4.1 LAND USE AND PLANNING

Introduction

This section of the Draft EIR focuses on the project's relationship to surrounding land uses and the project's compatibility with General Plan policies related to land uses at the site. A variety of zoning and General Plan amendments are required for the project and are described in more detail below. The project's relationship to the City of Santa Cruz General Plan/Local Coastal Program is also addressed.

Environmental Setting

Existing On-Site Land Uses. The 67.7-acre project site is entirely open space at the present time, having been purchased by the City in 1994 as part of a planned effort to acquire Greenbelt properties. No developed features are present and existing trails include only unpaved trails (see Figure 3-2, Existing Setting, in Chapter 3). The Arana Gulch property separates City development from Live Oak and other unincorporated areas of Santa Cruz County. Arana Gulch is bounded by Capitola Road, Agnes Street, and Soquel Avenue to the north; County land and Seventh Avenue to the east; the Upper Santa Cruz Small Craft Harbor to the south; and residential and institutional uses along Harbor Drive to the west.

The site contains a variety of natural habitats such as coastal prairie/tarplant habitat, riparian habitat, and wetlands. The riparian corridors include Arana Gulch Creek and Hagemann Gulch, which are located on the east and west sides of the site, respectively. These two portions of the site also contain the steepest terrain of the site.

The more level, central portion of the site includes the coastal prairie/tarplant habitat. In this area, the topography generally ranges from 50 to 68 feet above mean sea level (msl). Very limited tree cover is found in this central area, as can be seen by viewing the aerial photograph of the site (see Figure 3-6).

Arana Gulch Creek, located in the eastern portion of the site, flows into the northern end of the Upper Santa Cruz Small Craft Harbor (referred to herein as the "Upper Harbor") and ultimately into Monterey Bay. Arana Gulch Creek has its headwaters to the north and flows through rural and urbanized portions of the City and County to the north of the site.

Hagemann Gulch, located in the western portion of the site, includes an intermittent drainage corridor that is heavily vegetated with trees and shrubs. A privately owned historic ranch, Live Oak Ranch (also known as Hagemann Ranch), is located adjacent to the central western edge of Arana Gulch.

Surrounding Land Uses. Land uses surrounding the Arana Gulch project site include the following:

 Low- and low-to-medium-density residential (mostly single-family residences) to the north of the project site.

- Mixed uses in the Upper Harbor area to the south.
- Low- and low-to-medium-density residential, institutional, and commercial uses east and west of the site.

Land Uses North of the Site. To the north, the site adjoins a residential neighborhood along Agnes Street, Mentel Avenue, and Park Way South (see Figure 3-2) that is composed of single-family homes. Soquel Avenue and Capitola Road form the northeast boundary of the site (see Figure 3-2). Within the City's jurisdiction, commercial uses are the primary land uses adjoining these two roads in the vicinity of Arana Gulch. Within the County's jurisdiction, the main land use near Capitola Road is residential, with some commercial uses interspersed. The City/County line runs through the northeast portion of the site and continues south, as shown in Figure 3-2.

<u>Land Uses South of the Site.</u> The Upper Harbor is just south of the site. This area is part of the greater 38-acre Santa Cruz Harbor. Boat storage docks, parking and storage of boats, recreational vehicles, and dredging equipment are accommodated within the Upper Harbor.

Direct boat access to the Lower Harbor and Monterey Bay is available from the Upper Harbor. Visitor parking spaces are metered and available for use between 6:00 a.m. and 10:00 p.m. with a 12-hour limit. A decomposed granite trail abuts the western edge of the dry storage area and provides access to the southern end of Arana Gulch. This trail can be reached from the Upper Harbor parking area.

A portion of the proposed Creek View Trail would be located on Santa Cruz Harbor property. The Santa Cruz Harbor is governed by the Santa Cruz Port District, which is comprised of an elected Board of Commissioners. At past board meetings, the Commissioners have voted in support of the multi-use trail project and have indicated support to granting an easement for the trail where it crosses District property. The City has presented the current alignment of the multi-use trail to the District Director, the managing staff person for the District, and he has indicated that the Board may support this plan as well. The City will formerly request the grant of an easement for the trail encroachment on the Port District property after approval of the Master Plan and EIR.

<u>Land Uses West of the Site.</u> The southwest and western edges of Arana Gulch border on the Seabright residential neighborhood. This neighborhood includes primarily single-family homes between Harbor Drive west of the site and Seabright Avenue (further west). The Santa Cruz Bible Church complex is located just west of the project site, at the terminus of Broadway. The parking area at the southern end of the complex is currently owned by the City.

To the south of Arana Gulch is Frederick Park, which includes a public playground and restroom facility.

A privately owned ranch, Live Oak Ranch (also known as Hagemann Ranch), which is listed on the National Register of Historic Places, is located immediately west of the project site. This property is described in greater detail in Section 4.10, Cultural Resources, of this EIR. Due to heavy planting, the ranch buildings are not visible from the project site.

<u>Land Uses East of the Site.</u> Unincorporated County land makes up the area east of the site, west of 7th Avenue. Low-density, mostly single-family residential uses are the main land uses in this area. An undeveloped area recently purchased by the County's Redevelopment Agency is located east of Arana Gulch at the intersection of 7th Avenue and Brommer Street.

General Plan Designations. The two plans that apply to the project site are the City of Santa Cruz General Plan/Local Coastal Program and the County of Santa Cruz General Plan/Local Coastal Program since the western part of the project site is in the City limits and the eastern edge is currently within County boundaries. However, the unincorporated portion of the site is within the City's sphere of influence and the City may annex the area into the City of Santa Cruz. Annexation would allow the site to be entirely within the City, which could enable easier administration of the Arana Gulch Master Plan. If the proposed annexation is approved, the County's General Plan/Local Coastal Program would no longer apply to the site. The Local Agency Formation Commission (LAFCO) is the County agency that administers annexations of lands from one jurisdiction to another. In LAFCO's review of annexation requests, consideration is given to a property's location within the sphere of influence and why annexation is proposed (McCormick, 2005). At this time, no formal annexation request has been made by the City.

City of Santa Cruz General Plan/Local Coastal Program. The City's General Plan designation for a large portion of Arana Gulch is "Natural Area" (NA). A portion of the northwest side of Arana Gulch is designated "Community Facilities" (CF) and an area at the north end of the Master Plan boundary is designated "Very Low Residential" (VL) in the City's General Plan (see Figure 4.1-1). In addition, the City's General Plan includes a symbol that shows that a specific plan is required for any development to occur within the Arana Gulch site. Proposed amendments to the City's General Plan are discussed below and in Chapter 3 of the EIR.

The "Natural Area" designation refers to lands that "for reasons of vegetation and wildlife habitat protection, aesthetic and recreational purposes and safety should remain in an undeveloped state" (City of Santa Cruz, 1992). Allowable uses include recreational uses, educational uses, and public facility uses relating to the natural area. The General Plan states that such uses "are dependent upon the environmental sensitivity of each area" and uses must be evaluated individually for each area for this reason.

In areas designated "Community Facilities," examples of allowed land uses include schools, government offices, post offices, sewer and water facilities, and landfills. The "Very Low Residential" designation applies to a single-family neighborhood amd allows up to one dwelling unit per acre.

County of Santa Cruz General Plan/Local Coastal Program. The County's General Plan designation for the eastern portions of the site that are now in the County's jurisdiction is "Urban Open Space" (see Figure 4.1-2). To the east of Arana Gulch, the County's General Plan designations include "Urban Medium Residential" and "Community Commercial" (near Brommer Street) (see Figure 4.1-2).

Figure 4.1-1: Existing City General Plan Designations

Figure 4-1.2: Existing County General Plan Designations

City of Santa Cruz Zoning Ordinance. The portion of the site within the City limits is currently zoned Single-Family Residential (R-1-5) and Floodplain (FP) in the City's Zoning Ordinance (see Figure 4-1.3). The R-1-5 zoning designation allows single-family homes, community care facilities, family daycare facilities, and accessory uses. Other uses are allowed with use permits. In the R-1-5 zone, buildings can be a maximum of 2.5 stories (30 feet) and the minimum required lot size is 5,000 square feet.

The Floodplain designation applies to the portion of the site adjacent to Arana Gulch Creek.

County of Santa Cruz Zoning Ordinance. The portion of the site that is within the County is zoned "Park" (PR) as shown in Figure 4.1-3. The PR designation allows community centers, open space uses, recreational facilities, visitor accommodations, and timber harvesting. No changes to this portion of the site are proposed. If the site is annexed to the City of Santa Cruz, a rezoning would be required.

Local Coastal Program and Coastal Act Environmentally Sensitive Habitat Areas (ESHA). The California Coastal Act was created in 1972 with the adoption of Proposition 20. The Local Coastal Program (LCP) was later devised to implement the policies of the Coastal Act at the local level (Santa Cruz, 2003). The LCP applies to projects that encompass an area within approximately 1,000 yards of the coastline. The LCP is integrated with the General Plan.

A portion of Arana Gulch is within the Coastal Zone as shown in Figure 4.1-1, and therefore is subject to regulation under the California Coastal Act. The City implements Coastal Zone regulations within the City limits and has incorporated Local Coastal Program policies into its General Plan, zoning ordinance, and land use maps. The County implements Coastal Zone regulations within the County limits.

The California Coastal Act, Section 30240, addresses ESHA and states the following (California Coastal Act, Section 30240):

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Development within an ESHA must be resource-dependent as stated in Section 30240 of the Coastal Act. Any exceptions to compliance with Local Coastal Program policies are to be within the context of a resource management plan that is approved by the Coastal Commission. The Arana Gulch Master Plan is a resource management plan. ESHAs within Arana Gulch include the tarplant areas, riparian wetlands, and wetlands.

Figure 4.1-3: Existing Zoning Designations

Other City and State Plans and Policies. In July 1997, the City Council approved an *Interim Management Plan* for Arana Gulch. The *Interim Management Plan* outlines actions necessary to manage and maintain the existing natural resources and facilities within the property. Existing recreational uses are walking, hiking and bicycling on a limited trail network. The interim document establishes management policy, not land use policy, and does not restrict future land uses. This *Interim Management Plan* will remain in effect until the Master Plan under consideration in this document is approved.

The City of Santa Cruz is in the planning process of a Section 10 Permit Program (SSP) to comply with the federal Endangered Species Act. The Section 10 process is outlined in the federal Endangered Species Act and allows the development of a Habitat Conservation Plan (HCP) to preserve endangered species while allowing permitted activities by local agencies to continue. The City's goal is to ensure that City work crews avoid or minimize impacts to endangered species as they perform regular operations and maintenance activities on City properties and facilities. City departments involved with the SSP include Water, Public Works, Planning, and Parks and Recreation.

The Section 10 Permit application and supporting Habitat Conservation Plan must be approved by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service. State agencies such as the California Department of Fish and Game, Regional Water Quality Board, California Coastal Commission, and State Department of Parks and Recreation will also provide input to the program. Once approved, the City would be authorized to conduct the activities as specified in the permit and implementation agreement to achieve compliance with the Endangered Species Act.

The Natural Community Conservation Planning (NCCP) program is a program of the California Department of Fish and Game that takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. The primary objective of the NCCP program is to conserve natural communities at the ecosystem scale while accommodating compatible land use. No NCCP program applies to Arana Gulch.

The Santa Cruz Harbor Development Plan (HDP), which applies to all lands under the jurisdiction of the Santa Cruz Port District, is included as an area plan in the City's General Plan and Local Coastal Program (City of Santa Cruz, 1994). The Port District property is just south of the project site. The HDP includes policies for the Upper Harbor area (adjacent to Arana Gulch) regarding land use, parking, pedestrian walkways, bicycle access, and restrooms. The bicycle access addressed in the HDP does not include the multi-use trail through Arana Gulch but includes the existing path around the harbor that links Seventh Avenue on the east to the Frederick Street and Seabright neighborhoods on the west.

Impacts and Mitigation Measures

Significance Criteria. The proposed Master Plan would have a potentially significant impact if it would:

Physically divide an established community;

- Result in a conflict with existing adjacent land uses;
- Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

Less-Than-Significant Impacts. The Master Plan would not physically divide an established community or conflict with adjoining land uses. The habitat and resource management activities and low-impact recreational uses outlined in the Master Plan would be consistent with adjacent public facility, institutional, parks and residential uses.

As stated in the General Plan, any development within 100 feet of wetland areas must be consistent with management plans such as the Arana Gulch Master Plan evaluated herein (Policy EQ 4.2.2.1). Policy EQ 4.2.2.3 of the General Plan refers to allowances for construction within the 100-foot wetland setback zone if the uses are consistent with the environmental quality policies of the General Plan, Section 30222 of the Coastal Act, and adopted management plans.

As part of the proposed project, the City would amend the General Plan/Local Coastal Program to delete the requirement for a specific plan. All development originally proposed for the specific plan area, including clustered housing, school, and neighborhood park, would be disallowed with this change in land use designation. In addition, the "Community Facilities" designation on the site would be changed to "Natural Area" and the area designated "Very Low Residential" would be changed to "Natural Area." These changes would remove any potential for land use conflicts between new development allowed by the existing land use designations and the low-impact recreation and resource management uses proposed in the Master Plan. No impact would occur.

The project would not conflict with applicable City plans and policies as summarized in Table 4.1-1 that follows. As already stated, the project would include amendment of the City's General Plan to redesignate specific Arana Gulch areas planned for community facilities and very low-density residential development to natural areas, thus removing a potential conflict with Policy L 2.2.7. The proposed Master Plan would also replace the originally proposed specific plan for the site (see Policy L 2.2.7 in Table 4.1-1) because no urban uses would occur at the site and the more appropriate planning document would be a park master plan. Policies related to protection of biological and hydrological resources are addressed in Sections 4.2 and 4.4 of this Draft EIR.

The proposed project includes a rezoning of the area zoned Single-Family Residential (R-1-5) to Parks (PK). This designation would ensure that the project would be compatible with the proposed amendments to the City's General Plan. The portion of the project site that is within the County is already designated as "Park" (PR), but if annexation were to occur, a rezoning to the City's "Parks" (PK) designation would be required.

Table 4.1-1: Project Consistency with Relevant City General Plan Goals and Policies

Goal	Project's Consistency	Mitigation Measure
Goal EQ 2: Protect the water quality of ocean, watershed lands, surface waters, and groundwater recharge areas from sedimentation, pollution, and salt-water intrusion.	Consistent. The Arana Gulch Master Plan is intended to protect resources and improve water quality over the long term at the project site.	None necessary.
Goal EQ 3(*): Preservelands and control erosion and siltation to reduce loss of valuable soils, damage to water resources and biotic resources.	Consistent. Arana Gulch would be preserved as natural open space. The issues of erosion and siltation are addressed in Section 4.4 of the Draft EIR.	None necessary.
Goal EQ 4: Protect and enhance natural vegetation communities and wildlife habitats throughout the City.	Consistent. See above.	None necessary.
Goal L3: Protect the quality of, and prevent significant new intrusion of urban development into, areas designated as open spaceand provide, when possible, permanent protection of these land, recognizing their valueas a natural resource with significant biotic resources	Consistent. The City Council has decided to designate all of the 67.7 acres of Arana Gulch as parkland.	None necessary.
Goal L5: Develop compatible relationships between land-use and circulation patterns and encouragean efficient transportation system and discourage urban sprawl and excessive dependence on the automobile.	Consistent. The Arana Gulch Master Plan includes the development of multi-use trails that would allow non-vehicular travel across this portion of the City. Bicycle and pedestrian use on trails of Arana Gulch could reduce dependence on the private automobile for work and recreation-related trips.	None necessary.
Goal C3: Develop a safe, convenient and effective bikeway system that promotes bicycle travel as a viable transportation mode	Consistent. The project includes a proposed multi-use trail that would allow bicycle travel across Arana Gulch.	None necessary.
Goal PR 1(*): Provide an adequate and well-balanced supply of parks and recreational lands to meet the needs of Santa Cruz residents.	Consistent. The Arana Gulch Master Plan addresses a 67-7-acre site that has already been obtained by the City to be used as park and recreational land.	None necessary.
Goal PR 4(*): Establish a City-wide system of pedestrian, bicycling, and hiking trails to enhance opportunities for recreational enjoyment.	Consistent. The proposed Master Plan includes both pedestrian and multi-use trails as defined in Chapter 3 of this Draft EIR.	None necessary.
Policy	Project's Consistency with Policy	Mitigation Measure
CD 1.2 Do not expand the City's Sphere of Influence or annex lands other than those specified in Programs 1.2.1 and 1.2.2 of this Plan.	Possibly Inconsistent. While a portion of the site is within the City's sphere of influence but outside the City's boundaries, the City could annex these City-owned lands within the boundaries of Arana Gulch that are within the County boundaries. The Arana Gulch area is not mentioned under the specified programs. Annexation would result in all Arana Gulch lands being within the City boundaries, with City services provided to all such lands. Annexation would make it clearer that the City's Police Department has responsibility for servicing this area. Also, all City regulations would then apply to all of Arana Gulch lands.	Annexation is a possible element of the project, and the City may want to consider amending the General Plan to address this issue.

Table 4.1-1 continued

Policy	Project's Consistency with Policy	Mitigation Measure
CD 1.3 Preserve open space lands at the edge of the City to inhibit urban sprawl and maintain identity.	Consistent. The project would be compatible with this policy since it is at the eastern edge of the City.	None necessary.
CD 1.4 Where development abuts open space land uses, utilize careful site planning to emphasize the natural edges provided by topography and vegetation and maintain visual and physical access to open space areas.	Consistent. The project abuts residential development at the north and west. The new Hagemann Gulch bridge would enable easier access to Arana Gulch from the Seabright neighborhood without significant removal of vegetation. Access would be limited to pedestrians, bicyclists, and wheelchair users. At the north end of Arana Gulch, access would remain unchanged and visual access to this portion of the site would remain open.	None necessary.
CD 2.1 Preserve natural features providing visual definition to an area within the City.	Consistent. The Master Plan aims to preserve natural features within Arana Gulch while simultaneously improving access.	None necessary.
CD 2.1.5 Protect and enhance unique natural areas including but not limited to Jessie Street Marsh, Pogonip, Arana Gulch Flood Plain, Neary Lagoon, Antonelli Pond, Arroyo Seco and Moore Creek Canyon.	Consistent. The Master Plan aims to preserve and enhance the natural features of Arana Gulch by the establishment of management guidelines for each habitat area within the project site. Floodplain impacts are addressed in Section 4.4, Hydrology and Water Quality, of the Draft EIR.	None necessary. Refer to Section 4.4, Hydrology and Water Quality, of the Draft EIR.
L 2.2.7 Require a specific plan for the Arana Gulch site prior to any development which preserves the area's open-space character, protects sensitive biotic habitats and related proposed development to its surroundings and develop a management plan for the property addressing environmental and safety concerns related to development.	Partially Consistent. The proposed project includes a revision to this policy of the City's General Plan to allow the development of a park master plan rather than a specific plan. One of the sub-policies addresses residential development and community facility development on the site, but these uses are no longer proposed. The only use for the property would be City open space/parkland.	None necessary other than the project element that includes an amendment to this General Plan policy.
Note: This policy is followed by specific "sub- policies" that are not included herein.		
L 3.4 Develop, implement and maintain updated management plans for the protection and enhancement of natural areas throughout the City including: Jessie Street Marsh, Arana Gulch, Lighthouse Field, San Lorenzo River, Pogonip, Arroyo Seco, Moore Creek, Neary Lagoon, Antonelli Pond, Natural Bridges Marsh and portions of DeLeveaga Park. Management plans should address the following: description of the resource, preservation objectives, strategies to fulfill the objectives, and the means to carry out those strategies (e.g., timeline, funding, and authorities).	Consistent. The Arana Gulch Master Plan includes management strategies for all of Arana Gulch, by specific habitat areas.	None necessary.
L 3.4.5 Require preparation of and implementation of a management plan for Arana Gulch in accordance with policy L2.2.7.	Consistent. The project includes a management plan, but under the title of a park master plan rather than a specific plan as discussed above.	None necessary.

Table 4.1-1 continued

Policy	Project's Consistency with Policy	Mitigation Measure
L 3.5 Protect coastal recreation areas, maintain all existing coastal access points open to the public, and enhance public access, open space quality and recreational enjoyment in a manner that is consistent with the California Coastal Act.	Consistent. Part of the project site is within the Coastal Zone. The Master Plan includes improved public access throughout Arana Gulch and management strategies to improve the overall open space area.	None necessary.
L 3.6 Maintain existing park lands and ensure that adequate park land is provided in conjunction with development.	Consistent. The Master Plan aims to maintain and enhance the existing natural features of Arana Gulch.	None necessary.
Goal C 3 Develop a safe, convenient and effective bikeway system that promotes bicycle travel as a viable transportation mode and connects work, shopping, schools, residential and recreational areas.	Consistent. The Master Plan includes a new multi-use path that would connect Brommer Street and Broadway, and that would improve east-west access for bicyclists. This path would connect City and County urban land uses on both sides of Arana Gulch.	None necessary.
PR 1.6 Where the recreational use of a natural area is deemed suitable and desirable, ensure that the types, location, design and character of the improvements preserve the quality and are compatible with the character of these areas.	Consistent. The Master Plan aims to protect and enhance the natural features within Arana Gulch while also providing improved public access.	None necessary.
PR 4.2 Develop a system of recreational trails providing access to and connections between the City's various parks, recreation facilities and natural, coastal and urban areas.	Consistent. The Master Plan includes new trails that would connect City and County lands and improve recreational use within Arana Gulch. New trails would also improve access to the Upper Harbor and nearby residential areas.	None necessary.
EQ 2.2.1 Work with the County to protect watershed areas from adverse impacts of development.	Consistent. The Master Plan includes measures to protect water quality. The County is expected to review this Draft EIR since part of the site is within the County's jurisdiction.	None necessary.
EQ 2.3 Ensure that new development or land uses near surface water and groundwater recharge areas do not degrade water quality.	Consistent. Refer to Section 4.4 of the Draft EIR.	Refer to Section 4.4.
EQ 2.3.1.9 Coordinate with the Department of Fish and Game to assure that development that involves alteration of or discharge into wetlands or streams and riparian vegetation is reviewed by the Departmentprior to approval of the coastal development permits.	Consistent. The California Department of Fish and Game is expected to review this Draft EIR, which addresses the project's impacts on wetlands and streams. Refer to Section 4.2, Biological Resources.	No additional measures necessary.
EQ 2.4 Evaluate the water quality of natural springs and streams in the City and devise strategies to protect and restore these areas. (See Policies under EQ 4.2.)	Consistent. Water quality is addressed in Section 4.4.	Refer to Section 4.4.
EQ 3.1 Require site design and erosion control measures in areas subject to erosion hazards or adjacent to streams and wetland areas to minimize grading activities and vegetation removal.	Consistent with Mitigation. Refer to Section 4.4 which addresses mitigation measures related to erosion control.	Refer to Section 4.4.

Table 4.1-1 continued

Policy	Project's Consistency with Policy	Mitigation Measure		
EQ 4.2.1(*) Require management plans for sites not owned by the City in connection with development, and/or encourage other agencies to implement management plans for Younger Lagoon, Jesse Street Marsh, Arana Gulch, Moore Creek	Consistent. The proposed project includes a Master Plan for Arana Gulch that also includes a management plan for the resources of the area. The site is owned by the City.	None necessary.		
EQ 4.2.2(*) Minimize the impact of development upon riparian and wetland areas through setback requirements of at least 100 feet from the center of a watercourse for riparian areas and 100 feet from a wetland ^a	Consistent with Mitigation. This issue is addressed in Section 4.2 of the Draft EIR. Where setbacks cannot be 100 feet, the Master Plan includes other protective measures for wetlands such as fencing during construction, revegetation of buffer zones, biological monitoring, and use of interpretive signs.	Refer to Section 4.2.		
EQ 4.2.3 Minimize increased runoff into riparian and wetland areas unless biological evaluation recommends increased inflows.	Consistent with Mitigation. Refer to Section 4.4. Mitigation measures are recommended to minimize runoff from trail construction.	Refer to Section 4.4.		
EQ 4.2.5(*) Protect and minimize the impact of development on bird, fish, and wildlife habitat in and adjacent to waterways.	Consistent with Mitigation. This issue is addressed in Section 4.2 of the Draft EIR.	Refer to Section 4.2.		
EQ 4.3(*) Preserve the character and quality of grassland habitatsby minimizing disturbance and removal of native grasslands	Consistent with Mitigation. This issue is addressed in Section 4.2 of the Draft EIR.	Refer to Section 4.2.		
EQ 4.4 Preserve the character and quality of brushand eucalyptus habitatsby minimizing the removal of trees and brush where they are an integral part of the community or habitat	Consistent. This issue is addressed in Section 4.2 of the Draft EIR.	Refer to Section 4.2.		
EQ 4.5.2 Preserve the Santa Cruz Tar Plant by requiring appropriate buffers from any development and a management plan for on-site preservation.	Consistent with Mitigation. This issue is addressed in Section 4.2 of the Draft EIR. The project includes a Tarplant Adaptive Management Program.	Refer to Section 4.2.		
EQ 4.5.3(*) Protect monarch butterfly overwintering sites and ensure adequate buffering of these sites from development.	Consistent with Mitigation. This issue is addressed in Section 4.2 of the Draft EIR.	Refer to Section 4.2.		
Policies of Harbor Development Plan (HDP)				
1.6 Work with the City and County to insure that any future development within the Arana Gulch watershed upstream from the Harbor is designed to prevent increased sediment from entering Harbor waters.	Consistent with Mitigation. The Draft EIR identifies mitigation measures to ensure that water quality degradation does not occur from new trail construction.	None necessary.		
3.6 To facilitate boating, coastal recreation and marine/tourist related uses within the Harbor, priority for new or expanded development will be given to facilities that support boating, fishing, coastal recreation, and visitor-serving uses over general retail, office, and commercial uses.	Consistent. The new multi-use trail that would cross Harbor District property as well as Arana Gulch would be a visitor-serving and coastal recreation use that would be consistent with this policy.	None necessary.		

Table 4.1-1 continued

Policy	Project's Consistency with Policy	Mitigation Measure
3.7.3 Upper HarborLimit uses within areas of steep slopes and sensitive habitats along the northern and eastern perimeters of the Upper Harbor to non-vehicular public access, consistent with provisions of the City's Conservation regulations and protection of habitat, visual, or other resources present.	Consistent with Mitigation. The new multi-use trail that would pass through the Upper Harbor area before crossing Arana Gulch would allow non-vehicular access. No significant visual impacts would occur (see Section 4.5 of Draft EIR) and habitat and water quality would be protected by the implementation of mitigation measures identified in Sections 4.2 and 4.4 of this Draft EIR.	None necessary. Refer to Sections 4.2 and 4.4 of this Draft EIR.
4.10 Maintain bicycle circulation along Harbor roadways in support of alternative transportation systems and allow bicycle links to adjacent bike routes along City and County streets	Consistent. The new multi-use trail through the Upper Harbor would provide a link with other bike routes.	None necessary.
4.12 Cooperate with City efforts to develop a future bicycle path from Frederick Street Park and pedestrian-bicycle paths from the Broadway-Brommer right-of-way and Arana Gulch, if sited and designed so as to not interfere or create conflicts with other Harbor uses.	Consistent. The new multi-use path that would cross the northern portion of the Upper Harbor and Arana Gulch would not interfere with Harbor uses. The path would cross an area just north of the location of dry storage and parking.	None necessary.
5.4 Improve access to Harbor facilities for physically disabled persons as part of any upgrade or new construction project.	Consistent. The multi-use trail that would cross the northern edge of the Upper Harbor would provide wheelchair access.	None necessary.

Note: The asterisk (*) indicates Local Coastal Program goals/policies. Some measures that are noted as "consistent" are such because of recommended mitigation measures included in this EIR.

No development is proposed within the portions of the site that are located within the County's jurisdiction. Therefore, compliance with County policies is not addressed herein.

The City's HCP is in process and has not yet been adopted. Thus, the project would not conflict with an HCP. No natural community conservation plan applies to the site. The site is considered an environmentally sensitive habitat area (ESHA) by the Coastal Commission (under Coastal Act Section 30240) and as such is required to have resource-dependent uses. The proposed interpretive trails that are identified in the Arana Gulch Master Plan are resource dependent and would allow a diversity of visitors to the project area. With the development of the proposed multi-use and pedestrian trails, the resources of Arana Gulch could be viewed and experienced by visitors on foot, in wheelchairs, and on bicycles. Biological issues are further described in Section 4.2, Biological Resources.

Potentially Significant Impacts. The proposed Master Plan would not result in any significant land use impacts.

Cumulative Impacts. The proposed and pending residential and commercial projects in the greater project area would not result in any significant land use impacts when considered along with the proposed uses in the Arana Gulch Master Plan. New residential and commercial

Policy EQ 4.2.2.3 allows specific uses to be exempt from the 100-foot setback when activities are consistent with adopted management plans such as the Arana Gulch Master Plan.

development would not occur in the immediate vicinity of Arana Gulch. The project would not contribute to potential cumulative land use conflicts. Conflicts with land use plans and policies would require evaluation for individual projects.

References

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