule

1) Project Name: _____ 4) Prepared By: _____

2) Project Address: _____ 5) Address: _____

6) Phone No.: _____ 7) License No.: _____

3) Assessor's Parcel Number: _____ 8) Date Prepared: _____

Valve or Station Number (A)	Plant Type (B)	Irrigation Type (C)	Flow Rate (D)	Precipitation Rate (E)	Initial Plant Establishment Period (4 Months)				Following One-Year Period (12 Months)											
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				

Note: This irrigation schedule should be used as a guide. The landscaping should be monitored regularly and the schedule adjusted as needed for plant growth, local rainfall, and climatic conditions. Check the irrigation system frequently to minimize runoff and overspray. Schedule valves with sprinklers to irrigate between 8 pm and 10 am to reduce water loss from wind and evaporation.



Month

Run Time - Minutes per day/Days per week

Overview of the Soquel Creek Water District Water Use Efficiency Requirements for Tier II Single-Family Residential, Multi-Family Residential, Commercial, Industrial & Public Development

(Tier II = Single-Family residential parcels sized equal to or greater than 10,000 square feet)

PURPOSE

Water resources in our area are limited and are currently being over used. The Soquel Creek Water District (SqCWD) relies entirely on local groundwater aquifers to provide water for approximately 40,000 people in the mid-county region. Currently, more water is being pumped out of the aquifers than is being replaced by precipitation. This “overdrafting” may affect future water availability as well as water quality due to seawater intrusion. Indoor and outdoor water use efficiency requirements were developed and are periodically updated to protect our groundwater supplies from over-pumping and to promote efficient usage of our limited water resources.

This summary sheet provides an overview of the key requirements as derived from District Indoor & Outdoor Ordinances 13-02 and 10-02.

WHO MUST COMPLY?

- 1) The requirements apply to all new and existing development of the following types that request new or expanded water service:
 - Tier II (parcels sized equal to or greater than 10,000 square feet) single-family homes;
 - All multi-family homes; and
 - All commercial, industrial and public development.
- 2) The requirements also apply to existing development types listed above that:
 - Are required to apply for a building permit, plan check or design review for a bathroom or kitchen remodel, except that the indoor efficiency requirements will only apply to the fixtures normally included in the kitchen and/or bathroom to be remodeled.
 - Are required to rehabilitate or modify their landscape as part of a land use approval/design review process, except that the outdoor efficiency requirements will only apply to the portion of the landscape to be rehabilitated or modified.
 - Have landscapes that are equal to or greater than one acre in size. (Note: These landscapes are only subject to select provisions requiring compliance with a District-issued water budget).

New recreation areas including schoolyards, parks, playgrounds, sports fields and golf courses are subject to the outdoor requirements, with the exception of turf area limits, provided that recycled water, graywater and/or rainwater use is implemented where feasible. New community gardens will be evaluated on a case-by-case basis to determine applicable requirements. New residential fruit and/or vegetable gardens are exempt from the high water use plant area limits.

The SqCWD will consider, and may allow, substituting of well-designed alternatives or innovations that may equally reduce water consumption. All written explanations, variances, substitutions, alternatives or innovations must be reviewed and approved by the SqCWD.

**A4-8
cont.**

WHAT IS REQUIRED and WHEN?

The key indoor and outdoor efficiency requirements are outlined below. The associated Indoor and Outdoor Water Use Efficiency Checklists provide a complete list of the requirements and are required to be reviewed, signed, and provided back to the District. The responsible party must agree to the requirements as a condition for obtaining new water service, or in the case of existing customers, receiving continued water service.

It is important to note that several of the below requirements are probably more strict than those required by the County and the City of Capitola.

Indoor Requirements

- All installed toilets use 1.28 gallons per flush or less.
- All installed urinals use 0.5 gallons per flush or less.
- All kitchen faucets use a maximum of 2.2 gallons per minute.
- All installed residential bathroom faucets use a maximum of 1.5 gallons per minute, or are WaterSense qualified. All non-residential faucets use a maximum of 0.5 gallons per minute.
- All installed showerheads use a maximum of 2.0 gallons per minute, or are WaterSense qualified.
- All clothes washing machines have a maximum water factor of 6.0, or are Energy Star qualified.
- All dishwashing machines use a maximum of 6.5 gallons per cycle, or are Energy Star qualified.
- Separate meters are required for each multi-family residential unit and each non-residential unit.

Requirements also apply to the following types of non-residential equipment: Cooling towers, food steamers, ice machines, pre-rinse spray valves, automatic vehicle wash facilities and commercial refrigeration. Please refer to the Indoor Water Use Efficiency Checklist or the Indoor Ordinance for details.

Outdoor Requirements

- Turf, high water use plants and water features are limited to no more than 25% of the landscaped area.
- Turf must be a water conserving species and may not be used in areas less than 8 feet wide or on slopes greater than 12%.
- Dedicated landscape water meters are required for all multi-family residential, commercial, industrial and public development projects. Private irrigation submeters are recommended for Tier II Single-Family development.
- An annual water budget must be calculated using the formula provided in the Landscape Project Application Package and usage may not exceed the budget.
- Low-volume, non-spray irrigation must be used on all non-turf areas.
- Overhead irrigation is not permitted within 24 inches of any non-permeable surface.
- Irrigation systems must meet or exceed an average landscape irrigation efficiency of 71%.

**A4-8
cont.**

Outdoor Requirements, Continued

- All irrigation must be designed to avoid runoff and over-spray.
- Automatic, self-adjusting controllers (i.e., weather or sensor-based) must be used for irrigation scheduling.
- Sensors that suspend or alter irrigation during unfavorable weather are required on all irrigation systems.
- Plants having similar water requirements must be grouped together in hydrozones and irrigated by separate irrigation circuits.
- Water in decorative pools, ponds, fountains and other water features must be recirculated, and automatic-fill valves may not be used.
- Covers are required for swimming pools and spas.
- Soil conditioning must include six cubic yards of organic amendment for each 1,000 square feet of topsoil to help retain soil moisture.
- Three inches of mulch are required in non-turf areas to minimize evaporation.

TO GET MORE INFORMATION

Call the Soquel Creek Water District at (831) 475-8501, ext. 144.

**A4-8
cont.**

**SOQUEL CREEK WATER DISTRICT
RESOLUTION NO. 13-17**

**AMENDMENTS TO AND REPEAL OF WATER DEMAND OFFSET POLICY
RESOLUTION NOS. 03-31 AND 09-40
PERTAINING TO NEW DEVELOPMENT AND EXISTING DEVELOPMENT
UNDERGOING CHANGE IN USE**

WHEREAS, pursuant to the following legal authorities:

1. California Water Code Section 31020 provides authority for county water districts to do any act necessary to furnish sufficient water in the district for any present or future beneficial use;
2. California Water Code Section 31023 provides that a district may operate water rights, works, property rights, and privileges useful or necessary to convey, supply, store, or make use of water for any authorized purpose, including the conservation of water to protect the water supply and preserve water for future use;
3. California Water Code Section 31035 authorizes county water districts to undertake water conservation programs to reduce water use and require as a condition of new service that reasonable water-saving devices be installed to reduce water use;
4. California Water Code Section 375 authorizes any public entity which supplies water at retail or wholesale for the benefit of persons within its service area to adopt a water conservation program by ordinance or resolution adopted by a majority of the members of the governing body after holding a public hearing upon notice and making appropriate findings of necessity for the adoption of a water conservation program which specifically requires the installation of water-saving devices designed to reduce water consumption;
5. Soquel Creek Water District (District) Ordinance No. 64-1 establishes rules and regulations for water service by the District; and

WHEREAS, the Board of Directors of the SOQUEL CREEK WATER DISTRICT hereby makes the following findings of necessity for conditioning water service to new development:

1. District customers currently receive water from only one source — local groundwater aquifers; and

2. There is undisputed hydrogeologic evidence that current demands are in excess of the recovery pumping goal for the basin, thereby creating conditions that could potentially induce future contamination from seawater intrusion; and
3. Actions are needed to supplement current groundwater supplies in order to continue to meet current and future demand, and the District is examining alternatives to that end; and
4. Under current conditions, continuing to add new water services or allowing existing customers to expand water services or undergo changes in use that require additional water would increase the annual demand on the groundwater basin during the period when sufficient long-term sources of supply are unavailable, thereby further exacerbating already depressed groundwater levels; and
5. Given that water demand varies and can only be estimated prior to actual usage records, and given that water saving devices lose efficiency over time, it is prudent to require an offset of estimated demand in a ratio higher than estimated use.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the SOQUEL CREEK WATER DISTRICT that, until the Board of Directors determines the findings of necessity are no longer appropriate or the requirements are otherwise amended or revoked, the development projects listed below are subject to the Water Demand Offset Policy:

1. Development projects requiring a new water service; and
2. Development projects with an existing water service that are undergoing a change in use that is expected to increase water demand, as determined using District established water use factors.

The above listed development projects shall be required to offset expected water use of their respective development by retrofitting existing developed property within the Soquel Creek Water District service area in accordance with District procedures and staff guidance. The aim is for new or specified existing development (i.e. change of use) to have not only have a "zero impact" on the District's groundwater supply, but to have a positive impact. Thus, a 1.6 multiplier factor shall be applied to all projected water-use calculations until a study is completed and the water-use factors are adjusted. After the study, a 2.0 multiplier factor will be applied to all projected water-use calculations. The goal is for new or specified existing development to offset 200 percent of its projected water use.

**A4-9
cont.**

Applicants for new or specified existing development projects shall bear those costs associated with performing District-approved water-saving retrofits. Additionally, the applicants shall pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program.

PASSED AND ADOPTED by the Board of Directors of the SOQUEL CREEK WATER DISTRICT this 9th day of July, 2013, by the following vote:

AYES: Directors LaHue, Daniels, Jaffe, Hoernschemeyer, Meyer

NOES: None

ABSENT: None

ABSTAIN: None

A4-9
cont.

APPROVED:



Thomas R. LaHue, President

ATTEST:



Karen Reese, Board Clerk

COMMENTS AND RESPONSES

LETTER A4

Taj Dufour, Engineering Manager/Chief Engineer, Soquel Creek Water District, February 29, 2014

Response A4-1

The comment acknowledges agreement with the Draft EIRs impact determinations included under impact analyses HYDRO-2 and HYRDO-9 with regards to groundwater supply. The comment also serves as an introduction to subsequent comments and states that the Soquel Creek Water District would like to provide information of the current status of the groundwater supply. No other issues are raised, and the comment does not raise any specific concerns regarding the adequacy of the Draft EIR; therefore, no further response is required.

Response A4-2

The comment serves as background information on groundwater supply from the Purisima Formation and the Aromas Red Sands aquifers, and does not raise a specific concern or question regarding the adequacy of the Draft EIR. Therefore, no response is required.

Response A4-3

The comment serves as background information on the condition of the Soquel-Aptos groundwater basin, and does not raise a specific concern or question regarding the adequacy of the Draft EIR. Therefore, no response is required.

Response A4-4

The comment serves as background information, and does not raise a specific concern or question regarding the adequacy of the Draft EIR. Therefore, no response is required.

Response A4-5

The comment acknowledges that the text on page 4.7-6 of the Draft EIR refers to the 2005 UWMP; however, the text refers to the 2005 UWMP Update, which is the 2010 UWMP. For clarification, as shown in Chapter 3 of this Final EIR, the text on page 4.7-6 of the Draft EIR has been revised to clearly refer to the 2010 UWMP.

Response A4-6

The comment acknowledges that the City of Capitola has adopted a water conservation ordinance that may be more stringent than the State Model Landscape Ordinance. As shown in Chapter 3 of this Final EIR, the text on page 4.7-4 of the Draft EIR has been revised.

COMMENTS AND RESPONSES

Response A4-7

The comment serves as background information, and does not raise a specific concern or question regarding the adequacy of the Draft EIR; therefore, a more detailed response cannot be provided.

Response A4-8

The comment presents multiple documents regarding water use efficiency requirements. The comment does not address the adequacy of the Draft EIR.

Response A4-9

The comment presents Resolution 13-17, revising the Water Demand Offset Policy. The comment does not address the adequacy of the Draft EIR.

COMMENT LETTER # A5

Alexis Mena

From: Alyson Tom <Alyson.Tom@santacruzcounty.us>
Sent: Thursday, February 20, 2014 2:16 PM
To: Grunow, Rich
Cc: Rachel Fatoohi; Jessica Randolph
Subject: Comments Regarding the City of Capitola's General Plan Update

Dear Mr. Grunow:

The Santa Cruz County Flood Control and Water Conservation District Zone 5 offer the following comments regarding the City of Capitola's Draft General Plan. Please note that these comments are being submitted to you after your deadline because the Zone never received formal notification regarding the draft documents to review.

- SN-5 states that: "The Santa Cruz County Flood Control, the Water Conservation District, and the City of Capitola provide flood protection and stormwater drainage for Capitola. The City of Capitola maintains its street drainage systems and relies on the County to provide major storm drain services." This statement is not accurate. Please update the General Plan so that it is clear that the Santa Cruz County Flood Control and Water Conservation District Zone 5 provides maintenance and improvements for limited areas within the City where the Zone holds easements.
- There are numerous references to the outdated Stormwater Management Plan (SWMP) in the draft documents, including section 4.7 of the EIR. These references should be updated to include reference to the SWRCB Phase II Small MS4 General Permit and/or the CCRWQCB Post Construction Stormwater Management Requirements for Development Projects in the Central Coast as the City is subject to both.

A5-1

A5-2

We appreciate your consideration.

Sincerely,

Alyson Tom

on behalf of Rachel Fatoohi

Alyson Tom

Civil Engineer

County of Santa Cruz

Department of Public Works

701 Ocean Street, Room 410

Santa Cruz, CA 95060

phone: (831) 454-2160

fax: (831) 454-2385

email: Alyson.Tom@co.santacruzcounty.us

COMMENTS AND RESPONSES

LETTER A5

Tom Alyson, Civil Engineer, County of Santa Cruz Department of Public Works, February 20, 2014

Response A5-1

Please see the master response at the beginning of this chapter.

Response A5-2

The commenter states that the Draft EIR references the outdated Stormwater Management Plan. The most current adopted Stormwater Management Program (SWMP) was in 2010; however, as part of the requirements for the recently adopted Phase II Small MS4 General Permit, the City of Capitola developed a Guidance Document in 2013. Although the Guidance Document represents the most current stormwater plan in Capitola, if specific provisions under the SWMP are more protective than the Guidance Document, the more protective measures shall be applied. As shown in Chapter 3 of this Final EIR, the text on pages 4.7-5, 4.7-17, 4.7-21, and 4.7-22 of the Draft EIR have been revised to incorporate reference to the 2013 Guidance Document. Additionally, related text revisions have been made to pages 4.14-34 and 4.14-35 of the Draft EIR, also shown in Chapter 3 of this Final EIR.

The comment further states that the Draft EIR should reference the SWRCB General Permit. As included on page 4.7-4 of the Draft EIR, the most recent SWRCB Construction General Permit (adopted on February 5, 2013, and effective July 1, 2013) was considered as part of the regulatory setting for Chapter 4.7, Hydrology and Water Quality, of the Draft EIR. No changes are needed.

5.2 PRIVATE INDIVIDUALS AND ORGANIZATIONS

COMMENTS AND RESPONSES

This page intentionally blank

COMMENT LETTER # B1

RECEIVED

JAN 5 2014

CITY OF CAPITOLA

FROM: Barbara and Jim Reding P.O. Box 755, Capitola, CA 95010, 31 January 2014

TO: City of Capitola, Planning Dept.
420 Capitola, Avenue
Capitola, CA 95010

Ref: General Plan Update and Revision: Environmental Impact Review: Request to modify the Land Use Designation within the General Plan Land Use Map

Our residential property at 412-414 Bay Avenue consisting of (3) two-bedroom houses and (5) two-bedroom cottages is adjacent to 504 Bay Avenue, (a bakery, food serving business and retail stores).

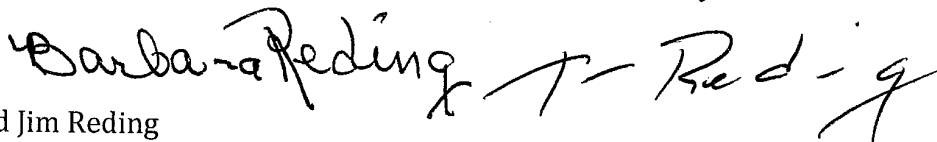
Over the past three plus decades, this unique bakery has evolved from a small local neighborhood business to a phenomenally successful regional bakery and food-serving establishment. Its popularity has been wonderful for our community, but its 24 hours per day, 7 days per week operational activity (considering, vehicular traffic and the numerous other sounds related to prep, deliveries, set-up, customer serving and cleanup) has directly affected the quiet enjoyment and quality of lifestyle of the residents of our adjacent rental houses and cottages.

The proprietors of the business have been very cooperative neighbors. Through the decades, as their business has grown, they have made a sincere attempt to reduce the impact of their success. These efforts are reflected in the numerous modifications they have made in an attempt to try to soften some of the vehicular and other sounds related to this type of high-level commercial activity.

We as their next-door neighbors upon receiving numerous concerns from our tenants, have diligently attempted to further alleviate the impact by installing sound suppression bedroom windows and plantings along the fence lines. But unfortunately, trying to blend residential bedrooms a few feet away from, high intensity commercial usage is not conducive for a desirable quality of living.

Considering the uniqueness of having established residential units in such close proximity to high intensity commercial usage, we request a modification of our property's General Plan Designation to a "Neighborhood Mixed Use" within the "General Plan Land Use Map". Thereby allowing low-density offices, or overnight visitor serving accommodations that would hopefully create a more compatible (buffer zone) blending of usage for these adjacent properties. If the request were granted, any changes would be on an evolutionary basis. Thank you

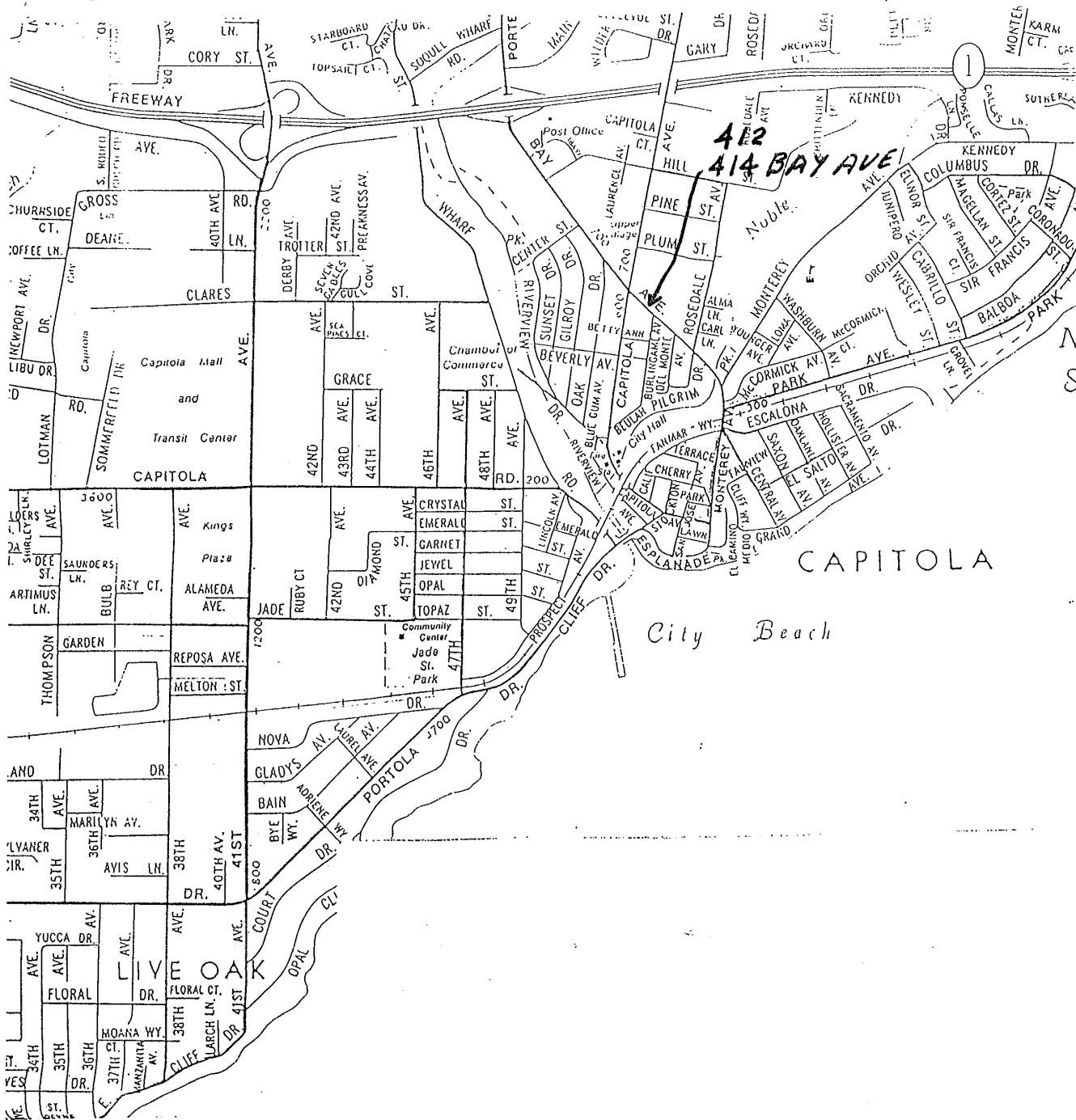
Sincerely,



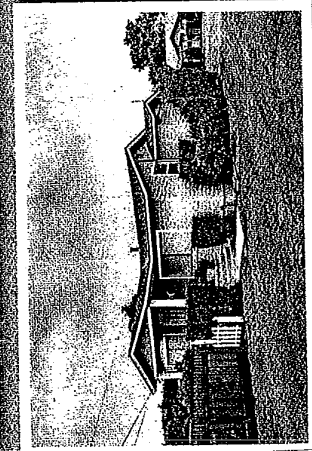
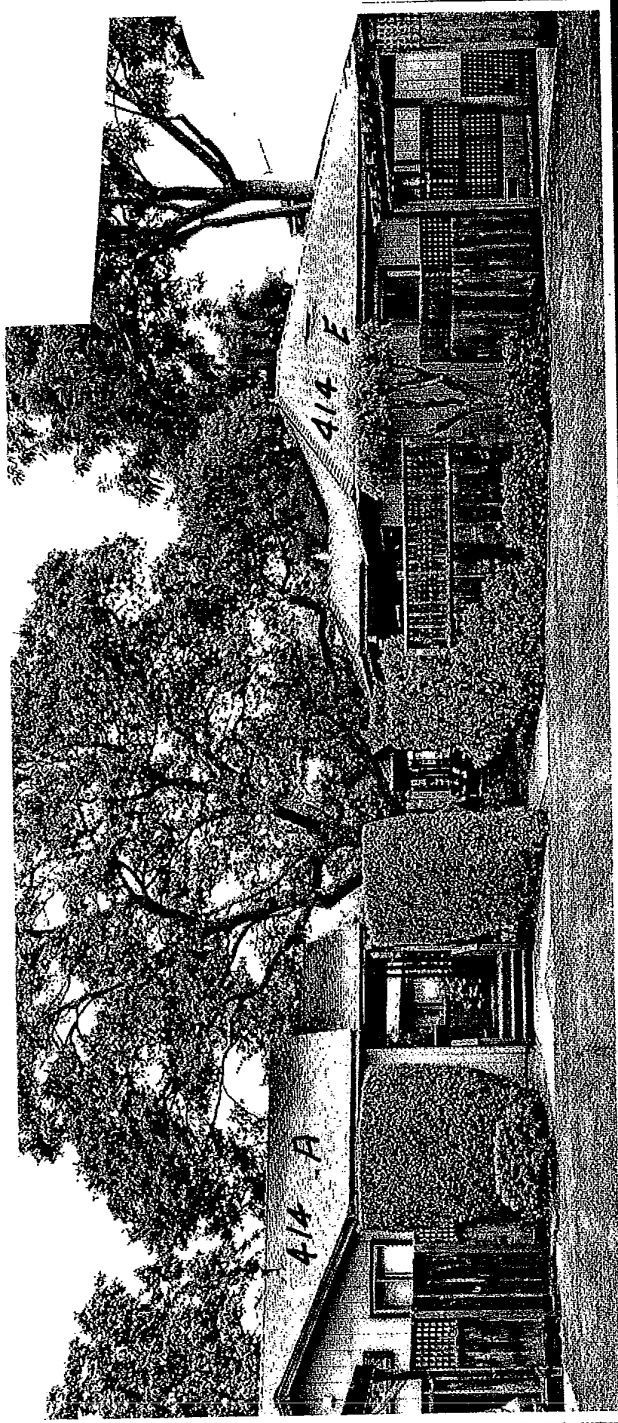
Barbara and Jim Reding

Inc.: information Re: 504 Bay Ave, (APN's: 036 061 40, 11 and 85), 412-414 Bay Avenue, (APN's; 036 062 43 and 44))

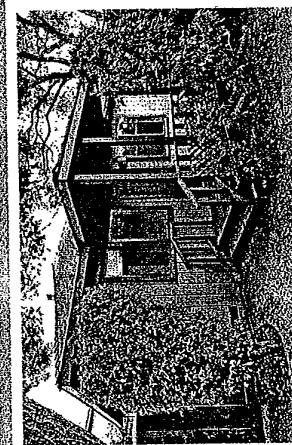
B1-1



B1-2



414



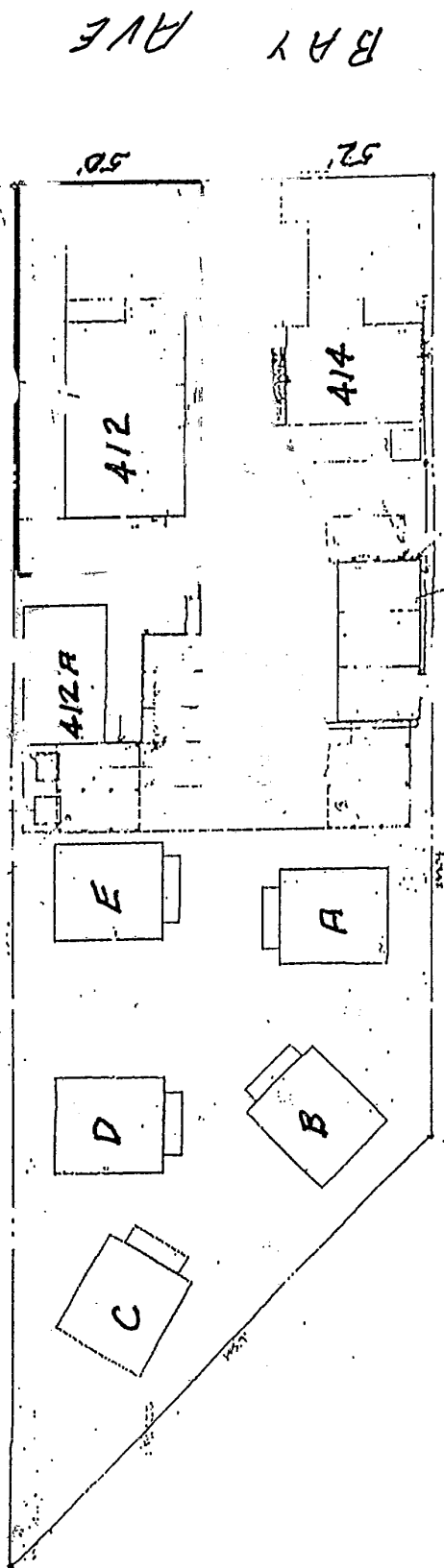
414 D



412 A

BAY AVE.

B1-2
cont.



BAKERY

CAPITOLA AVE

(NOT TO SCALE)

COMMENTS AND RESPONSES

LETTER B1

Barbara and Jim Reding, January 5, 2014

Response B1-1

The comment requests a General Plan land use designation amendment for the property at 412-414 Bay Avenue. Please see the master response at the beginning of this chapter.

Response B1-2

The comment presents documentation supporting Comment B1-1. Please see Response B1-1.

COMMENT LETTER # B2

Pg. LU-37 change Capitola Road to Capitola Avenue

I B2-1

Pg LU-35 Goal LU-10 I'm still not completely comfortable with the designation of day-to-day needs of Capitola residents and visitors. I realize you included some regional wording in another area but the heading should reflect that, too, I think.

I B2-2

Pg. LU-39 Goal LU-12 I'm still not clear why the beach isn't included in this category. I guess it boils down to the definition of the word "facility". I have read the other areas where the beach is mentioned and they are good but it seems we need to recognize it in a broader context. Possibly doing so in this Goal would help.

I B2-3

Trees are addressed individually throughout the draft but I couldn't find a section where we address our overall view of their benefits and our commitment to preserving them in our community. Seems like this belongs in OSC section?

I B2-4

Pg SN-5 Map still shows "Capitola Avenue" in the lagoon. And the blue is so dark you can barely see the writing anyway.

I B2-5

COMMENTS AND RESPONSES

LETTER B2

Gayle Ortiz, January 21, 2014

Responses B2-1 through B2-4

Please see the master response at the beginning of this chapter.

Response B2-5

The comment requests a revision to Figure SN-1 in the General Plan. This figure also appears in the Draft EIR as Figure 4.7-2. This figure has been revised, as shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

COMMENT LETTER # B3

From: Mick Routh <gwakwak@gmail.com>
Subject: Re: draft GP
Date: January 21, 2014 at 12:35:22 PM PST
To: GAYLE T ORTIZ <gayle@gocapitola.com>

Hi Gayle,

I have gone thru it. The beach is addressed very minimally; the few statements re: prohibiting structures, maintaining it for the safety and enjoyment of the public do provide some vague direction. I'm thinking a statement that recognizes the beach as the primary tourist draw and emphasizes the need to maintain beach cleanliness and protect and encourage recreational opportunities such as surfing, beach volleyball, and junior guards need to be added.

B3-1

Mick

On Jan 21, 2014, at 8:50 AM, GAYLE T ORTIZ <gayle@gocapitola.com> wrote:

Hi Mick,

I'm wondering if the newest version of the General Plan addresses the importance of the beach enough. Have you had a chance to look over the most recent draft? Do you think we need to address this issue more thoroughly? Or are you satisfied with the amount of detail in the document now?

B3-2

Thanks for any comments,
Gayle

COMMENTS AND RESPONSES

LETTER B3

Mick Routh, January 21, 2014

Response B3-1

Please see the master response at the beginning of this chapter.

Response B3-2

The comment refers to Comment B3-1. Please see Response B3-1.

COMMENT LETTER # B4

Alexis Mena

From: Cattan, Katie <kcattan@ci.capitola.ca.us>
Sent: Tuesday, January 28, 2014 5:24 PM
To: Ben Noble
Subject: FW: Historical Structures

Hi Ben,

I met with Susan Westman this morning regarding page 4.4-9.

Her initial question was regarding 507 Riverview and it being listed as a property on the National Register. I was able to document that it is located within the Historic Riverview District. That is no longer of question.

She raised more questions regarding whether or not the following items are on the national register:

1400 Warf Road (Capitola Wharf)
Cherry Avenue Retaining Wall
Depot Hill Staircase
Lagoon Pool 1 231 Esplanade
Monterey Avenue Palm Tree
Stockton Avenue Bridge

I will see what I can find on my end, but wanted to make sure you were aware the question has been raised during the public input period.

Thank you,
Katie

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

From: Susan Westman [<mailto:susan@bestwestman.com>]
Sent: Monday, January 27, 2014 12:51 PM
To: Cattan, Katie
Subject: Historical Structures

Hi Katie,

I would like to chat with you about page 4.4-9 in the draft EIR for the General Plan. Our house is listed as "Properties listed on the National Register of Historic Places and the California Register of Historic Places.

I have contact both of them and neither one shows our house as being on their list. Nels and I were curious because we have never received any notifications about this happening. The EIR references a 2005 document. I know that our home was not in the original Riverview Historic district. My sense is that we should be listed as potentially historic.

Would you have any time tomorrow morning. Sorry to be a bit pushy but

B4-1

B4-2

B4-3

Nels and I are leaving town on Friday for a two week trip.

Let me know if tomorrow would work for you. Thanks Susan

P.S. Is Rich a father yet?

**B4-3
cont.**

COMMENTS AND RESPONSES

LETTER B4

Susan Westman, January 27, 2014

Response B4-1

The comment provides information affirming the information presented on page 4.4-9 of the Draft EIR. No response is required.

Response B4-2

The comment asks whether the following structures are correctly listed as historic resources in Table 4.4-1 on page 4.4-9 of the Draft EIR:

- ◆ 1400 Wharf Road (Wharf)
- ◆ Cherry Avenue Retaining Wall
- ◆ Depot Hill Staircase
- ◆ Lagoon Pool 1 231 Esplanade
- ◆ Monterey Avenue Palm Tree
- ◆ Stockton Avenue Bridge

As stated on page 4.4-7 of the Draft EIR, these resources are listed in the City of Capitola's Historic Structures List prepared in 2005. However, Table 4.4-1 incorrectly states that all of the structures listed in the table are listed on the National Register of Historic Places and the California Register of Historic Places. Although one of the properties listed above (1400 Wharf Road) is on the National Register, the other properties are listed on the Capitola Register of Historic Features, which was adopted by City Council in 2000. As shown in Chapter 3 of this Final EIR, Table 4.4-1 has been corrected.

Response B4-3

The comment is addressed in Comment B4-1. As stated in Response B4-1, the information on page 4.4-9 is correct.

RECEIVED

FEB 03 2014

January 30, 2014

CITY OF CAPITOLA

Dear councilmembers and commissioners,

I am writing in support of the rezoning of the Redding property just south of Gayle's Bakery and Rosticceria.

I believe that Jim and Barbara Redding are requesting a zoning change in order to utilize their property as mixed use for housing and offices.

This is a great idea because it will create a noise "buffer" between our use and residential use. As you all know, this is an ongoing problem here in Capitola and this change brings a solution to one of the problem areas.

Please support this change. I can be reached for discussion at 476-7016, if you need me.

Many thanks for your consideration,



Gayle Ortiz

Gayle's Bakery and Rosticceria

B5-1

COMMENTS AND RESPONSES

LETTER B5

Gayle Ortiz, February 3, 2014

Response B5-1

The comment expresses support for Letter B1. Please see Response B1-1.

COMMENT LETTER # B6

Possible changes to Draft General Plan regarding historical interests as expressed by Gayle Ortiz, Linda Smith, Kathryn Gualtieri and Carolyn Swift
February 10, 2014

Page GP-2 Community Identification, please place historic before welcoming.

B6-1

Page LU-10 Consider inverting the first two paragraphs so that the paragraph beginning with Historic and potentially... is first. We feel it places more emphasis on historic resources.

B6-2

Also in the opening paragraph the “s” should be eliminated from the end of the word Bridge when referencing to Stockton Bridge.

B6-3

Add the Historic Capitola Wharf after Stockton Bridge in that same paragraph.

B6-4

In the paragraph referring to Old Riverview Historic District it should say that the district includes houses on both sides of Riverview Avenue from Stockton Avenue to Bluegum Avenue (ok to keep the remainder of that paragraph). Some of the houses on the East side of Riverview are in the district and should not be omitted.

B6-5

The photograph on that page should say it is circa 1931.

B6-6

Page LU-11 Add the Hihn Superintendent’s Building on the corner of Monterey Avenue and Capitola Avenue. This very important structure could be added to the sentence that begins, “Many of these structures are concentrated in the Village, such as the Hihn Superintendent’s Building”, etc.

B6-7

The photo of the Rispin Mansion on that page should be circa 1936 and the one of Capitola Hotel and Six Sisters should be 1904.

B6-8

Page LU-18 Policy LU-1.1 **Community Character**

Should say, “Ensure that historic and cultural resources are maintained and that all new development enhances Capitola’s neighborly feel, coastal village charm and welcoming character

B6-9

Page LU-19 Policy LU-2.1 Suggested to read, “Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse...etc. These State historic preservation terms and will be more meaningful.	B6-10
LU-20 Policy LU-2.3 Preservation Incentives could also include the federal/state Certified Local Government Program . Possible wording would be, “consider the establishment of a Certified Local Government Program”.	B6-11
We feel this would be a financial incentive that the city could pursue to obtain state grants for updating the city’s historic survey and historic context statement, and educational program and activities.	
Page LU-20 Action LU-2.1 Historic Structures List Consider changing the text to indicate regular updates of the List. This list has not been changed in many years.	B6-12
Page LU-20 Action LU-2.2 Possible rewording to say, “Continue to work with schools, public agencies and community organizations thru contacts with the Capitola Historical Museum Curator and the museum’s archives.	B6-13
Page LU-20 Action 2.3 There are two bullet points that are the same.	B6-14
The photo on LU-20 is of a house that is not historic. It is suggested to use one on Cliff Avenue.	B6-15
Page LU-21 Action LU-2.4 Omit the word consider and include the wording, “an historic district on Depot Hill”.	B6-16
Page LU-22 The photo shown is no longer historic or the Lent House. It was demolished and this new house was built. Better to use one of our really good historic homes on Depot Hill.	B6-17
Page LU-25 Policy LU-6.7 Please add wording specific to the Historic Begonia Festival. This is our only historic festival and we feel it’s important for the community to recognize that.	B6-18
Page LU-25 Policy LU-6.9 Consider using the word “historic” when referring to Capitola Wharf in this document.	B6-19

Page LU-44 Policy LU-14.5 Add the word “historic” to the Begonia Festival.

┌ **B6-20**

Page ED-8 Policy ED-1.7 Add the word “historic” to Capitola. We feel it is an integral part of Capitola Village branding.

┌ **B6-21**

Page GL-4 Include the Capitola Register of Historic Features (mentioned on LU-11).

┌ **B6-22**

Page GL 8 Include the National Register of Historic Places (which is mentioned in LU-10). Their website’s first sentence describes it this way, “The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation”.

┌ **B6-23**

COMMENTS AND RESPONSES

LETTER B6

Gayle Ortiz, Linda Smith, Kathryn Gualtieri, and Carolyn Swift, February 20, 2014

Responses B6-1 through B6-4

Please see the master response at the beginning of this chapter.

Response B6-5

The text of the General Plan has been revised. Revisions to the text of the General Plan as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Responses B6-6 through B6-8

Please see the master response at the beginning of this chapter.

Response B6-9

Policy LU-1.1 of the General Plan has been revised. Revisions to Policy LU-1.1 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B6-10

Policy LU-2.1 of the General Plan has been revised. Revisions to Policy LU-2.1 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B6-11

Policy LU-2.3 of the General Plan has been revised. Revisions to Policy LU-2.3 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B6-12

Action LU-2.1 of the General Plan has been revised. Revisions to Action LU-2.1 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B6-13

Action LU-2.2 of the General Plan has been revised. Revisions to Action LU-2.2 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

COMMENTS AND RESPONSES

Response B6-14

Action LU-2.3 of the General Plan has been revised. Revisions to Action LU-2.3 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B6-15

Please see the master response at the beginning of this chapter.

Response B6-16

Action LU-2.4 of the General Plan has been revised. Revisions to Action LU-2.4 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Responses B6-17 and B6-18

Please see the master response at the beginning of this chapter.

Response B6-19

Policy LU-6.9 of the General Plan has been revised. Revisions to Policy LU-6.9 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Responses B6-20 through B6-23

Please see the master response at the beginning of this chapter.

COMMENT LETTER # B7

William W Delaney
750 Bay Avenue #1206
Capitola CA 95010-5101
19 February 2014

Richard Grunow
Community Development Director
City of Capitola
420 Capitola Avenue
Capitola CA 95010

Via email to rgrunow@ci.capitola.ca.us

References

1. Capitola General Plan, Public Review Draft, December 19, 2013 and
2. General Plan Update Draft EIR for City of Capitola, December 19, 2013.

Dear Mr. Grunow:

Attached please find my comments on the first referenced document. My General Plan comments focus on mobility issues and are presented as follows. I cite the page in question and copy the text I wish to comment on marked in *italics*. My comments are in **bold**. Where I believe changes to language are appropriate, I use phrases such as delete, add, insert etc. I did not submit detailed rationales for those changes but could do so. I think such requested changes need no commentary and stand on their own.

B7-1

I have read much of the Draft EIR but offer no technical comments. Given the overwhelming complicated nature of this work, I find myself with more questions than comments, especially concerning development of traffic estimates and LOS projections in the Appendix. As noted by the consultants this effort, as required by the State, is at the program level. Specific projects such as traffic circles will require project level EIRs in the future. So I expect we will be seeing these numbers again, appropriately with more documentation than presented here.

B7-2

Thanks for your effort. The Plan is an attractive document and makes smooth easy reading!

Bill Delaney

COMMENTS ON DRAFT GENERAL PLAN – WILLIAM W DELANEY

INTRODUCTION

Page I-1

Begin with the definition of General Plan from the Glossary.

The General Plan provides a vision for the future and establishes a framework for maintaining Capitola's special identity over the next two to three decades. It establishes goals, policies, and actions ...

See comment below re not using the term "actions" but rather "tasks".

B7-3

Page I-2

The General Plan includes this Introduction and five separate elements (with the State-required Safety and Noise elements combined into one element) ...

It is most unfortunate that the term "safe" has been usurped and used instead of "Environmental Safety" as one of the elements of this Plan. In my view that undermines the idea of safe travel as noted here. See specific comments below in the mobility chapter.

B7-4

Page I-3

... policies and actions are at the same level of importance, and ...

I think this notion is false. Actions are constrained by policy and should only follow given proper review and authorization by the governing body. Delete Fig. I-1. The Mobility element is particularly troublesome as 53 policies and 30 actions are itemized.

B7-5

Page I-4

An action is a measure, procedure, or technique intended to help reach a specified goal. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed. Taken together, the actions in this General Plan constitute a "to-do list" for the City of Capitola.

The term "action" needs to be modified or replaced by "task" or "required task". Otherwise the 123 "actions" specified in this document will be more difficult to manage.

B7-6

Page I-8

The General Plan Update Process

This material is too vague and lacks specifics. Identify GPAC members and all persons who participated in the process. Provide minutes or summaries of all meetings.

B7-7

Page I-9

A public review draft of the General Plan was published in December of 2013. The Planning Commission and City Council held ____ meetings to review

B7-8

and receive public feedback on the General Plan and its Environmental Impact Report between September and December 2013. The General Plan was ultimately adopted by the City Council on _____, 2014.

This is the only reference to the DEIR. The Introduction needs a complete explanation of the EIR and the basis for its forecasts, especially given that its structure is not consistent with the draft General Plan.

**B7-8
cont.**

LAND USE

Page LU-35

Policy LU-10.2 Bay Avenue Streetscape. Enhance the Bay Avenue streetscape in a way that improves the appearance of Bay Avenue, increases safety for bicyclists and pedestrians, and stimulates private investment within the area and

Action LU-10.1 Medians. Explore opportunities to install medians on Bay Avenue in locations where left turn movements for vehicles would not be restricted.

B7-9

Bay Avenue between Oak Drive and Center Street is a two-lane arterial with considerable on-street parking. All but a short distance of this segment is used by turning lanes that extend from Hill Street to Capitola Avenue. Median structures on Bay Avenue as illustrated in Figure LU-7 are inappropriate as any would interfere with turns by residents. That applies as well to the heavily used driveways north of Hill Street.

Policy LU-10.3 Tree-Lined Boulevard. Encourage a tree-lined boulevard streetscape character along Bay Avenue north of the Capitola Produce property. ...

This policy should be modified to be consistent with reality. The east side of Bay Avenue between Oak Drive and Center Street is already tree-lined with some magnificent redwood groves. The west side has about 8 tightly packed single family homes built out to the street with little land for additional vegetation and tree growth comparable to the east side of that street. [See Google Maps]

B7-10

Action LU-10.2 Roundabout. Conduct a public process to study the feasibility of installing a roundabout at the Bay Avenue/Capitola Road intersection.

Add: "The study should examine the impact of increased speeds through this intersection and on Bay Avenue between Capitola Avenue and Hill Street on access to businesses and residences. Safety and air quality should be analyzed in depth with use of models more detailed than presented in the DEIR. Public benefits should be demonstrated to exceed public costs." See OSC Policy 2.4.

B7-11

Action LU-10.3 Streetscape Master Plan. Prepare a streetscape master plan for Bay Avenue that presents a unified design theme for the corridors and identifies specific improvements needed to implement this vision.

B7-12

This seems an inappropriate use of scarce public resources and better left to the private sector.

B7-12
cont.

Policy LU-12.5 Capitola Wharf. Maintain Capitola Wharf as a free access public fishing pier with a restaurant for the use and enjoyment of Capitola residents and visitors.

Add: "Increase opportunities for residents to access the wharf, especially in off-peak periods, by reducing the maximum parking time at the 8 metered spaces and prohibiting the use of parking passes for stays beyond that limit."

B7-13

Action LU-14.2 Regional Trails. Cooperate with the Regional Transportation Commission to encourage connections with regional trails such as the Monterey Bay Sanctuary Scenic Trail.

Add: "Use signage and outreach to promote the use of the bicycle bridge across Soquel Creek by Scenic Trail visitors."

B7-14

MOBILITY

Page MO-1

The Mobility Element establishes a framework for a balanced transportation system in Capitola that meets the needs of residents, workers, and visitors.

The is no quantification of visitor impacts on mobility. Seasonality is not factored into the traffic analyses. Time of day analysis is limited to AM/PM commuting peaks. This ignores school-based trips which are a significant source of congestion on my arterial.

B7-15

State law requires that the Mobility Element include "the general location and extent of existing and proposed major thoroughfares, transportation routes, (and) terminals . . . , all correlated with the Land Use Element of the Plan"

In addition to this Introduction, the Mobility Element is divided into two sections:

◆ Mobility Background. This section describes the existing transportation system in Capitola, including roadways, transit service, rail service, and bicycle and pedestrian facilities.

No data are presented on characteristics of bicycles and pedestrians and related volumes. These are important for evaluation of proposed location specific policies and actions.

B7-16

Expand the background discussion or add a third section documenting assumed future conditions and the build out and growth assumptions used by consultants for DEIR analyses. Clearly identify the specific LU action that is the basis for each assumption.

"plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel"

B7-17

It is most unfortunate that the term "safe" has been usurped and used instead of "Environmental Safety" as one of the elements of this Plan. In my view that undermines the idea of safe travel as noted here. See specific comments below.

**B7-17
cont.**

Page MO-2

Figure MO-2 shows the total average daily trips (ADTs) of vehicles ...

Delete "the total" and insert "estimated". Define ADT in the Glossary. It is a technical term with a complicated statistical basis. Add language to explain the source of numbers in that figure as noted below.

B7-18

Page MO-5

Figure MO-2

Correct the Street name typos in the insert.

There is ambiguity as to the "existing" year associated with each ADT. Base study years are identified for each number but 2011 estimates by RTC are cited as the source. That appears to be erroneous as RTC advises me they have not adjusted those counts. A simple fix is to change the title of the Figure to "Historic/Recent Traffic Levels".

From my perspective this is a very serious problem as there are no representative, let alone reliable, estimates for a base case analysis. The DEIR is of course complete with 2035 projections which have been developed with traffic models. GIGO comes to mind but that can be fixed, but not easily, by a clear statement of growth assumptions and using 2 or 3 alternative scenarios for traffic growth even at a network link level.

B7-19

In any event there is a need to address the "future" in quantitative terms to support this effort as 2035 is the planning horizon. Figure SN-6 is the only specific treatment of future I find and likely should be deleted.

I see no easy fix for this problem but it will not go away and needs to be addressed before project specific studies are started.

BTW I think this document needs a bibliography that includes complete references to all source materials including the traffic counts referenced in Figure MO-2.

Page MO-6

Based on these [LOS] measurements, it is possible to determine the impact of auto traffic at intersections throughout Capitola.

Replace "determine" with "grossly determine" or "roughly estimate". LOS is a theoretical construct too crude a measure to evaluate impacts of intersection specific delays as done

B7-20

in the DEIR. Seconds/vehicle is a more useful measure as presented in DEIR Appendix D-2. Unfortunately that document does not include adequate model documentation or detail to evaluate the results. Some forecast values of delay times show large increases over the base case that cannot be understood without more detailed explanations of buildout assumptions.

**B7-20
cont.**

As shown in Table MO-2, LOS A represents the fastest flow of traffic and LOS F represents significantly congested conditions.

Add an explanation/definition of “seconds/vehicle” as used in this table. When does time count begin? Is total signal time added to the time if a vehicle is stopped by a red-light?

B7-21

Note that a 25-second delay at an unsignalized intersection is considered “modest” by the Highway Capacity Manual.

Page MO-7

Capitola also provides a Village shuttle bus service ...

Update this with forthcoming changes. Present analysis and data on increases in traffic counts resulting from eliminating service from near Hill Street. This is important to understand projections in the DEIR.

B7-22

Page MO-8

For instance, trucks delivering materials to stores at Kings Plaza, located on the southwest corner of 41st Avenue and Capitola Road, often use 38th Avenue and travel south to Brommer Street, and then onto 41st Avenue.

Delete as this issue has been resolved. If retained, change “south” to “east” and insert “north” after “then” as this seems to be describing the return trip to Highway 1.

B7-23

... Capitola Avenue and East Cliff Drive in and out of the Village.

Delete “East”.

B7-24

Three bus lines (53, 54, and 55) also serve Capitola Village.

Delete “53” [or is that a seasonal route?]. Add “with light service”.

B7-25

Page MO-10

Add a discussion of the RTC Coastal Trail issued in October 2013 wherein the 3.2 mile Segment 11 traverses Capitola. Details may be found on page 4-61 of RTC’s Master Plan. It is important that to note the treatment of a Soquel Creek crossing. That Plan reads as follows:

“The greatest challenge in this segment is the rail trestle crossing Soquel Creek. ... Coastal Trail access through this area will need to continue through this area on existing surface streets and sidewalks to cross Soquel Creek and navigate through Capitola Village. Future plans ... should include a new bike/pedestrian facility in the bridge

B7-26

design.” RTC has done no planning re this crossing and the cost estimate presented of \$8,868,000 is without a bridge over the Creek.

Add a discussion of the proposal the City has prepared and its search for funding from RTC.

It is this analyst’s view that it is highly unlikely the bridge will be in place during the planning horizon. Consequently, pedestrian safety and street capacity issues related to Coastal Plan bicycle traffic navigating through the Village should be addressed with some priority.

**B7-26
cont.**

Page MO-12

Pedestrian Circulation

Introduce the Complete Streets Act and summarize the significant impact it will have on city planning and allocation of resources.

Address issues related to pedestrians in the Village. The movement of visiting pedestrians at the Capitola-Stockton junction has dramatic effects on traffic in all directions. A bridge seems out of the question but pedestrian control management might help. Until the 1960s the city of Washington DC set traffic signals so that pedestrian movement was not restricted to right angles and diagonal movements were the rule. Money spent on street improvements could be used to hire summer employees to help pedestrians, especially groups, navigate that intersection efficiently.

B7-27

Page MO-15

Goal MO-1 *Provide a balanced multi-modal transportation system that enhances mobility in a sustainable manner.*

Add “safe” to read “safe and sustainable manner”.

B7-28

Policy MO-1.3 Regional Collaboration. Support regional efforts to increase alternatives to infrastructure, which reduce single occupant vehicle trips, conserve energy, and reduce air pollution.

Delete “to infrastructure”.

B7-29

Page MO-16

Action MO-1.2 Regional Plan Implementation. Participate with Santa Cruz County Regional Transportation Commission (RTC), the Association of Monterey Bay Area Governments (AMBAG), and Santa Cruz County to create and implement programs that coordinate the multimodal transportation needs and requirements across jurisdictions ...

Insert “of Capitola” after “requirements”.

B7-30

Goal MO-2 *Provide for “Complete Streets” that serve all modes of transportation, including vehicles, public transit, bicyclists, and pedestrians.*
Insert “safely” after “that”.

B7-31

Policy MO-2.2 Design Standards. Consider innovative or non-traditional design options where a comparable level of safety for users is provided.
Delete “users” and insert “residents”.

B7-32

Page MO-17
Policy MO-2.5 Existing Rights-of-Way. Support opportunities to repurpose existing rights-of-way or create new rights-of-way to enhance connectivity for pedestrians, bicyclists, and transit.
Delete “Support” and insert “Present for public review”.

B7-33

Policy MO-2.7 Exceptions.
Delete this policy as, in my opinion, it reeks of special interests and has no place in the General Plan.

B7-34

Page MO-18
Goal MO-3 *Provide a roadway system that enhances mobility and protects residential neighborhoods.*
Delete “neighborhoods” and insert “streets”.

B7-35

Policy MO-3.4 Reduced Standards. Accept a lower level of service and higher congestion at major regional intersections if necessary improvements are considered infeasible, as determined by the Public Works Director, or result in significant, unacceptable environmental impacts.
Delete “,as determined by the Public Works Director”. This is too much unchecked power for a city employee without public oversight.

B7-36

Page MO-20
Action MO-4.1 Bay Avenue Roundabout. Prepare a study and conduct outreach with business stakeholders and the public to evaluate the feasibility of constructing a roundabout at the intersection of Bay Avenue and Capitola Avenue.
Delete “the public” and insert “residents”. Insert “operational and finance al” before “feasibility”. Insert “and safety” after “feasibility”. Add these sentences: “Estimate the impact on traffic speeds on all streets and compare with latest data from police radar machines. Estimate delays in exiting businesses and residences on all streets including Bay Avenue between Oak Drive and Center Street and associated impacts on air quality.”

B7-37

Page MO-22
Policy MO-6.3 Signage. Provide signage that effectively directs motorists

B7-38

to available parking serving the Village.

Add at the end "and Coastal Trail visitors to the Soquel Creek pedestrian-bike bridge."

**B7-38
cont.**

Page MO-24

Policy MO-7.6 Rail Service. Work with regional partners to explore the establishment of passenger rail service on the Santa Cruz Branch rail line corridor.

Delete "establishment" and insert "feasibility"

B7-39

Page MO-25

Policy MO-8.2 Regional System. Ensure that the bikeways in Capitola are well integrated with existing and proposed regional bikeways in Santa Cruz County.

Add at the end "and the Coastal Trail".

B7-40

Page MO-26

Policy MO-9.3 Priority Investment. Prioritize pedestrian facility improvements that address public safety concerns, complete gaps in the existing pedestrian circulation system, and enhance pedestrian mobility in high-use areas.

Delete "Prioritize". Insert "Among". Insert after "improvements" ", prioritize those".

B7-41

COMMENTS AND RESPONSES

LETTER B7

William Delaney, February 19, 2014

Response B7-1

The comment serves as an introduction to the comments that follow. No response is required.

Response B7-2

The comment states that the commenter does not have any technical comments on the Draft EIR. The comment is noted.

Responses B7-3 through B7-23

Please see the master response at the beginning of this chapter.

Response B7-24

The text of the General Plan has been revised. Revisions to the text of the General Plan as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-25

The comment requests a revision to Figure MO-2 in the General Plan. This figure also appears on the Draft EIR as Figure 4.13-4. This figure has been revised, as shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Responses B7-26 and B7-27

Please see the master response at the beginning of this chapter.

Response B7-28

Goal MO-1 of the General Plan has been revised. Revisions to Goal MO-1 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-29

Policy MO-1.3 of the General Plan has been revised. Revisions to Policy MO-1.3 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

COMMENTS AND RESPONSES

Response B7-30

Action MO-1.2 of the General Plan has been revised. Revisions to Action MO-1.2 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-31

Goal MO-2 of the General Plan has been revised. Revisions to Goal MO-2 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-32

Policy MO-2.2 of the General Plan has been revised. Revisions to Policy MO-2.2 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-33

Policy MO-2.5 of the General Plan has been revised. Revisions to Policy MO-2.5 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-34

Please see the master response in the beginning of this chapter.

Response B7-35

Please see the master response in the beginning of this chapter.

Response B7-36

Policy MO-3.4 of the General Plan has been revised. Revisions to Policy MO-3.4 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-37

Action MO-4.1 of the General Plan has been revised. Revisions to Action MO-4.1 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-38

Action MO-6.3 of the General Plan has been revised. Revisions to Action MO-6.3 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

COMMENTS AND RESPONSES

Response B7-39

Action MO-7.6 of the General Plan has been revised. Revisions to Action MO-7.6 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-40

Action MO-8.2 of the General Plan has been revised. Revisions to Action MO-8.2 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

Response B7-41

Action MO-9.3 of the General Plan has been revised. Revisions to Action MO-9.3 as it appears in the Draft EIR are shown in Chapter 3 of this Final EIR. Please also see the master response at the beginning of this chapter.

COMMENT LETTER # B8

RECEIVED

FEB 20 2014

CITY OF CAPITOLA

Elisabeth Russell
Written Comments on the Capitola General Plan
Submitted for review and consideration
Capitola Commission on the Environment
For inclusion at the February 24th COE Meeting

I want to commend city staff and community stakeholders on the development of the draft City of Capitola General Plan. As a Commissioner on the Capitola Commission on the Environment I have been asked to review the document and make any final recommendations.

B8-1

Overall, I want to commend the team for the work completed and for the focus on sustainability included in the plan. I have a few, small suggestions to bring forward that I believe could enhance the planning document for consideration.

- 1.) Under Residential Neighborhoods Section, either under LU-4 or LU-5, add both a clearly stated goal and a clearly stated related action that addresses the very important issue of noise, when contemplating multi-family transitions. Have this issue clearly identified and have an action item clearly stated. I am not identifying the exact language here, but would ask the General Plan team to develop this language.

I will describe the potential problem this would address. When single family neighborhoods were designed, they were built in such a way to respect sound levels so that the layout of one single family home had quiet space bordering the next single family's property line where bedrooms were located. For example, a garage, which historically has little to no sound activity borders the property that is adjacent to where the bedrooms border in the other single family house. This provided excellent sound buffers between the single family homes. And, for many, this is one of the prime reasons they purchased a single family home, to have this ability to have a sound level that is acquired with the purchase of a single family home .

B8-2

However, if a garage can be turned into a live –in unit, in a neighborhood that was formerly zoned single family, it is almost a certainty that the sound

levels that were formerly accorded to the purchaser of the single family home will no longer exist. If the new zoning allows for windows and doors and skylights in the garage, the sound levels become those of living in an overbuilt, multi-family environment.

**B8-2
cont.**

I am requesting that there be inclusion in the general plan specifically addressing the noise level as it relates to Multi-Family Transitions, both identifying this as a major policy issue to be addressed and resolved and with an identified action item to insure that some action is taken specifically related to sound in the consideration of multi-family transitions.

2.) I want to commend the inclusion of Action LU-7.1, specifically the inclusion of planning for climate adaptation.

B8-3

3.) In background information on General Environmental Sustainability and Stewardship I would suggest that we include that we do have a tree ordinance.

B8-4

4.) I want to commend the inclusion of Policy OSC-1.1

B8-5

5.) In Policy OSC-5.2 I would include "windows and energy management systems" in the list of what we would encourage new development to include.

B8-6

This concludes the comments I would like to be included in the document the Commission for the Environment prepares for submission to the Capitola City Council.

B8-7

COMMENTS AND RESPONSES

LETTER B8

Elisabeth Russell, Commissioner, Capitola Commission on the Environment, February 20, 2014

Responses B8-1 through B8-7

Please see the master response at the beginning of this chapter.

COMMENTS AND RESPONSES

