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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025050499

Project Title: 2025 Scotts Valley Town Center Specific Plan

Lead Agency: City of Scotts Valley

Contact Name: Taylor Bateman

Email: planningdepartment@scottsvalley.gov Phone Number: 831.440.5630

Project Location: Scotts Valley (*City*) Santa Cruz (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Plan area includes 58 acres within the City of Scotts Valley, roughly bound by Blue Bonnet Lane and Kings Village Road to the north, Mt. Hermon Road to the south, Skypark Drive to the west. 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 through 2045 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 project will 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Summary Form Attachment

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A Notice of Preparation (NOP) was circulated to local, state, and federal agencies on May 12th, 2025. The 30-day comment period concluded on June 11th, 2025. Copies of all comment letters are included in Appendix A. Environmental concerns from local residents, organizations, and/or agencies about the project related to Air quality, Biological Resources, Historical Resources, Housing, Transportation and circulation, and Tribal Cultural Resources.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Regional Water Quality Control Board

ATTACHMENT TO SCH SUMMARY FORM: SIGNIFICANT AND POTENTIALLY EFFECTS AND MITIGATION

Summary of Significant Impacts

Table 1.1-1: Summary of Significant Impacts and Mitigation Measures

Significant Impact	Mitigation Measures
Air Quality	
Impact AQ-1: Without application of appropriate control measures to reduce construction dust and exhaust, construction period impacts at the program level would be considered a significant impact. **(Less than Significant Impact with Mitigation Incorporated)**	**MM AQ-1.1:** Require Project-Level Construction Assessment for Projects built out under the Plan. Construction criteria pollutant and TAC quantification shall be required on individual projects built out under the Plan once those details are available through modeling to identify impacts and, if necessary, include measures to reduce emissions below the applicable MBARD construction thresholds. Reductions in emissions can be accomplished through, though is not limited to, the following measures: • Use of alternative fuels, engine retrofits, and added exhaust devices; • Modify construction schedule; and • Implementation of measures to control fugitive dust due to construction, including but not limited to:

	○ Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. ○ Prohibit all grading activities during periods of high wind (over 15 mph). ○ Cover all trucks hauling dirt, sand, or loose materials. ○ Cover inactive storage piles. ○ Maintain at least 2'0" of freeboard in haul trucks. ○ Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
Impact AQ-2: Significant TAC emission exposure could occur under Plan buildout. **(Less than Significant Impact with Mitigation Incorporated)**	**Plan Policies that Reduce Impacts to Air Quality:** Section 3.5 (Performance Standards) of the Plan requires the following: • **Plan Performance Standard**: Applicants proposing development of two acres or greater and with construction lasting more than one year within 1,000 feet of existing sensitive receptors or worker receptors as defined by the MBARD (e.g., residential, schools) shall utilize Tier 4 engines, i.e., diesel engines that meet U.S. EPA Tier 4 particulate matter emissions standards, or best available technology at the time of project construction.
Impact BIO-1: Plan buildout could impact habitats within the Plan area that may contain special status species. **(Less than Significant Impact with General Plan Policy Incorporated)**	**General Plan Policies that Reduce Impacts to Biological Resources** In accordance with General Plan Policy OSC-1.16, land within the Plan area mapped on Figure 3.4-1 as containing the following habitat types would require a site-specific survey prior to any development: vernally moist grassland, mixed woodland, annual grassland, and ruderal. Land mapped as containing turf or developed habitat would not require a survey due to the low possibility of native species or rare/endangered wildlife. General Plan Policy OSC-1.16 requires the following: • **General Plan Policy OSC-1.16**: As part of the environmental review process, require new development proposed within areas of native plants or rare or endangered wildlife habitat to prepare a site-specific survey which identifies the

	location and type of species present. The development shall be required to mitigate any potential impacts to such species. Where appropriate, designate those areas as open space.
Impact BIO-2: Future construction activities associated with build out under the Plan could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment. **(Less than Significant Impact with Mitigation Incorporated)**	**MM BIO-2.1:** Avoid Nesting Birds The grading or demolition plan (whichever is first) shall include a note on the plans that demolition and habitat removal be scheduled to occur between September 1st and February 1st of any given year. If this is not practical, the applicant shall submit documentation to the satisfaction of the Community Development Department that a qualified biologist has been hired to conduct pre-activity surveys for nesting birds. Nesting bird surveys shall be conducted no more than 14 days prior to onset of any ground disturbance or vegetation removal at the project site. If active bird nests are observed by the biologist within the areas to be disturbed, the biologist shall determine an appropriate buffer around the nest where demolition or grading activity shall be postponed until the biologist determines all young have fledged the nest. If it is not practical to set a buffer zone, then work in the vicinity of the active bird nest (e.g., 50 feet for passerines, up to 200 feet for raptors), shall be postponed until the biologist determines that all young have fledged the nest and that construction will not result in death or injury to nestlings. Nesting bird survey reports shall be submitted to the City of Scotts Valley. o the extent feasible, demolition and construction activities shall be scheduled to avoid the nesting season. The nesting season for most birds extends from February 1 through August 31, inclusive. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code would be avoided.
Impact BIO-3: Future demolition activities and tree removal under the Plan could result in direct physical disturbance of any roosting bats that may be present, possibly resulting in injury or mortality, as well as the loss of roosting sites. **(Less than Significant Impact with Mitigation Incorporated)**	**MM BIO-3.1:** Conduct Habitat Assessment and Preconstruction Survey. A bat habitat assessment will be conducted by a qualified biologist to identify all trees on the site that have the potential to support roosting bats. Trees and structures determined not to support bat roosting habitat may be removed at any time of year without harm to individual bats. However, any trees identified as providing potential bat roosting habitat will be visually surveyed during a preconstruction survey, as described below.

A preconstruction visual survey of all trees that were determined to provide potential roosting habitat will be conducted no more than seven days prior to any trees/vegetation removal activities to determine whether roosting bats are present. If the biologist determines that no bats are present, then the tree can be removed at any time of year and will not require a two-step removal process. If bats are determined to be present or if use of the tree by bats cannot be determined during the preconstruction survey, then additional measures including night-time emergence surveys, construction-free buffers and/or a two-step tree removal will be implemented, as described below.

MM BIO-3.2: Two-Step Tree Removal. Two-step removal of trees may be utilized to remove trees identified as currently supporting roosting bats or to remove trees that were determined to provide potential habitat but could not be adequately visually surveyed during the preconstruction survey. However, a two-step tree removal can only be conducted outside of the maternity and over-wintering seasons, i.e., can only be conducted during the periods from March 1st to April 15th or from August 15th to October 15th, and only when fair-weather nights are forecasted.

The two-step removal process shall consist of two consecutive days of work. On day one, a qualified biologist shall direct a tree trimming crew to trim the tree in such a way as to make the tree less suitable/attractive for bats. To the degree practicable, removed branches shall be chipped nearby. The disturbance caused by the noise and vibration of the tree trimming and chipping during day one would serve to encourage any bats using the tree to vacate their roosts. The following day, the tree shall be completely removed. A qualified biologist does not need to be present during the day two tree removal activities. To the extent practicable, day one activities shall occur in the afternoon or early evening and day two activities shall occur during morning hours.

MM BIO-3.3: Nighttime Emergence Survey. Alternatively, for any trees that cannot be adequately surveyed during the preconstruction survey, a nighttime emergence survey can be conducted by a qualified biologist on a fair-weather night during the volant season (March 1 through October 15) to determine if bats are present. If bats are found to be absent, the tree can be

	removed. If bats are found to be present, and it is within the maternity season (April 15 through August 15), further investigation must occur to determine whether a maternity colony is roosting in the tree. If bats are found to be present and it is outside of the maternity season (March 1 through April 14 or August 16 through October 15), the two-step removal process described in MM BIO-3.2 shall be utilized to remove the tree. **MM BIO-3.4:** Construction-free Buffers. If a maternity colony or overwintering colony is identified on the site, then a construction-free buffer shall be established around the tree(s) and remain in place until it has been determined that the colony is no longer active. Tree removal shall occur between March 1 and April 14 or between August 16 and October 15, as described above, utilizing the two-step removal method to avoid interfering with an active nursery and/or overwintering bats.
Impact BIO-4: Future development projects under the Plan could place fill into jurisdictional waters. **(Less than Significant Impact with General Plan Policies Incorporated)**	**General Plan Policies that Reduce Impacts to Biological Resources** Future development projects would be required to comply with the following General Plan policy pertaining to biological resources. • Policy OSC-1.18: All future development applications are required to submit a detailed biological study where an initial site inventory indicates the presence of potential for wetland species or indicators. The study shall contain a delineation of all wetland areas on the project site based on the definitions contained in Section 13566(b) of Title 14 of the California Code of Regulations. The City's review process for future development would ensure that any wetland features within the Plan area are properly delineated prior to development. Based off of the results of any future delineation, the responsible developer shall coordinate with the appropriate regulatory agency overseeing any jurisdictional waters determined to be located onsite. The appropriate permits deemed required by the regulatory agency shall be secured prior to grading permit.
Cultural Resources	

Impact CUL-1: Future development projects under the Plan could indirectly or directly impact known and unknown historic buildings and structures by removing historic buildings and structures, or altering the setting for historic properties. **(Less than Significant Impact with Mitigation Incorporated)**	**MM CUL-1.1:** Historic Resources Assessment and Project-Level Mitigation: Require preparation of an historic resources evaluation for any development proposal containing a structure or structures 50 years old or older and that are not identified as historic resources by the City. If the structure(s) may potentially meet the criteria for listing as an historic resource, and proposed development would have the potential to impact the historic significance of the structure(s), the development applicant shall provide an historic assessment of the structure(s) prepared by a qualified historic consultant. If it is determined by the City based upon the historic assessment that a development would impact a structure that is eligible as an historic resource under CEQA definitions, the City shall consider measures that would enable the project to avoid direct or indirect impacts to the building or structure, including designs consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. If the building or structure can be preserved, but remodeling, renovation or other alterations are required, this work shall be conducted in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. **MM CUL-1.2:** Resource Documentation: If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, the City shall ensure that a qualified architectural historian thoroughly documents the building and associated landscape and setting. Documentation shall include still and video photography and a written documentary record/history of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be prepared in consultation with the State Historic Preservation Officer and filed with the Office of Historic Preservation. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site specific and comparative archival research, and oral history collection as appropriate.

Impact CUL-2: Future development projects under the Plan could inadvertently discover unknown archaeological resources during construction. **(Less than Significant Impact with Mitigation Incorporated)**	**MM CUL-2.1:** Prior to the commencement of construction, the applicant shall secure the services of a qualified archaeologist. The archaeologist shall prepare a Worker Environmental Awareness Program (WEAP) to instruct construction workers of the obligation to protect and preserve valuable archaeological and Native American resources. This program will be provided to all construction workers involved in ground disturbing activities in the form of a recorded presentation and PDF pamphlet and will include a discussion of all applicable laws and penalties under the law; samples or visual aids of resources that could be encountered in the project vicinity; notification of any culturally sensitive locations where monitoring may occur; instructions regarding the need to halt work in the vicinity of any potential archaeological and Native American resources encountered; and measures to notify their supervisor, the applicant, and the specialists. An electronic version of the WEAP shall be provided to the City for review and approval prior to issuance of any tree removal, grading, demolition, or building permits, whichever occurs first. **MM CUL-2.2:** Archaeological monitoring by a professional archaeologist shall occur for ground disturbing activities within native soils. The archaeological monitor shall record and maintain daily monitoring logs that include written descriptions of the areas monitored and project activities, photographs, sediment descriptions, any finds encountered, and the response to the finds. Monitors shall halt or redirect work in the immediate area if archaeological resources are identified during earth-moving activities. **MM CUL 2.3:** Presence of Artifacts. Any property owner who, at any time in the preparation for or process of excavating or otherwise disturbing the ground, discovers artifacts or other evidence of a Native American cultural site, shall: • Cease and desist from all further excavations and disturbances within 25 feet of the discovery. • Arrange for staking completely around the area of discovery by visible stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking.

	• Notify the proper authority in accordance with the Native American Cultural Sites ordinance. Notify the Community Development Director. • The archaeological monitor will evaluate the find to determine if it meets the definition of a historical, unique archaeological, or tribal cultural resource and evaluate its eligibility for listing in the California Register of Historic Resources as determined by the California Office of Historic Preservation. Data recovery methods may include, but are not limited to, backhoe trenching, shovel test units, hand augering, and hand-excavation. The techniques used for data recovery shall follow the protocols identified in a treatment plan to be reviewed and approved by the City. Data recovery shall include excavation and exposure of features, field documentation, and recordation. All documentation and recordation shall be submitted to the Northwest Information Center and Native American Heritage Commission (NAHC) Sacred Land Files, and/or equivalent prior to the issuance of an occupancy permit. A copy of the evaluation shall be submitted to the Community Development Director.
Geology and Soils	
Impact GEO-1: Future construction activities could disturb paleontological resources, if present. **(Less than Significant Impact with Mitigation Incorporated)**	**MM GEO-1.1:** Fossil Treatment. In the event a fossil(s) is discovered during construction, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City and future project applicants will be responsible for implementing the recommendations of the paleontological monitor, and a final report documenting the implementation of the treatment program shall be prepared and provided to the City for review.

Greenhouse Gas Emissions	
Impact GHG-1: Buildout under the Plan would result in approximately 15,533 MT of CO2e annually and would not meet the State's goal of carbon neutrality by 2045. **(Significant and Unavoidable Impact with Mitigation Incorporated)**	**MM GHG-1.1:** The following measures will be implemented to address the State's efforts to reduce GHG emissions and make progress toward attaining carbon neutrality. Future development under the Plan shall meet the following requirements: • Avoid construction of new natural gas connections for residential buildings to the extent feasible, recognizing federal law preempts local government attempts to prohibit the use of natural gas. If this is not feasible, then the project must comply with Mitigation Measure MM GHG-1.2 below. • Avoid wasteful or inefficient use of electricity by meeting CALGreen Building Standards Code requirements that are considered to be energy efficient and including electric vehicle charging infrastructure that meets current Building Code CALGreen Tier 2 compliance. • Reduce VMT per service population by 15 percent over regional average or screen out based on the Analyzing Vehicle Miles Traveled for CEQA Compliance SB 743 Implementation Guidelines for the City of Scotts Valley. **MM GHG-1.2: Natural Gas Project Requirements.** Projects that include natural gas appliances shall enter into an agreement with the City to reduce GHG emissions equivalent to those emitted by the project's natural gas appliances. Applicants would have to provide evidence to the City demonstrating that these emissions were properly identified and offset, prior to receiving any approval for construction (e.g., building permit).
Hazards and Hazardous Materials	
Impact HAZ-1: Future development within the Plan could encounter and disturb contaminated soil, soil vapor, and groundwater, and result in adverse effects on construction workers, existing residents and employees, and nearby sensitive receptors. **(Less than Significant Impact with Mitigation Incorporated)**	**MM HAZ-1.1:** All future development that would occur as a result of the Plan would be required to complete a Phase I Environmental Site Assessment (ESA), unless the Community Development Director determines that a prior Phase I completed for the site adequately establishes baseline conditions and/or the site has undergone regulatory oversight and the site condition is deemed acceptable for the proposed use. The Phase I ESA must be prepared by a qualified environmental consultant and will assess the property's nature, history, and setting. If determined necessary based on the findings of the ESA, future development would be

	required to complete additional testing and/or reports. Mitigation for future projects will be implemented as deemed necessary by the required ESAs to mitigate the risk of hazardous materials being released into the environment.
Noise	
Impact NOI-1: Future construction associated with development under the Plan could result in temporary construction noise impacts. **(Less than Significant Impact with General Plan Policies and Mitigation Incorporated)**	**General Plan Polices that Reduce Construction Noise Impacts** • Policy SN-7.15 Construction Noise Management. Ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses. • Policy SN-7.16 Construction Noise Reduction Plan. Where appropriate, particularly when located adjacent to sensitive land uses, the City may require construction noise reduction measures as part of project development plans to reduce the effects of construction noise. **MM NOI-1.1 : Noise Reduction Measures.** To reduce the effects of construction noise, the project applicant shall ensure that the following noise reduction measures are included as part of all relevant grading and building construction plans: • Limit construction activity to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 5:00 p.m., with no construction on Sundays; • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment; • Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses; • Locate staging areas and construction material areas as far away as possible from adjacent land uses; • Prohibit all unnecessary idling of internal combustion engines; • If impact pile driving is proposed, multiple-pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total

	duration of pile driving activities would be reduced; • If impact pile driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the adjacent land uses. Such noise control blanket barriers can be rented and quickly erected; • If impact pile driving is proposed, foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the pile. Pre-drilling foundation pile holes is a standard construction noise control technique. Pre-drilling reduces the number of blows required to seat the pile. Notify all adjacent land uses of the construction schedule in writing; • Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem are implemented. • Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction.
Impact NOI-2: Future development under the Plan could result in a significant permanent noise level increase. **(Less than Significant Impact with General Plan Policies Incorporated)**	**General Plan Polices that Reduce Impacts** For new development projects within the Plan area that would result in a significant permanent noise level increase, the incorporation of the following General Plan policies would minimize potential operational noise. • Policy SN-7.5 New Development Noise Attenuation. New developments that are conditionally acceptable or increase the day-night noise level by more than the levels shown in Table SN-2: Noise Increase Standards in the City's General Plan, shall conduct a noise study to determine that the appropriate noise attenuation design measures have been incorporated to the City's satisfaction. • Policy SN-7.17 Use of Truck Routes. Limit truck traffic in residential and commercial areas to designated truck routes.

	• Policy SN-7.7 Noise Attenuation Techniques. The City Planning and Building departments shall ensure noise attenuation techniques are constructed in new development projects. The City building inspector will ensure that all design specifications relevant to a project's acoustical design for noise level reduction are completed as approved prior to final approval of any project. • Policy SN-7.9 Acoustical Engineering Analysis. The City would require an acoustical engineering analysis to show that new commercial or industrial planned use will not increase the local ambient noise levels by more than the values outlined in the noise element of the General Plan. This would also apply to the proposed amphitheater.
Impact NOI-3: Groundborne vibration levels generated by construction activities for development under the Plan exceeding the conservative 0.3 in/sec PPV limit for conventional offsite buildings would have the potential to result in a significant vibration impact. **(Less than Significant Impact with Mitigation Incorporated)**	To further reduce construction vibration, the Plan would require that the following measures are implemented by future development projects proposing construction equipment within the screening distances of vibration-sensitive receptors[1] (refer to Table 3.13-6), to reduce construction-related vibration. **MM NOI-3.1: Vibration Control Requirements.** A construction vibration control plan shall be prepared by a qualified professional in accordance with industry-accepted methodology. The plan shall identify necessary construction vibration controls to reduce the potential of cosmetic damage to buildings and to minimize annoyance. Controls may include, but would not be limited to, the following measures: • Comply with the construction noise ordinance to limit hours of exposure. The City's Municipal Code allows construction activities between the hours of 8:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sunday. • A list of all heavy construction equipment to be used for the project known to produce high vibration levels (tracked vehicles, vibratory

[1] Per Illingworth & Rodkin's Noise and Vibration Assessment completed for the Plan (see Appendix C), vibration-sensitive receptors include: "Older residential structures with plastered walls, buildings with foundation walls and floors in concrete, walls in concrete or masonry, stone masonry retaining walls, underground chambers and tunnels with masonry alignments, and conduits in loose material."

	compaction, jackhammers, hoe rams, etc.) shall be submitted to the City by the contractor. This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort for reducing vibration levels below the thresholds. • Place operating equipment on the construction site as far as possible from vibration-sensitive receptors, including older residential structures with plastered walls, buildings with foundation walls and floors in concrete, walls in concrete or masonry, stone masonry retaining walls, underground chambers and tunnels with masonry alignments, and conduits in loose material • Use smaller equipment along project boundaries to minimize vibration levels below the limits. • Avoid using vibratory rollers and tampers near sensitive areas. • Select demolition methods not involving impact tools. • Modify/design or identify alternative construction methods to reduce vibration levels below the limits. • Avoid dropping heavy objects or materials near sensitive areas. • For projects requiring impact or vibratory pile driving, supplemental environmental review would be required. At a minimum, such projects would develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies shall be identified for when vibration levels approach the limits. Conduct a post-construction survey on structures where either monitoring has indicated high vibration levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.

Transportation	
Impact TRAN-1: Buildout of the Plan would contribute to a significant cumulative VMT impact for commercial land uses. **(Significant and Unavoidable Impact)**	None available