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**NOTICE OF PREPARATION and  
NOTICE OF PUBLIC SCOPING MEETING**

**Date** May 9, 2025

**To:** State Clearinghouse  
Governor's Office of Planning and Research  
Santa Cruz County Clerk  
Responsible and Trustee Agencies  
Interested Individuals and Organizations

**From:** Taylor Bateman, Community Development Director  
City of Scotts Valley  
1 Civic Center Drive  
Scotts Valley, CA 95066  
Email:  
[planningdepartment@scottsvalley.gov](mailto:planningdepartment@scottsvalley.gov)  
Phone: 831-440-5630

**Subject:** **Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Town Center Specific Plan Update**

**Lead Agency:** City of Scotts Valley

**Project Title:** Scotts Valley Town Center Specific Plan Update

**Project Location:** Scotts Valley Town Center (bound by Blue Bonnet Lane and Kings Village Road to the north, an existing residential neighborhood (Hidden Oaks Condominiums) to the east, Mt. Hermon Road to the south, Skypark Drive to the west, and Skypark to the northwest)

**Call for Comments:**

The City of Scotts Valley (City) is requesting written comments from responsible agencies and the public regarding the scope and content of the Scotts Valley Town Center Specific Plan Update (the Plan) Draft Environmental Impact Report (EIR). The EIR will evaluate the environmental impacts associated with the likely type and amount of development projected through the 2045 horizon year. This EIR will not evaluate detailed, site-specific activities and future development projects under the Plan. The City requests your written comments as to the scope of the EIR, including mitigation measures and/or project alternatives to reduce potential environmental impacts from the proposed project.

**Preparing an Environmental Impact Report:**

Notice is hereby given that the City will be the Lead Agency and will prepare an EIR for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d) as identified above and described in the attached materials.

**Comment Submittal:**

Written comments on the NOP are due no later than the close of the 30-day NOP review period at 5:00 p.m. on June 11th, 2025. Please send your written comments to Taylor Bateman, Community Development Director, at the address or email address shown below with “Scotts Valley Town Center Specific Plan EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Mailing Address: City of Scotts Valley Planning Department  
Attention: Taylor Bateman  
1 Civic Center Drive, Scotts Valley, CA 95066  
Email: [planningdepartment@scottsvalley.gov](mailto:planningdepartment@scottsvalley.gov)

**Scoping Meeting:**

Pursuant to CEQA Guidelines section 15082(c), notice is hereby given that the City will conduct a public Scoping Meeting on May 22<sup>nd</sup>, 2025 at 5:30 PM. This meeting will be conducted both in person at City Hall and virtually via Zoom.

*In-Person Participation*

The meeting will be held at the City Hall (located at 1 Civic Center Drive) in the City Council Chamber.

To make a public comment at the Scoping Meeting, you may raise your hand when the presenter calls for public comments.

*Remote (Zoom) Participation*

This meeting may also be attended remotely via the following options:

- Zoom: <https://us02web.zoom.us/j/83276576677>; or
- Phone: call 1 669-900-9128 and enter the Meeting ID #: 832 7657 6677

If you are participating remotely and plan to make a public comment on any item on the posted agenda, please observe the meeting via Zoom (see above access information), and, during the public comment period for the agenda item you wish to address, use the “raise hand” feature. If joining Zoom by phone, press \*9 to “raise hand”.

**Notice of Preparation for an Environmental Impact Report for the City of Scotts Valley  
Town Center Specific Plan Update**

**Date of Distribution: May 12, 2025**

**Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Scotts Valley) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the Draft EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including
  - (1) growth-inducing effects
  - (2) significant unavoidable impacts
  - (3) irreversible environmental changes
  - (4) cumulative impacts, and
  - (5) effects found not to be significant.

**Project Location:**

The Scotts Valley Town Center Specific Plan area (Plan area) consists of approximately 58 acres within the City of Scotts Valley, including approximately 12.4 acres of vacant land centrally located in the core of the Plan area that was formally part of the Skypark Airport. The Plan Area also includes a southeast portion of Skypark, which is now a public park and open space. The Plan area is roughly bound by Blue Bonnet Lane and Kings Village Road to the north, an existing residential neighborhood (Hidden Oaks Condominiums) to the east, Mt. Hermon Road to the south, Skypark Drive to the west, and Skypark to the northwest. Please refer to Figures 1, 2, and 3 for maps showing the project location and surrounding context.

**Project Background**

The current (original) Scotts Valley Town Center Specific Plan was adopted by the Scotts Valley City Council in 2008. The 2008 Scotts Valley Town Center Specific Plan proposed a mix of residential, commercial, and public/civic uses (with the strongest emphasis on retail development). The EIR for the

2008 Scotts Valley Town Center Specific Plan analyzed 300 residential units, 275,000 square feet of commercial, and 35,000 square feet of public/civic facilities.

In November 2023, the City adopted the Scotts Valley General Plan, which will guide development within the City through 2045. The General Plan included Action ED-1.1 which called for the 2008 Scotts Valley Town Center Specific Plan to be updated with an appropriate mix of land uses that are supported by a new market and financial feasibility analysis that is economically attractive to investors and developers. The General Plan projected that the Town Center Specific Plan would develop a maximum of 254 housing units, whereas the updated Town Center Specific Plan includes a development projection for 657 residential units (consistent with the City’s Housing Element). This larger total was not studied as part of General Plan growth projections (the associated General Plan EIR did not account for a greater buildout of the Town Center Specific Plan with 657 units as it is now proposed in the updated Plan) and therefore the environmental analysis within this document is necessary to inform the City Council and the general public of the environmental impacts that would result from adoption and implementation of the updated Town Center Specific Plan.

Parcels in the Plan area currently fall under a range of General Plan land use designations, as shown in Figure 4.

### **Project Description**

The purpose of the Plan is to create a vision, policies, and objective standards to guide new development within the Plan area in a way that supports existing and new businesses, residents, and the overall community. The Plan would manage and direct changes in development patterns within the Plan area and guide present and future land uses, development intensity and scale, urban design, economic development, circulation management and mobility, infrastructure and public services, and community benefits.

The Plan envisions the Town Center as the “Heart of the City”, bringing to life a long-held community goal of establishing a vibrant town center. To fulfill this vision, the Plan is proposed to allow a blend of commercial and residential spaces, which would be complemented by existing amenities, including a library, community theater, movie theater, Senior Center, outdoor dining, and open gathering spaces that encourage community gathering. The Plan would include land use, zoning, and comprehensive utility, transportation, and landscaping/public realm improvements.

The project anticipates new development and change over an approximate 20-year period through 2045 and would allow for up to 657 residential units (consistent with the City’s Housing Element), up to 82,000 square feet of commercial uses, and up to 35,000 square feet of public/civic uses, as summarized in Table 1 below.

**Table 1: Development Projections under the Project (updated Plan)**

<b>Land Use</b>	<b>Development Proposed to be Allowed under 2025 Specific Plan</b>
Residential	657 units
Commercial*	82,000 square feet
Public/Quasi-Public	35,000 square feet
Park Improvements	88,663 square feet**

\*For the purposes of the traffic analysis, this square footage is assumed to be a mix of restaurants (fast casual and fine dining), small-format supermarket, pharmacy/drugstore, entertainment/bar/drinking place, general retail/variety store, and daily services.

\*\*This total includes the new Tower Point and Hanger Square, as well as landscaping and public use improvements to a portion of Skypark.

Existing development in the Plan area consists of 46 residential units, approximately 396,000 square feet of commercial land uses, and approximately 52,000 square feet of public/quasi-public land uses. None of the existing developments are proposed for removal as part of the Plan, although expansion of existing uses may occur and is factored into the Plan’s development assumptions.

### Proposed Land Use and Zoning

The project will include adoption of amendments to the City’s General Plan and Zoning Ordinance, changing certain existing land use designations in the Plan Area, creating new zoning districts, and updating existing or establishing new development standards to replace some of the current zoning provisions applicable to the Plan Area. These amendments must be completed to ensure consistency between the Specific Plan, General Plan, and Zoning Ordinance.

Compared to the existing Specific Plan and General Plan, increased development intensity and height would be allowed. The boundaries of the Town Center Specific Plan would also be expanded/amended to include the Scotts Valley Community Center and the Scotts Valley Senior Center. The purpose of including these facilities within the project boundary is to allow for potential future changes (redevelopment to or intensification of uses allowed under the updated Plan) to the Senior Center and Community Center. Buildout of the Plan would increase residential, mixed-use, and commercial land uses within the Plan area, create new public spaces, including plazas and an amphitheater, and increase parking.

The Plan would largely maintain the existing zoning and General Plan land use designations for parcels with Public/Quasi-Public (P) and Residential – High Density (R-VH) land use designations. Two new land use designations/zones would be created to allow mixed-use development: Mixed Use – Town Center (MU-TC) for properties in the core of the Plan area, and Mixed Use – Neighborhood (MU-N) for the existing shopping centers and for properties situated along Skypark Drive. Properties currently zoned as C-SC would be rezoned primarily as MU-N (or MU-TC in a few cases), while properties currently zoned as C-S would be rezoned as MU-TC. Allowable land uses within these proposed zones are summarized below. Figure 5 shows the proposed land use districts for the parcels within the Plan area.

The Plan would prioritize development within a centralized portion of the Plan area considered the “Town Center Core.” The Town Center Core consists of the remaining 12.4 acres of the former Skypark Airport and is bound by Kings Village Road to the north, the existing community theater and post office to the east, Mount Hermon Road to the south, Scotts Village Shopping Center to the west, and Skypark to the Northwest, as shown on Figure 5.

### *Residential*

New residential land uses would be permitted southwest of Skypark and southeast of Aero Lane, on both sides of Park Street. As noted in Table 1, the Plan would allow up to 657 residential units, an increase of 414 units above the 243 units analyzed in the General Plan for the Plan area. The only existing residential land uses within the Plan area are the three-story townhomes located in the northeast portion of the Plan area on Bluebonnet Lane. A range of housing types would be allowed under the Plan, including townhomes, apartments, and live/work units (townhomes with small individual commercial spaces on the ground floor). Allowed densities would range from 32 units per acre in the MU-N land use district to 50 units per acre in the MU-TC land use district.

The Plan would permit a maximum building height of 45 feet for residential development, which could be increased through use of the State Density Bonus provisions.

### *Mixed-Use and Commercial*

Mixed-use development would be permitted in the Town Center Core of the Plan area, as well as on the perimeters of the Plan area. The core areas designated as MU-TC would allow residential densities of up to 50 units per acre and 2.0 commercial FAR, whereas the perimeter areas designated MU-N would have a lower maximum residential density and commercial intensity, up to 32 units per acre and 0.8 commercial FAR. The existing shopping centers that are currently designated as Shopping Center would be redesignated as MU-N. The ground floors of buildings fronting certain key street segments in the Town Center Core (Main Street, portions of Park Street and Mt Hermon Road) would be required to contain commercial uses. Allowable uses within the proposed mixed-use designations would differ slightly:

#### Mixed Use – Town Center (MU-TC)

- Retail business, under 5,000 square feet
- Grocery, under 15,000 square feet
- Personal Services
- Office (large offices only on upper floors)
- Artisan/craft spaces (i.e., “maker spaces”)
- Compatible public, quasi-public, and special uses (not including religious assembly)
- Public gathering places such as plazas and courtyards
- Multifamily residential in mixed-use format (with commercial retail space on the ground floor)
- Live/work residential
- Standalone residential (multifamily or townhome)

### Mixed Use – Neighborhood (MU-N)

- Retail, any size including catering and shopping centers
- Grocery, any size
- Personal Services
- Offices, any size and Research & Development
- Artisan/craft spaces (i.e., “maker spaces”)
- Compatible public, quasi-public, and special uses
- Religious assembly (conditional use permit required)
- Public gathering places such as plazas and courtyards
- Urgent care
- Multifamily residential in mixed-use format (w/commercial retail space on the ground floor)
- Live/work residential
- Standalone residential (multifamily or townhome)
- Communal housing
- Residential care facility

Mixed Use – Town Center would allow smaller format commercial uses compared to Mixed Use – Neighborhood (which would continue to permit the existing shopping center uses). Development standards in Mixed Use – Town Center (such as setbacks, build-to requirements, maximum parking coverage, and upper floor setbacks) would enforce a more urban character compared to Mixed Use – Neighborhood.

In Mixed Use – Town Center, the Plan would require a minimum building height of 16 feet and allow a maximum building height of 45 feet, which could be increased through State Density Bonus provisions.

In Mixed Use – Neighborhood, the Plan would not set a minimum height but would allow a maximum height of 35 feet (same as the current C-SC zoning), which could be increased through State Density Bonus provisions.

### *Public/Quasi-Public*

Public/Quasi-Public land uses would continue to be located along Kings Village Road, directly north and east of the Town Center Core. The project would maintain the existing Post Office, community theater and Library and expand the Plan area to include the existing Senior Center and Community Center. The Plan would also allow for new public/civic land uses. Within the Public/Quasi-Public land use designation, the maximum building height would be 45 feet. Allowed land uses within the Public (P) zone include:

- Public and private educational facilities
- Emergency services
- Health care facilities
- Religious facilities
- Governmental buildings
- Cultural facilities

## Public Space and Landscaping

The Plan would include two new public plazas: Tower Point and Hanger Square, as well as landscaping and public use improvements to a portion of Skypark.

The Tower Point Plaza would be located on Park Street, adjacent to the proposed pedestrian and bicycle paseo, and would consist of a 2,850 square foot public plaza.

Hanger Square would be located at the corner of Main Street and Park Street and would consist of an approximately 11,175 square feet public plaza with a splash pad.

The portion of Skypark included within the Plan area would be remodeled to include an amphitheater with a stage and canopy, as well as a flexible lawn area. The amphitheater would accommodate both small (approximately 100 to 300 attendees) and large (approximately 5,000 to 8,000 attendees) weekend events, with the option for entertainers to face two different directions, depending on the program. The programming could include amplified music.

The Plan would include streetscape landscaping along all proposed thoroughways, landscaping of the plazas, and landscaping in the area of Skypark that is within the boundaries of the Plan.

## Circulation Improvements

The Plan would create and enhance connections, including new roadways, pedestrian and multi-purpose paths, protected bicycle lanes, and connectivity to adjacent neighborhoods.

### *Roadway Improvements*

Streets within the Plan would be designed to create opportunities for a variety of travel options, including sidewalks and designated bicycle facilities. The proposed street network is shown on Figure 6. The Plan area currently includes three roadways: Kings Village Road, Blue Bonnet Lane, and Mt. Hermon Road, and the Plan would introduce four new roadways: Main Street, Park Street, Theater Walk, and Aero Lane. Theater Walk is proposed to be a “woonerf” style street, meaning that it would provide a thoroughway for vehicles, pedestrians, and bicyclists but would be designed to be closed off for special temporary events, such as farmers markets.

### *Parking Improvements*

The Plan would introduce new parking spaces, both on-street and within off-street parking facilities. Parking for commercial uses would be provided in shared configurations to allow customers to park once and visit multiple destinations, whereas parking for residential uses would be dedicated for residents and their guests.

## *Pedestrian and Bicycle Improvements*

The Plan would include pedestrian and bicycle improvements to create opportunities for a variety of travel options. Main Street, Park Street, and Theatre Walk are all anticipated to have two-way bike lanes and sidewalks. Aero Lane would have sidewalks on each side but would not have bike lanes given the configuration of perpendicular parking. Additionally, the Plan would potentially include a bicycle and pedestrian paseo (vehicle access restricted) between Park Street and the existing commercial development known as The Hangar.

### **Potential Environmental Impacts of the Project**

The EIR will identify the significant environmental effects anticipated to result from development and operation of the project as proposed. The EIR will include the following specific environmental categories as related to the proposed project:

#### *1. Aesthetics*

The Plan Update will include changes to the allowed building height, allowed residential density, development review process, circulation plan, and objective design and development standards within the plan area, which could result in impacts to aesthetic resources. The EIR will analyze the potential for future development allowed under the Plan Update to result in aesthetics impacts and will include mitigation measures as necessary.

#### *2. Agricultural and Forestry Resources*

The Plan is located on lands mapped as Urban and Built-Up land according to the California Department of Conservation, and would not directly impact farmland, forest land, and timberland.<sup>1</sup>The EIR will describe the Plan Update's indirect impact (if any) on existing farmland, forest land, and timberland in the vicinity of the Plan.

#### *3. Air Quality*

The EIR will evaluate the air quality impacts from implementation of the Plan Update in relation to Monterey Bay Air Resources Board (MBARD) guidelines for Clean Air Plan consistency. Given the timing and nature of individual construction projects are unknown, construction air quality impacts and health risk impacts would be addressed qualitatively. Operational emissions of criteria air pollutants from buildout of the Plan would be computed using the CalEEMod model and daily trip generation rates and vehicle miles traveled data. A list of reasonable and feasible dust control measures will be developed to reduce construction air quality impacts and, if necessary, measures to reduce construction community risk or air emissions to acceptable levels. Overlays of health risks across the plan area will be developed based on traffic information and stationary source information provided by MBARD.

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<sup>1</sup> California Department of Conservation. "California Important Farmland Finder." [DLRP Important Farmland Finder](#). Accessed May 1, 2025.

#### 4. *Biological Resources*

The Plan Update area consists of approximately 58 acres, a portion of which (approximately 46 acres) is already developed with commercial and residential developments. The Plan area is roughly bound by Blue Bonnet Lane and Kings Village Road to the north, an existing residential neighborhood (Hidden Oaks Condominiums) to the east, Mt. Hermon Road to the south, Skypark Drive to the west, and Skypark to the northwest. A portion of the Plan Update area consists of vacant land from the former Santa Cruz airport site, however given this site's prior use, no significant biological resources are anticipated to be found here. Regardless, several special-status species are known to occur in the Scotts Valley area. Mitigation measures will be identified for significant impacts, as necessary.

#### 5. *Cultural Resources*

The EIR will include a discussion of potential impacts to cultural and archaeological resources that could result from implementation of the Plan Update. The EIR will rely on a Cultural Resources Assessment and a Paleontological Resources Assessment. Mitigation measures will be identified for significant impacts, as necessary.

#### 6. *Energy*

The EIR will examine the potential for the Plan Update to result in excessive or inefficient use of energy. Given the timing and nature of individual construction projects are unknown, the EIR will discuss the energy conservation measures to be included in future development. Mitigation measures will be identified for significant impacts, as necessary.

#### 7. *Geology and Soils*

The Plan Update area is in a seismically active region. The EIR will describe the general geologic and soil conditions within the Plan Update area and discuss possible geological impacts associated with seismic activity and the existing soil conditions. The recently completed clean-up of contaminated soil on the site will be discussed and disclosed. Portions of the western Plan Update area are underlain by a geologic unit with a high probability of sensitivity to paleontological resources. The potential for future development construction activity to encounter paleontological resources (i.e., fossils) will be assessed. Mitigation measures will be identified for significant impacts, as necessary.

#### 8. *Greenhouse Gas Emissions*

Implementation of the Plan Update would lead to changes in the build-out of the Plan area that would increase greenhouse gas emissions. MBARD does not have adopted thresholds for evaluating GHG emissions. Therefore, goals contained in the latest scoping plan adopted by the California Air Resources Board (CARB) will be used.

9. *Hazards and Hazardous Materials*

The EIR will describe the existing, recorded hazardous materials sites within and near the Plan area and potential sources of soil, soil vapor, and groundwater contamination. The EIR will describe the potential for future development allowed under the Plan Update to result in hazardous materials impacts, and will include mitigation measures, as necessary. The EIR will address additional hazards, such as air navigation and emergency access.

10. *Hydrology and Water Quality*

The EIR will describe the general hydrologic and drainage conditions of the Plan area. The EIR will also describe impacts on stormwater runoff quantity/quality and groundwater resources. These discussions will be based upon existing available information from other relevant projects in or near the Plan area, the General Plan, and a Water Supply Assessment (WSA). Mitigation measures will be identified for significant impacts, as necessary.

11. *Land Use*

The EIR will evaluate if the Plan Update would physically divide an established community or cause a significant environmental impact due to a conflict with relevant land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan and zoning code and compatibility of the proposed and existing land uses in the project area. Mitigation measures will be identified for significant impacts, as necessary.

12. *Noise and Vibration*

The EIR will evaluate the potential for future construction to cause noise and vibration impacts on existing uses within and near the Plan. The EIR will also evaluate the potential for build out of the Plan to cause operational noise impacts, including noise generated by future vehicle trips to/from the Plan area, from land uses involving mechanical equipment, and from those land uses (e.g. the amphitheater) with outdoor activities. Noise impacts will be assessed with respect to applicable City policies and appropriate CEQA significance criteria and mitigation measures will be presented to reduce potentially significant noise impacts.

13. *Mineral Resources*

The EIR will describe whether the Plan Update would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

14. *Population and Housing*

The Plan Update will provide for up to 657 residential units, consistent with the City's Housing Element. The 657 units reflect an increase of 403 units above the 254 units planned within the Town Center as

part of the adopted General Plan. The EIR will discuss if the Plan Update would induce substantial unplanned population growth in the area, beyond what is proposed as part of the Plan Update, either directly or indirectly. Mitigation measures will be identified for significant impacts, as necessary.

#### *15. Public Services*

The EIR will describe the available public services (e.g., fire and police protection, schools, libraries, and parks) in the Plan Update area and the potential for the Plan Update to require the expansion or construction of additional facilities. The EIR is analyzing an increase of up to 35,000 square feet of public/civic uses, which could include future improvements made to the Scotts Valley Community Center and the Scotts Valley Senior Center, and/or an expansion of public services such as additional government offices or police-related facilities. The EIR discussion will focus on whether the expansion or construction of additional facilities would result in significant environmental impacts. Mitigation measures will be identified for significant impacts, as necessary.

#### *16. Recreation*

The EIR will describe the available recreational facilities in the Plan Update area and the potential for the Plan Update to substantially accelerate the deterioration of those facilities or require the expansion or construction of additional facilities, and whether the expansion or new construction of additional facilities would result in significant environmental impacts. The EIR will discuss the proposed improvements to Skypark.

#### *17. Transportation*

The EIR will evaluate potential transportation impacts from implementation of the Plan Update using the Vehicle Miles Traveled (VMT) metric and Santa Cruz County VMT data. The EIR will discuss the Plan Update's consistency with programs, plans, ordinances, and policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities). The EIR will qualitatively analyze the Plan Update's effect on transit service and bicycle/pedestrian circulation in the area. Mitigation measures will be identified for significant impacts, as necessary.

#### *18. Tribal Cultural Resources*

The EIR will identify whether tribal cultural resources have been identified in the area and the potential for future development to impact tribal cultural resources, including through consultation with a tribe(s) culturally affiliated with the area, per Assembly Bill 52 and Assembly Bill 18. Mitigation measures will be identified for significant impacts, as necessary.

#### *19. Utilities*

The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the Plan Update area. The EIR will discuss the adequacy of the existing utilities and service systems to

accommodate the demand from the proposed project. A WSA for the Plan Update area will be included in the EIR. Mitigation measures will be identified for significant impacts, as necessary.

#### 20. *Wildfire*

The proposed project is located within an urbanized area of the City of Scotts Valley. A small portion of the northern plan area is in a moderate fire hazards zone as identified by CalFire.<sup>2</sup> The EIR will discuss whether the Plan Update would impact or exacerbate wildfire risk and/or impair emergency response.

#### 21. *Alternatives*

The EIR will examine alternatives to the Plan Update including a “No Project” alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

#### 22. *Significant Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided if the project is implemented as proposed.

#### 23. *Cumulative Impacts*

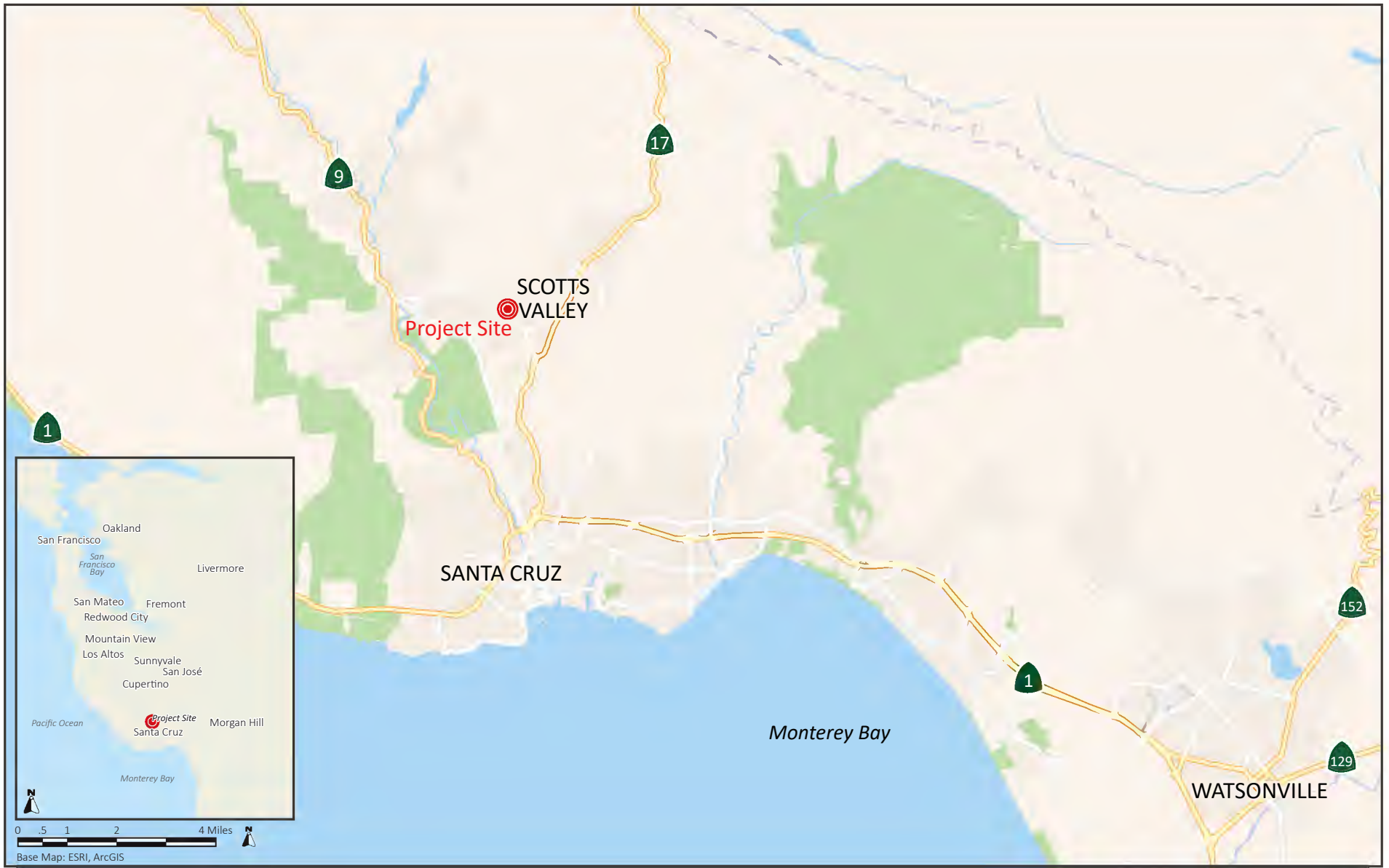
The EIR will include an analysis of potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

#### 24. *Other Required Sections*

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.

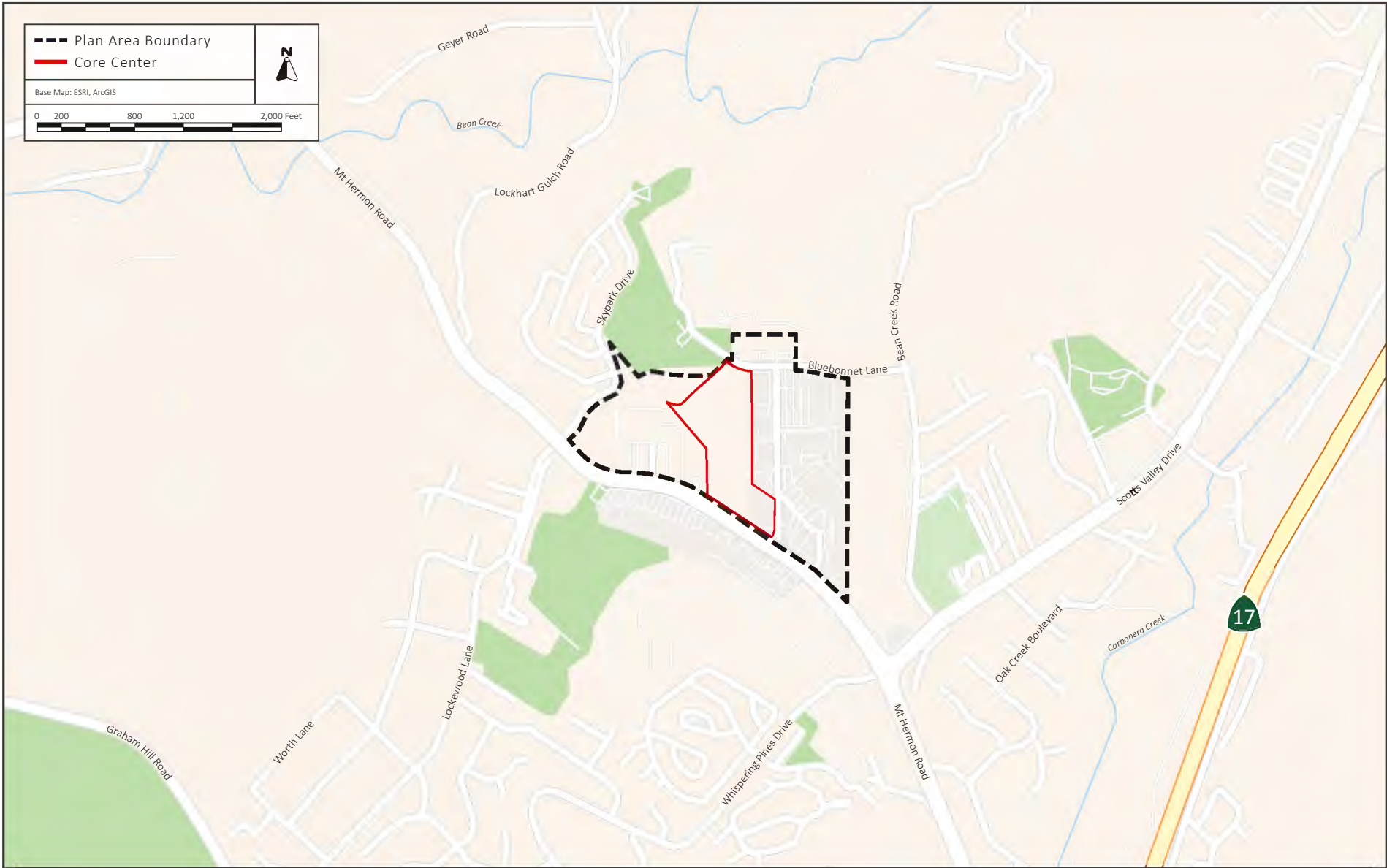
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<sup>2</sup> CalFire. “Find your Fire Hazard Severity Zone (FHSZ) and local public contacts.” <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed May 1, 2025.



REGIONAL MAP

FIGURE 1



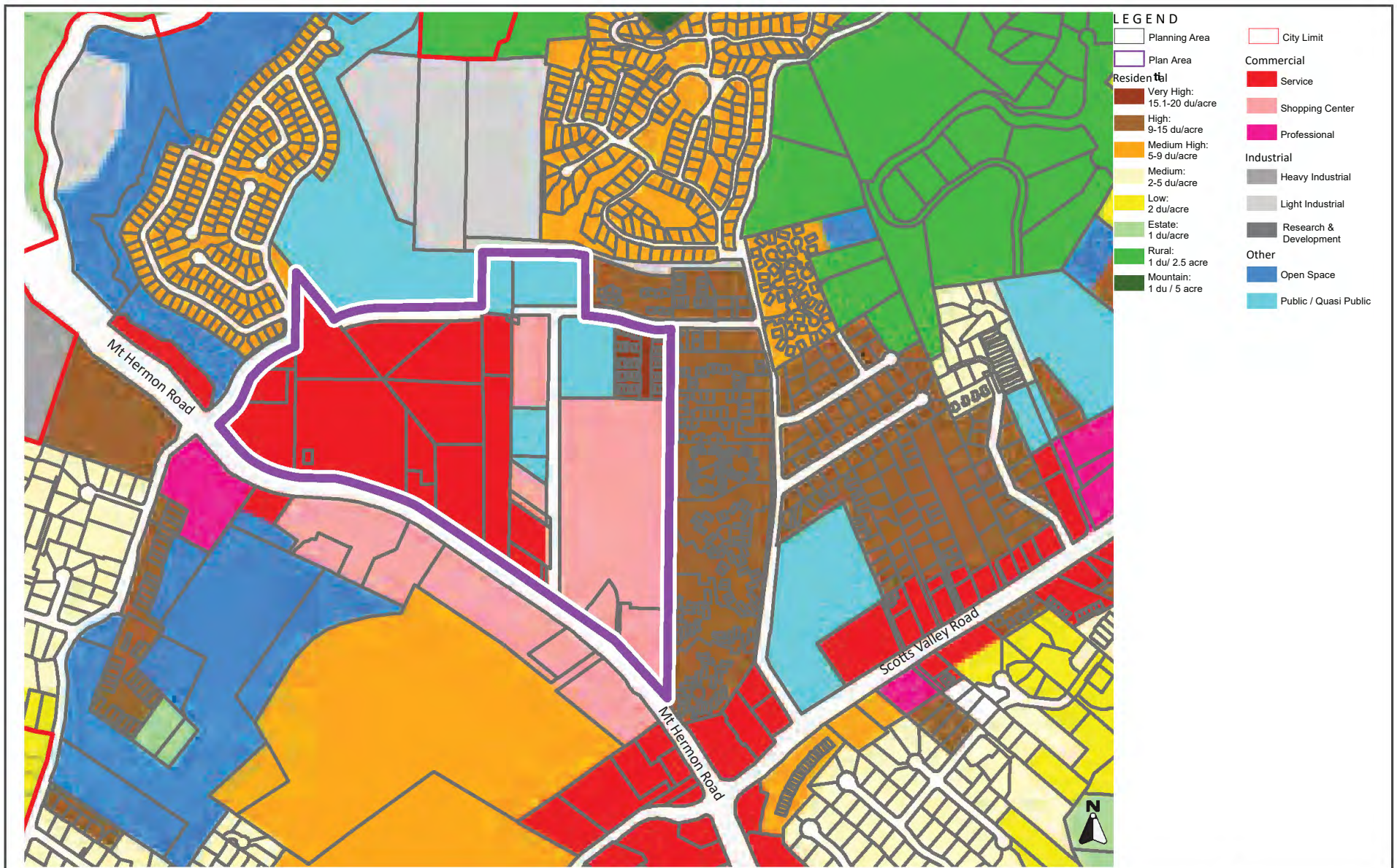
VICINITY MAP

FIGURE 2



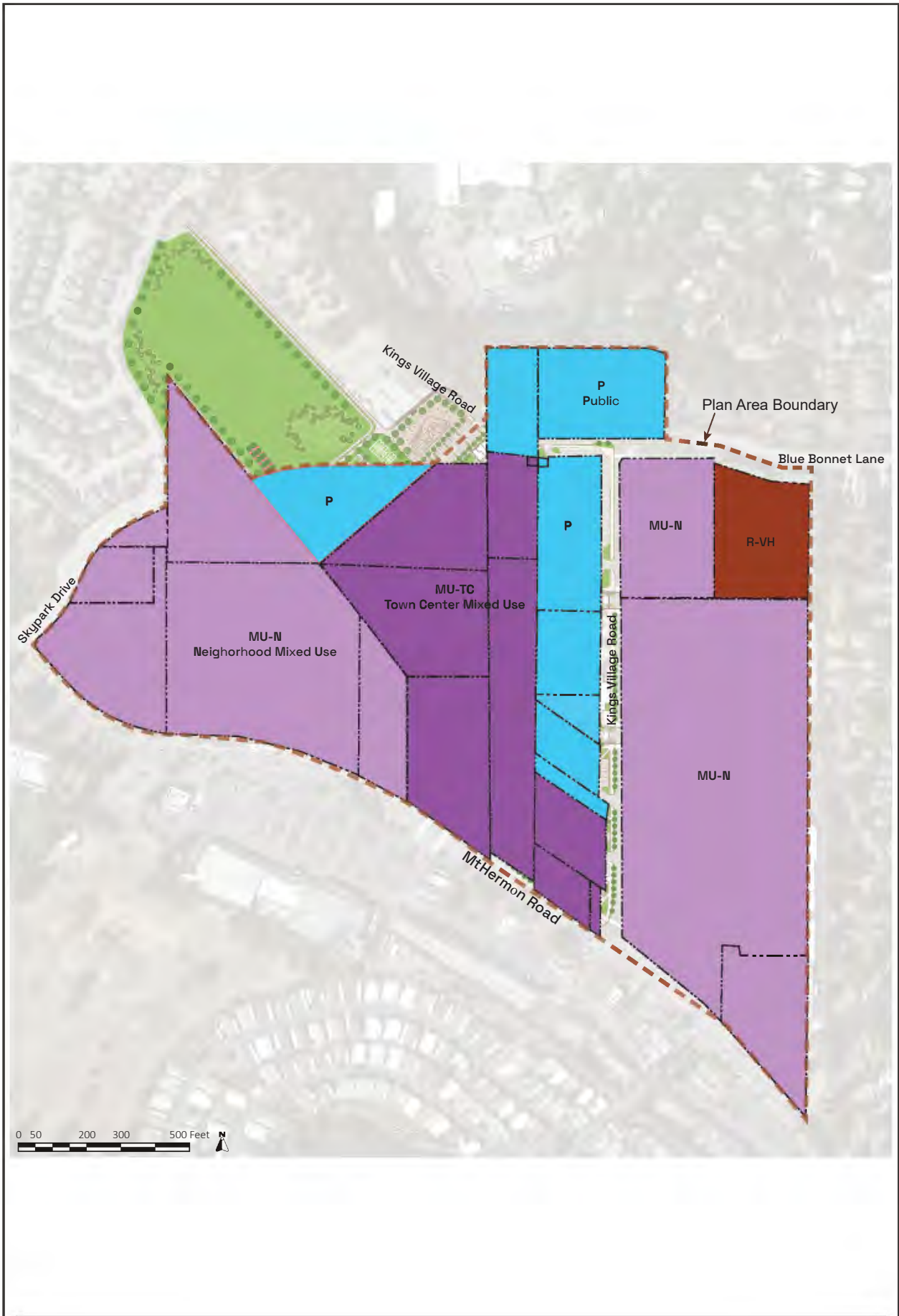
AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS

FIGURE 4



PROPOSED LAND USE DISTRICTS MAP

FIGURE 5



PROPOSED CIRCULATION NETWORK

FIGURE 6