



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: December 14, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 12-8-2023 at City Hall, SV Public Works Building, SV Senior Center and online at www.scottsvally.gov .

ELECTED OFFICIALS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgin, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner	Taylor Bateman, Community Development Director Sarah Wikle, Senior Planner Gabriela Cortez, Assistant Planner Jonathan Kwan, Contract Planner Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS
Notice regarding Planning Commission Meetings: The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely. Agenda and Agenda Packet Materials: The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: https://www.scottsvally.gov/129/Agendas-Minutes Public Participation: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298 You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve Planning Commission meeting minutes of 11-16-2023

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Mitigated Negative Declaration (EA22-002) and Land Division Application (LD22-001) to allow a nine-lot subdivision of a 5.71 acre site south of Sandraya Heights Road (APN: 023-113-36)
2. Consideration of an Amendment (PD19-004.1) to Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to modify the covered parking requirements for Lot 3 (APN 022-902-26) of a previously approved three-lot subdivision located at 310 Coastal Oak Court (formerly 4303 B Scotts Valley Drive).
3. Consideration of an amendment to a previously approved Planned Development Permit (PD22-001) and Design Review Permit (DR22-006) to modify the Planned Sign Program for the Hangar at Skypark. All changes proposed are for signage located at 262 Mount Hermon Road (Faultline Brewing Company).

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability,

please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date: December 14, 2023

**Applicant /
Property Owner:** Sachneel Patel / Sandraya Heights LLC

Applications: Mitigated Negative Declaration EA22-002
Land Division LD22-001

Location: Sandraya Heights Road & Casa Way

General Plan / Zoning: Residential Low Density / R-1-20

Environmental Status: Mitigated Negative Declaration (MND) was prepared and circulated for public review July 21- August 21, 2023, in accordance with the California Environmental Quality Act (CEQA)

Request: Consideration of a Mitigated Negative Declaration and Land Division Application to allow a nine-lot subdivision of a 5.71-acre site south of Sandraya Heights Road. No change in land use is proposed.

Staff Planner: Jonathan Kwan, Consultant Planner
jonathank@csgengr.com

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing, provide comment, and adopt a resolution recommending certification of a Mitigated Negative Declaration EA22-003 and approval of Land Division LD22-001 to the City Council. The project would then be forwarded to the City Council for consideration.

BACKGROUND

The project site (APN: 023-113-36) is a 5.71-acre site located at the southeast intersection of Casa Way and Sandraya Heights Road (Attachment 1 - Location Map). The project site is bounded by Casa Way to the west, Sandraya Heights Road to the north, Glenwood Drive to the east, and Grace Way and San Augustine Way runs perpendicular to the site on the south side. Sandraya Heights Road is a privately owned and maintained road that is located on the south side of the properties to the north and

grants access to those properties. The project site is currently vacant and surrounded by single family residential uses with the exception of the Scotts Valley Fire District station to the northeast. The existing project site is vacant.

The project site is a single lot with multiple right of ways running through the property as shown on the project plans (Attachment 3) and summarized below:

- A 25' right of way runs along the north side of the property between Casa Way and Glenwood Drive;
- A 50' right of way connects Grace Way and Sandraya Heights Road; and
- A 50' right of way connects San Augustine Way and Sandraya Heights Road.

The applicant has conducted a significant amount of community outreach to engage the community. They have had numerous meetings with the surrounding neighborhood and the abutting neighbors. City Staff have also been invited to participate in a few of the meetings regarding the circulation of the site.

DISCUSSION AND ANALYSIS

The proposed project is a nine-lot subdivision for nine single-family lots that includes a new roadway, cul-de-sac extension. The zoning compliance table provided below is intended to serve as a quick reference to illustrate that the proposed project is in compliance with the City's General Plan and Zoning Regulations.

R-1-20, Single-Family Residential			
	Standard	Proposed	Compliance
Maximum Lot Density	2 du/ac	1.57 du/ac	Yes
Minimum Lot Area	20,000 sf	Minimum 20,004 sf	Yes
Minimum Lot Width	90'	Minimum approx. 96'	Yes
Minimum Lot Depth	125'	Minimum approx. 133'	Yes
Minimum Lot Frontage	60'	Minimum approx. 65'	Yes
Maximum Site Coverage	50%	Maximum 26%	Yes

Circulation

The existing roadway network consists of a series of privately maintained roads that are publicly accessible. Per Section 10.18.020 of the Scotts Valley Municipal Code, Casa Way, Grace Way, San Augustine Way, and Sandraya Heights Road are all roads that are privately maintained but are held for open use by the public for purposes of vehicular travel.

As noted above, three right of ways run through the property, allowing for connections from Casa Way to Glenwood Drive, Grace Way to Sandraya Heights Road, and San Augustine Way to Sandraya Heights Road. As a part of this project, the City would give up the right of ways that run through the project site to develop the project's internal roadways. Connecting all existing roadways would allow for through traffic, creating potential impacts to the existing neighborhoods. Instead, the proposed project includes a new 32-foot wide road along the north side of the project site, an extension of San Augustine Way with a cul-de-sac, an emergency vehicle access (EVA) connection to Grace Way that would connect to the new road on the north side of the property, a pedestrian connection to Glenwood Drive and a pedestrian connection to San Augustine Way. All proposed roadways are located on the

project site. The project plans include a Site Access Plan (Sheet C2.1) to illustrate proposed EVA and pedestrian routes.

The proposed roadway on the north side of the property is a new road that would run parallel to the existing Sandraya Heights Road. To improve roadway safety, the proposed project would remove the connection between the existing Sandraya Heights Road and Casa Way, and remove approximately 762 feet of the existing roadway, the area between Casa Way and the east side of 216 Sandraya Heights Road. The proposed roadway on the north side of the property would allow access to proposed Lots 1 to 6 as well as connections to four existing properties to the north (210 to 216 Sandraya Heights Road).

To minimize the potential impacts of connecting to the proposed roadway, the demolition of the existing roadway shall require approval from the property owners at 210 to 216 Sandraya Heights Road and the Public Works Director. The Applicant shall submit an executed agreement to quitclaim the rights to the Existing Sandraya Heights Roadway as shown in the proposed plans prior to building permit issuance and recordation of the final parcel map. In addition, the western portion of the existing Sandraya Heights Road shall be demolished per the plans prior to certificate of occupancy of the first home.

The proposed EVA connection to Grace Way includes removable bollards on the south side of the property to provide access for emergency vehicles and pedestrians while restricting vehicular traffic to flow through an already established neighborhood. The extension of San Augustine Way into a cul-de-sac allows vehicular access to proposed Lots 7-9 and creates a vehicle turnaround.

The proposed pedestrian connections allow the proposed project to be integrated into the existing community and enhance the walkability for the proposed project and surrounding neighborhood. From Casa Way, the proposed project includes a new sidewalk on the south side of the new road that continues down the Grace Way EVA. A crosswalk to the north side of the road is proposed by the Grace Way EVA and continues the sidewalk to Glenwood Drive. A pedestrian walkway is also proposed between proposed Lots 7 and 9 to connect to San Augustine Way.

The traffic impact analysis submitted by the applicant analyzes a proposed development that would add ten households to the existing community and create a new roadway that runs parallel to the existing Sandraya Heights Road. The analysis concludes that there would be a less than significant impact to vehicle miles traveled but that there is potential for visual conflict between the proposed roadway and the existing roadway connecting to Casa Way and Sandraya Heights Road. This analysis refers to the original proposal for the project which proposed a roadway on the north side of the project site that would run parallel to the existing roadway that serves 210 to 216 Sandraya Heights Road. To resolve the potential conflict, the applicant revised the plans to remove the existing road that leads to 210 to 216 Sandraya Heights Road and instead allow connections to the proposed new road. The revision required the proposed roadway to shift south and resulted in modifying the proposed project to a nine-lot subdivision. Given that the revised project reduced the overall density of the project, it is anticipated that the proposed project would result in less vehicle trips and vehicle miles traveled.

Parking

As required by code, each of the single-family homes on the proposed lots is required to include a minimum of two parking spaces in the garage as well as an additional two parking spaces on the driveway. In addition, the proposed plan includes a total of 22 on-street parking spaces on the proposed roadway that serves proposed Lots 1-6 and the cul-de-sac at the end of San Augustine Way. The developer originally considered proposing street parking on both sides of the proposed roadway that serves Lots 1-6, however, after receiving public feedback on the proposed design, the project was revised to limit parking to the south side of the road. In addition, the driveway connections to the proposed roadway for 210 to 216 Sandraya Heights Road would allow for additional uncovered parking on their property. No parking would be allowed on the EVA leading to Grace Way. As a condition of approval, the curbs in the EVA shall be painted red to restrict parking at any time. The final design of the project may require minor changes such as shifting a driveway, resulting in the change of the final number of on-street parking spaces, as a condition of approval a minimum of 20 on-street parking spaces shall be provided across the project site at the time of completion. To maintain street parking at the project site, a condition of approval has been added to require future development on the property to avoid reducing the amount of available street parking and utilize shared driveways to the extent feasible.

Drainage

The proposed project creates nine new lots, a new road and the extension of San Augustine Way. The proposed plan has been designed to consider onsite stormwater runoff and includes low impact developments such as permeable pavers and bioswales. The low impact development slows stormwater runoff and allows for treatment and infiltration before entering the storm drain system. The proposed drainage facilities would augment the resilience of the site and improve water quality through infiltration and treatment. In addition, the proposed project would benefit the surrounding neighborhood by designing the site to accept drainage from 210-216 Sandraya Heights Road. The final drainage plan shall be reviewed and approved by the Department of Public Works and may require additional documentation for the long-term management of the onsite drainage facilities.

Future Development and Construction

This application proposes the subdivision of the project site and ensures that the lots have access to roadway and infrastructure for utilities and stormwater management. The R-1-20 zoning district would allow for a new single family dwelling unit on each of the proposed lots. Any future development would be subject to all applicable zoning requirements. Per the developer, the proposed construction would require the completion of grading and building the infrastructure, followed by construction of the new homes, then construct the new roadways, and ensuring that 210-216 Sandraya Heights Road can access the new roadway before finally removing the western portion of the existing Sandraya Heights Road.

The proposed erosion control plans include a truck routing plan that indicates the main truck route for the proposed project. From Highway 17, trucks are proposed to take Glenwood Road to Casa Way and enter the project site from the west side of the property. Staff has added a condition of approval to require the developer to utilize the truck route as the primary route and to direct all construction vehicles to the truck route as much as feasibly possible. In addition, the final access plan shall be reviewed and approved by the Public

Works Director. Therefore, construction vehicle access to the project site through Grace Way shall be restricted as much as feasibly possible. Since the proposed project extends San Augustine Way into a cul-de-sac, limited access may be required. There is a possibility of damage occurring to the roadways due to construction-related vehicles. A condition has been added to require that the developer coordinate with the Public Works department to document the existing condition of the roadways. The developer shall be responsible for any damage to the roadways from construction-related transport.

The proposed erosion control plans also include proposed materials and equipment storage areas. The areas proposed for storage are located on site on the south side of lot 2 and on the east side of proposed Lot 6. As a condition of approval, the areas for construction storage shall be screened from the public right of way.

Future Maintenance

An HOA and CC&Rs are required for the proposed development. The HOA would maintain all common areas on the property, including, but not limited to, the roadways, drainage facilities, landscaping and all other subdivision improvements. The neighboring properties at 210 to 216 Sandraya Heights Road would connect to the proposed roadway as a benefit and would not be subject to the requirements and responsibilities of the HOA.

Trees

A tree survey was conducted at the project site by a certified arborist, Live Oak Associates Inc in November 2021. The arborist found that there were 105 trees on site, 81 of which are protected under Section 17.44.080 of the Scotts Valley Municipal Code. The project as proposed would remove 39 of the protected trees. The applicant has prepared a conceptual landscape plan that identifies where new landscaping, including 78 replacement trees, would be planted within the project site. As a condition of approval, the trees are required to be planted prior to completion of the project and final inspection of the future development.

A condition has been added to require that the applicant prepare a landscape installation phasing plan prior to issuance of building permit and that a building or grading permit be obtained prior to the removal of the trees on site. In addition, while no raptors/vectors have been identified on site by the project biologist, required mitigation measures would limit the time the trees can be removed so that no nesting birds would be impacted by the removal of the trees.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This application was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA). An Initial Study was completed and identified potentially significant impacts. Staff prepared and circulated a Mitigated Negative Declaration (MND) that describes the potential project impacts and mitigation measures, or ways to reduce the impacts to less than significant levels. According to the Initial Study and Mitigated Negative Declaration, generally, the proposed project would have no impact or a less than significant impact to the environment. However, the proposed project would have potentially significant

impacts to biological resources, unless mitigated. A condition has been added to incorporate all mitigation measures as conditions of approval.

The IS/MND (State Clearinghouse #2023070477) was made available to the public for a 30-day comment period between July 21, 2023 through August 21. Ten responses were received during the comment period. One additional comment was received prior to the release of the IS/MND. The comment letters are attached as Attachment 5 and a summary of the comment letters received are below.

The majority of the comments received did not pertain to the IS/MND or environmental impacts. Instead, many of the letters included questions and concerns about access to the project site, concerns about impacts during construction and grading, and had general questions regarding the project. In addition, a few letters did not support the addition of three lots at the end of San Augustine Way. Staff provided responses to clarification questions and the applicant prepared a construction staging exhibit and proposed truck route to provide more clarity.

Comment letters from US Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) were also received. Both agencies provided comments regarding the population of Scotts Valley Spineflower on site and noted that it thrives in the same habitat as the Scotts Valley Polygonum. Both agencies provided comments regarding the mitigation measures and the IS/MND has been revised to provide more background information, including information on the process that was undertaken to survey the biological resource findings on site. In addition, the biological resources mitigation measures were enhanced. The majority of revisions can be found on page 13-18 of the redlined IS/MND (Attachment 4). The key issues and mitigation measures are summarized further below.

Biological Resources

The federally endangered Scotts Valley Spineflower (*Chorizanthe robusta* var. *hartwegii*) occurs on the project site. 185 individual species were identified on the project site in an approximately 140 square foot area located between the proposed property line between proposed Lots 1 and 2. The proposed project would develop the property, resulting in the removal of the spineflower and therefore would result in a significant impact to biological resources. Mitigation Measure MM Bio – 1.1 requires that the Scotts Valley Spineflower population is either preserved onsite or an offsite population is enhanced. Due to the small population of the spineflower and the surrounding development, the spineflower population is vulnerable and therefore the offsite mitigation of the spineflower is the biologically superior option.

For offsite mitigation, the project applicant is required to submit documentation (an Off-Site Spineflower Mitigation Plan) to the satisfaction of the Community Development Department. Mitigation options include, but are not limited to; 1) restoration and/or conservation efforts that benefit existing off-site spineflower populations to increase habitat value, 2) reduce threats to spineflower populations, 3) ensure that the species will persist and thrive on

managed and permanently secure protected spineflower habitat, or 4) other suitable compensatory mitigation.

If offsite mitigation is not an option, the project applicant may move forward by avoiding and protecting the habitat onsite. The project applicant would be required to prepare an On-site Spineflower Mitigation Plan prior to recordation of the final map and any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley associated with the project site. The On-site Spineflower Mitigation Plan shall avoid disturbance to the 140 square feet existing spineflower habitat and include an appropriate buffer. In addition, the applicant would be required to modify the proposed project to consolidate proposed lot 1 and lot 2, which may be subdivided at a later date given that an appropriate buffer to the spineflower habitat is provided. It shall also include measures to ensure long term protection of the spineflower habitat such as a conservation easement and the establishment of an endowment fund to manage and monitor the preserved habitat areas in perpetuity.

Under the mitigation measure, the developer would not be permitted to initiate grading or construction prior to submitting documentation from a qualified biologist that the proposed ground disturbance will not impact the spineflower population on the project site or documentation of securing a viable offsite mitigation alternative. Both of the alternatives would require the applicant to coordinate with USFWS and CDFW for review and approval. The Applicant has been in communication and working with both USFWS and CDFW to ensure that the mitigation of any potential impacts are achieved.

Additional mitigation measures for biotic resources include:

MM BIO-1.2: Focused Surveys and Relocation Plan for Roosting Bats

MM BIO-1.3: Focused Surveys and Relocation Plan for Dusky-Footed Woodrats

MM BIO-1.4: Focused Surveys and Relocation Plan for Monarch Butterfly

MM BIO-1.5: Focused Survey and Buffers for Nesting Migratory Birds and Raptors

Mitigation measures BIO-1.2 to 1.5 include preventative measures including various surveys, pre-construction measures, buffers, and monitoring to protect different habitats and species.

ATTACHMENTS

1. Resolution No. ____
2. Location Map
3. Project Plans
4. Initial Study / Mitigated Negative Declaration
5. Public Comments

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A MITIGATED NEGATIVE DECLARATION EA22-003 AND APPROVAL OF LAND DIVISION LD22-001, FOR A NINE-LOT SUBDIVISION LOCATED AT THE INTERSECTION OF CASA WAY AND SANDRAYA HEIGHTS ROAD / APN 023-113-36, SUBJECT TO MITIGATION MEASURES AND CONDITIONS OF APPROVAL

WHEREAS, the City of Scotts Valley has received an application from Sandraya Heights LLC (referred to as the “applicant”) for “Sandraya Heights Land Division” project to subdivide a vacant 5.71-acre parcel into nine lots for residential development, located at the intersection of Casa Way and Sandraya Heights Road / APN 023-113-36; and

WHEREAS, the Applicant has presented substantial evidence which supports the application; and

WHEREAS, the application is a “Project” pursuant to the California Environmental Quality Act (“CEQA”); and

WHEREAS, the City selected Kimley-Horn and Associates, an independent environmental consultant (“Consultant”) to conduct an Initial Study and prepare a Mitigated Negative Declaration (IS/MND), in accordance with the State CEQA Guidelines and requirements. The IS/MND (State Clearinghouse #2023070477) was duly noticed, published, and distributed for a 30-day public review period from July 21, 2023 through August 21, 2023, and was made available for public review at the Planning Department at City Hall and the City’s website; and

WHEREAS, the Planning Commission held duly published and noticed public hearings on December 14, 2023, to review and consider proposed project, hear public testimony, and provide comments and recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley (“Commission”) that the Commission hereby recommends to the City Council:

SECTION 1: That the IS/MND has been completed in compliance with the requirements of CEQA and that the Planning Commission has reviewed and considered the information within the IS/MND.

SECTION 2: That the IS/MND represents the independent judgement and analysis of the City.

SECTION 3: That the Planning Commission recommend the City Council to certify the MND and recommended mitigation measures attached hereto (Exhibit A) and incorporated herein by this reference based on the following findings pursuant to CEQA:

1. **An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.** City staff conducted an Initial Study for the project and prepared a Mitigated Negative Declaration to reduce potential adverse environmental impacts to less than significant levels.
2. **The Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).** The Mitigated Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from July 21, 2023 through August 21, 2023 by 5:00PM.
3. **All mitigation measures identified in the Mitigated Negative Declaration are included in this resolution certifying the Mitigated Negative Declaration and will be made conditions of approval of a future development that requires review and approval by the City.** The Mitigation Measures are listed Exhibit A, attached hereto as, and incorporated herein by this reference.
4. **The City has prepared a program to report on and monitor changes made to the project in order to mitigate or avoid significant effects on the environment.** A Mitigation Monitoring Reporting Program (MMRP) will be prepared for when the City Council reviews the proposed project. The MMRP will identify the responsible monitoring and reporting parties. The MMRP will ensure compliance of the mitigation measures during future project implementation and provide the timing for implementation.
5. **The environmental determination represents the independent judgement of the City.** The Mitigated Negative Declaration was prepared by City staff. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.
6. **The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.** Copies of the Mitigated Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public for review at City Hall, the Planning Department, and the City's website.
7. **Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Mitigated Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.** The technical/environmental studies conducted for the proposed project identified potential impacts. Mitigation measures will reduce these impacts to less than significant levels.

SECTION 4: That the Planning Commission recommend the City Council to approve the Land Division LD22-001 as shown on the plans as submitted to the Planning Commission,

based on the following findings, subject to Conditions of Approval in Exhibit B, attached hereto and incorporated herein.

8. ***That the proposed land division and improvements are consistent with the zoning ordinance and General Plan.*** The proposed land division would result in the development of single family homes, consistent with the surrounding uses and the existing General Plan land use designation and R-1-20 Zoning district.
9. ***That the project site is physically suitable for the density of the land division.*** The proposed lots would meet minimum lot size requirements and result in the development of nine single-family homes, consistent with the surrounding neighborhood and density in the existing neighborhood. Proposed lots would meet the minimum lot size standards in the City's zoning ordinance.
10. ***That the design of the land division or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the IS/MND includes mitigation that would reduce any impact to fish, wildlife or habitat to a less than significant level.
11. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project meets the requirement of this finding in that the project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, mitigation requires the grading and construction contractors to implement best management practices (BMPs) and a hazardous materials containment plan, respectively. The IS/MND evaluated that the project is not expected to cause serious public health problems.
12. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that the project will provide connections for 210-216 Sandraya Heights Road and remove a portion of the existing Sandraya Heights Road. In addition, the project would provide pedestrian access easements to Glenwood Drive and San Augustine Way as well as emergency vehicle access to Grace Way. The Scotts Valley Public Works Department and Scotts Valley Fire Protection District has reviewed the project and recommends approval subject to conditions.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley recommends City Council approve the Sandraya Heights Land Division Mitigated Negative Declaration EA22-002 and Land Division LD22-001, for the "Sandraya Heights Land Division" project, a nine-lot subdivision on the subject site, located at the intersection of Casay Way and Sandraya Heights Road /

APN 023-113-36 subject to the Mitigation Measures (Exhibit A) and Conditions of Approval (Exhibit B) which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 14th day of December 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved:

Lori Gentile
Chair

Attest:

Taylor Bateman
Community Development Director

EXHIBIT A

Mitigation Measures

MM Bio – 1.1: Spineflower Mitigation

Off-Site Spineflower Mitigation Plan

Prior to recordation of the final map and any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley associated with the project site, the project applicant shall submit documentation (an Off-Site Spineflower Mitigation Plan) to the satisfaction of the Community Development Department demonstrating acceptance by a third party (i.e., the Scotts Valley School District, the Salvation Army, Land Trust Santa Cruz County, or other appropriate entity) of off-site mitigation for the replacement of the 140 square feet of impacted spineflower on the project site at a minimum ratio of 3:1. Mitigation could include, but is not limited to; 1) restoration and/or conservation efforts that benefit existing off-site spineflower populations to increase habitat value, 2) reduce threats to spineflower populations, 3) ensure that the species will persist and thrive on managed and permanently secure protected spineflower habitat, or 4) other suitable compensatory mitigation.

The Off-site Spineflower Mitigation Plan shall be prepared by an independently qualified third-party biologist (paid for by the project applicant) and reviewed and approved by the U. S. Fish & Wildlife Service.

On-site Spineflower Mitigation Plan

If an Off-site Spineflower Mitigation Plan cannot be achieved, the project applicant shall prepare an On-site Spineflower Mitigation Plan prior to recordation of the final map and any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley associated with the project site. The On-site Spineflower Mitigation Plan shall avoid disturbance to the 140 square feet existing spineflower habitat and include an appropriate buffer. It shall also include the consolidation of proposed Lots 1 and 2, which may be subdivided at a later date given an appropriate buffer to the spineflower habitat is provided. It shall also include measures to ensure long term protection of the spineflower habitat such as a conservation easement and the establishment of an endowment fund to manage and monitor the preserved habitat areas in perpetuity.

The On-site Spineflower Mitigation Plan shall be prepared by an independently qualified third-party biologist (paid for by the project applicant) and reviewed and approved by U. S. Fish & Wildlife Service.

MM BIO-1.2: Focused Surveys and Relocation Plan for Roosting Bats

Conduct Habitat Assessment and Preconstruction Survey

A bat habitat assessment will be conducted by an independently 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 pre-construction survey, as described below.

A pre-construction visual survey of all trees that were determined to provide potential roosting habitat will be conducted no more than seven days prior to any tree/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 pre-construction 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.

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 pre-construction 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 1 to April 15 or from August 15 to October 15, and only when fair-weather nights are forecasted.

The two-step removal process consists of two consecutive days of work. On Day 1, a qualified biologist would 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 should be chipped nearby. The disturbance caused by the noise and vibration of the tree trimming and chipping during Day 1 would serve to encourage any bats using the tree to vacate their roosts. The following day, the tree would be completely removed. A qualified biologist does not need to be present during the Day 2 tree removal activities. To the extent practicable, Day 1 activities should occur in the afternoon or early evening and Day 2 activities should occur during morning hours.

Nighttime Emergence Survey

Alternately, for any trees that could not be adequately visually surveyed during the pre-construction survey, a nighttime emergence survey can be conducted by an independently qualified biologist on a fair-weather night during the volant season (March 1-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-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 could be utilized to remove the tree, as described above.

Construction-free Buffers

If a maternity colony or overwintering colony is identified on the site, then a construction-free buffer will be established around the tree(s) and remain in place until it has been

determined that the colony is no longer active. Tree removal should 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.

MM BIO-1.3: Focused Surveys and Relocation Plan for Dusky-Footed Woodrats

Pre-Construction Survey

An independently qualified biologist will conduct a pre-construction survey for San Francisco dusky-footed woodrat nests no more than 30 days and no less than 14 days prior to the onset of construction activities. This survey timing allows for the scheduling of woodrat nest deconstruction. The survey will encompass all construction zones and surrounding lands within 50 feet. If the results of focused surveys are negative, no further mitigation is required. If surveys do find the San Francisco dusky-footed woodrat present, the applicant shall prepare a plan to avoid and minimize impacts of the project on the San Francisco dusky-footed woodrat, as described below.

Nest Deconstruction and Relocation

Identified nests will be avoided, where possible. If avoidance is not possible, an independently qualified biologist shall prepare and submit a nest relocation plan to the CDFW for approval prior to the deconstruction and relocation of any nest(s). The project applicant shall submit documentation to the satisfaction of the Community Development Department demonstrating approval by the California Department of Fish and Wildlife (CDFW) of the relocation plan for the San Francisco dusky-footed woodrat.

The CDFW approved plan would likely include manually deconstructing any nests that cannot be avoided. This deconstruction will be conducted by a qualified biologist (approved by CDFW) likely when helpless young are not present, typically during the non-breeding season (October-January). If practicable, any woodrat nests that are deconstructed as per the above shall be reconstructed on the site within appropriate habitat that will not be impacted by the project.

Construction-free Buffers

If it is determined during the pre-construction survey that young may be present, a suitable buffer depending on the timing within the breeding season (ranging from 15-50 feet) will be established around the nest and maintained during construction until the young are independent and have successfully moved from the nest on their own.

MM BIO-1.4: Focused Surveys and Relocation Plan for Monarch Butterfly

Pre-construction Surveys and Avoidance

While a few individual monarch butterflies were observed in October and November of 2021 foraging on coyote brush flowers, no aggregates have been observed during surveys conducted on-site in the Fall of 2021 and Spring of 2022. Additionally, while aggregates are conspicuous, no occurrences have ever been reported for this site. Nonetheless, as a prudent measure, seven days prior to any construction activities, a monarch butterfly

aggregates survey, conducted in favorable weather conditions, shall be conducted by a qualified biologist over the project site, and within 100 feet where access is possible.

If an active aggregation is present on the project site, all construction, grading, and construction-related noise shall be seasonally timed to avoid impacts to aggregating monarch butterflies. Alternatively, a temporary fence may be installed along the outer boundary of an adequate buffer zone (as determined by a qualified biologist) of an aggregation prior to any grading and construction activities on the project site. With authorization of an approved biologist, construction may occur within 100 feet of aggregations under the direction of a qualified biologist monitoring conditions on the project site.

If no aggregations are observed, no further mitigation is required.

Survey Requirements and Timing

Before the City issues grading or building permits, the project applicant shall submit written documentation that construction and grading is occurring outside the winter roosting season, or that monarch surveys have been conducted, and buffer requirements specified above are in place (if applicable). The designated biologist shall prepare and submit a written report of the findings of the pre-construction survey to Scotts Valley for review prior to finalization. This measure, including the fencing location, shall be incorporated into the grading plans for the Project.

Monitoring

The project applicant shall provide written compliance before the City issues any grading or building permit(s) and designate an independently qualified biological monitor to conduct recurrent site inspections to ensure compliance throughout the construction period if monarch butterflies are present.

MM BIO -1.5: Focused Survey and Buffers for Nesting Migratory Birds and Raptors

The applicant shall schedule all on-site tree removal and grading to occur between August 15th and February 1st of any given year to avoid the bird nesting season. If this schedule is not practical, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks prior to removal of trees and grading. If nesting birds are observed, the biologist will establish a buffer zone where no tree removal or grading will occur until the biologist confirms that all chicks have fledged. The buffer zone may vary from 50 to 250 feet, depending upon the species of bird and exposure of the nest site.

EXHIBIT B
Conditions of Approval

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit B) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.
3. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City), recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.
4. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

5. The Final Subdivision Map and all constructed improvements shall be in conformance with the plans prepared for this project by C2G Civil Consultants, dated January 20, 2023, received by the City August 17, 2023. Minor modifications to these plans that do not alter the overall concept or density of this project may be approved by the Community Development Director.
6. The Applicant shall notify the property owners abutting Sandraya Heights Road and obtain approval from the Public Works Director prior to demolishing any portion of the existing Sandraya Heights Roadway.
7. The Applicant shall submit an executed agreement to quitclaim rights to the existing Sandraya Heights Roadway prior to building permit issuance and recordation of final parcel map.
8. Prior to issuance of certificate of occupancy for any new residence on the project site, the western portion of the existing Sandraya Heights Road shall be demolished per the approved plans.
9. The curbs in the proposed emergency vehicle access roadway shall be painted red

to restrict parking at anytime.

10. The final design of the project may require minor changes such as shifting a driveway, resulting in the change of the final number of on-street parking spaces, as a condition of approval a minimum of 20 on-street parking spaces shall be provided on the proposed roadway at the time of project completion.
11. Future development on the property shall avoid reducing the amount of available street parking to the extent feasible.
12. All construction storage areas shall be screened from the public right of way.
13. All mitigation measures in the are hereby incorporated as conditions of approval.
14. The proposed emergency vehicle access road and bollards shall be reviewed and approved by the City and other emergency responders, as necessary, prior to issuance of building permits. If required, the road shall be modified to meet emergency services requirements.

Lighting

15. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

Trees and Landscaping

16. Landscaping shall be in substantial conformance with the conceptual landscape plan. Prior to issuance of building permits, the applicant shall prepare a landscaping installation phasing plan to be reviewed and approved by the Community Development Director.
17. The landscaping improvements shall be permanently maintained and irrigated.
18. To the extent feasible, all landscaping shall be installed prior to the occupancy of the final home.
19. All recommendations in the Arborist Report prepared by Live Oak Associates, Inc. dated November 2021, are incorporated as conditions of project approval.
20. Tree removal shall not occur until a grading or building permit has been issued for the project.
21. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.

22. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
23. During the pre-construction phase of development the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.
24. The project arborist shall routinely inspect the development site through the term of the project.
25. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
26. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.

CC&R's

27. CC&R's for the on-going management and maintenance of the site shall be approved by the City Attorney and executed by the property owner prior to approval of the final map. and recorded prior to building permit final. The property owner/applicant shall pay for all review and recording costs. The CC&Rs shall include provisions for the following:
 - a. Uniform standards for maintenance and upkeep of exterior buildings and grounds.
 - b. Utility maintenance provisions addressing commonly owned infrastructure including, but not limited to, landscaping water lines and bioretention facilities.
 - c. An enforcement mechanism for the City in case of failure to maintain the on-going maintenance and management of the parcels.
 - d. Maintenance of the proposed roadways, drainage improvements, landscaping, and all other subdivision improvements.
 - e. A parking plan that specifies "No Parking" areas and fire lanes.
 - f. Require curb and striping to be consistent with the Uniform Fire Code, and allow Police Department enforcement of no parking on the private street; and,

28. Prior to the recordation of the final map, the applicant shall provide to the City a copy of recorded Covenants, Conditions and Restrictions ("CC&Rs") that include the following language:
- a. Notwithstanding anything to the contrary in this declaration, no amendment that deals with any of the following matters shall be effective without prior written consent to the City's Community Development Director or its designee:
 - (1) Any amendments to provisions in the CC&Rs that benefit the City, and all defined terms therein, each of which were required as a condition of approval for the development.
 - b. The City is a third-party beneficiary of the declaration pursuant to California Civil Code section 1559. Notwithstanding any provision of the declaration to the contrary, and with respect to matters within the regulatory powers of the City, the City has the right, but not any duty, to enforce the terms of this declaration that benefit the City, in the City's absolute discretion.
29. The CC&Rs shall include a coversheet with a summary table identifying where the conditions of approval have been addressed in the document.

Grading

30. All recommendations in the Geotechnical Report titled "Proposed 10 Lot Residential Subdivision Sandra Heights Road" prepared by Earth Systems Pacific, dated March 2022, are incorporated as conditions of project approval. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
31. The project applicant shall ensure that the project incorporates appropriate geotechnical recommendations for the seismic ground shaking, seismic-related ground failure and liquefaction, landslide susceptibility, erosion and erosion control, soil stability, expansive soils, and any other appropriate issue. Prior to building permit issuance, the project geotechnical engineer shall review the plans submitted for a grading/building for compliance with the recommendation of the geotechnical report. Once the plans comply with the recommendations, the project geotechnical engineer shall provide a plan review letter stating that the project design meets all of the geotechnical report recommendations.

Cultural Resources

32. The project applicant shall ensure that notes on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
33. The project applicant shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction to review, identify and evaluate any potential cultural resources that may be inadvertently exposed during construction. The

archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).

34. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the City of Scotts Valley and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options.
35. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be developed in consultation with any regulatory agencies and culturally affiliated Native American tribes who have expressed interest with tribal cultural resources for Scotts Valley.
36. If potential historical or unique archaeological resources are discovered during construction, suspend all work in the immediate vicinity (within approximately 50 feet) and avoid altering the materials and their context pending site investigation by a qualified archaeological or cultural resources consultant retained by the project applicant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of, and/or mitigation of adverse impacts to, any potential historical resources or unique archaeological resources that have been encountered.
37. If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be deposited with the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed.
38. The project applicant shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during

development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits.

39. If human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e). In general, these provisions require that the County Coroner shall be notified immediately. If the remains are found to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours. The most likely descendant of the deceased Native American shall be notified by the Commission and given the chance to make recommendations for the remains. If the Commission is unable to identify the most likely descendent, or if no recommendations are made within 24 hours, remains may be reinterred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance. If recommendations are made and not accepted, the Native American Heritage Commission will mediate the problem.

Air Quality

40. Reduce Fugitive Dust To reduce fugitive dust emissions, and the applicant shall require the following measures to be included as part of construction grading and building plans:
 - a. Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
 - b. Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
 - c. Prohibit all grading activities during periods of high wind (more than 15 mph).
 - d. Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - e. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
 - f. Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
 - g. Plant vegetative ground cover in disturbed areas as soon as possible.

- h. Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
- i. Spray dirt stockpile areas daily as needed.
- j. Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
- k. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- l. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- m. Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.
- n. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the project site, and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.
- o. Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Noise and Vibration

41. Construction Noise Reduction To reduce the effects of construction noise, the project applicant shall ensure that the following notes are included as part of all relevant grading and building construction plans:

Construction Equipment. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) that are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. The project applicant shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions.

Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use.

Stationary Equipment. All noise-generating stationary equipment, such as air compressors or portable power generators, shall be located as far as possible from sensitive receptors. Temporary noise barriers shall be constructed to screen

stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 10 dBA.

Construction Route. All construction traffic to and from the project site shall be routed via designated truck routes where feasible. All construction-related heavy truck traffic in residential areas shall be prohibited where feasible.

Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity.

Construction Plan. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the City of Scotts Valley Building Department for approval a detailed construction plan identifying the schedule for major noise-generating construction activity.

Disturbance Coordinator. A "noise disturbance coordinator" shall be designated by the contractor and be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. The coordinator shall conspicuously post a name and telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Building Department

42. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
43. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
44. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
45. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
46. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.
47. All structures shall comply with the most current California Energy Commission

Standards (California Energy Code).

48. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which require various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
49. Structural calculations shall be submitted and wet-signed by the Engineer of record.
50. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
51. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
52. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
53. Site drainage, erosion control, and foundation plans must be reviewed and approved by the soils engineer of record.
54. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
55. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
56. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.
57. The project shall comply with all California Building Code Accessibility requirements and show the required features as they apply to this project.
58. If grading in the rainy season (October 15th to April 15th) is necessary, approvals from the Building Department shall be obtained.

City Public Works Department

59. A final subdivision or parcel map in conformance with the California Government

Code, Section 66410 *et seq*, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.

60. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
61. Engineered Improvement Plans shall be submitted for all on-site and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.
62. Applicant shall construct street improvements for the full parcel frontage in accordance with the City of Scotts Valley Standard Details, latest revision, adopted by the City Council.
63. Engineered improvement plans for all work, signed and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
64. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
65. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
66. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
73. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.

74. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of the applicable street to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.
75. Prior to issuance of building permit, provide letter from City's hauler, Greenwaste, approving site design and serviceability. 831.768-9505. Project shall be design in compliance with SB1383 requiring collection of 3 waste streams for all customer types. Garbage, Recycle and Compost/Food Waste.

Stormwater Management Plan:

76. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.
77. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
78. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity. Impervious areas must be shown on coversheet.

See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works

Dedication of land for Park and Recreational Purposes:

79. Applicant shall comply with SVMC Chapter 16.35 – Dedication of land for Park and Recreation Purposes.
80. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This under grounding of utilities to remove utility poles comes in addition to the state required under grounding of transmission for the project and any new service connections.
81. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording.

82. Applicant shall submit electronic files for all civil plans for review and As-Builts when project is completed.
83. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
84. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.

Scotts Valley Fire Protection District

85. This project as proposed shall conform to the 2022 California Fire Code as amended by the Scotts Valley Fire Protection District.
86. The required number of fire hydrant(s) and the location shall be in accordance with California Fire Code Appendix C. The Fire District shall approve placement of fire hydrants prior to the approval of the final site map drawings. The required fire hydrants shall be installed and operative prior to any building construction on the site.
87. An automatic sprinkler system shall be installed in all buildings in accordance with Chapter 9 of the California Fire Code, current NFPA 13-D standards, and Santa Cruz County FPO standards. (Contact the Scotts Valley Fire Protection District to review the FPO standards)
 - a. Automatic sprinkler system design plans and calculations shall be submitted directly to the Scotts Valley Fire Protection District for review and permit. Separate permits may be necessary for the "overhead" and "underground" parts of the system.
 - b. The automatic sprinkler system drawings must be prepared and submitted for approval by a California State Licensed Contractor (Class A, or C-16) meeting the requirements of NFPA-13, "Standard for the Installation of Fire Sprinkler Systems". Designer/installer shall submit three (3) sets of plans and calculations to this agency for approval."
 - c. Fire Department connections for automatic sprinkler systems shall be installed in accordance with Section 912 of the California fire code. Buildings equipped with a fire sprinkler system in accordance with this chapter shall have a fire department connection located within 100 feet (183m). The location of the fire department connections shall be approved by the fire code official.
 - d. With respect to hydrants, driveways, buildings, and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. (CFC 912.2)
88. A 100-foot clearance shall be maintained around and adjacent to the building or

structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

89. Smoke alarms shall be installed and maintained to shall conform to the 2016 California Fire Code as amended by the Scotts Valley Fire Protection District.
90. A MINIMUM OF 48 HOURS NOTICE to the Fire District is required prior to any inspection.
91. Job copies of the building and fire systems plans and permits must be on-site during inspections.
92. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street. Final design and location of the building numbers are subject to Fire District approval.
93. Access to building and fire lanes shall be in accordance of Section 503 of the California Fire Code. A FIRE LANE shall be 20 feet minimum unobstructed width, with red painted curbs and approved signage. FIRE LANES shall be maintained hereafter.

Scotts Valley Water District (SVWD)

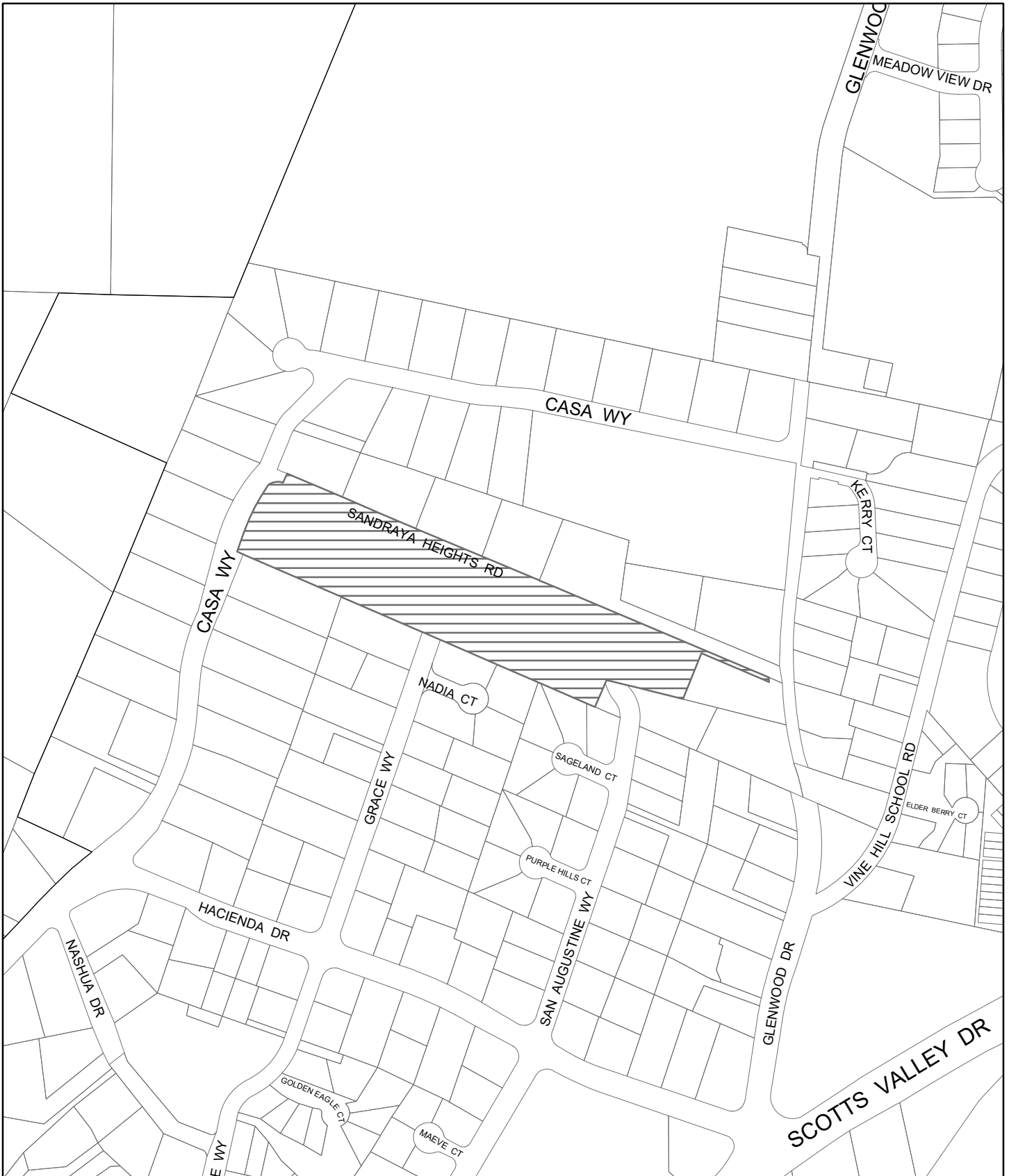
94. The Developer will be required to pay the capacity and meter fees for all proposed lots to the Scotts Valley Water District, prior to the sell of any subdivided lot and/or home”.
95. A Main Extension Agreement will need to be executed between the District and Sandraya Heights LLC.
96. A detailed landscape irrigation plan will need to be submitted for review for any common area irrigation. a. The State Water Resources Control Board (Resolution No. 2022-0018) has prohibited the use of potable water for irrigation of non-functional turf for homeowners’ associations. However, the District has a recycled water main in Glenwood Drive that could be utilized to provide recycled water for front yard and common area irrigation. Recycled water is exempt from this resolution.

Property Owner Name

Property Owner Signature

Project Site

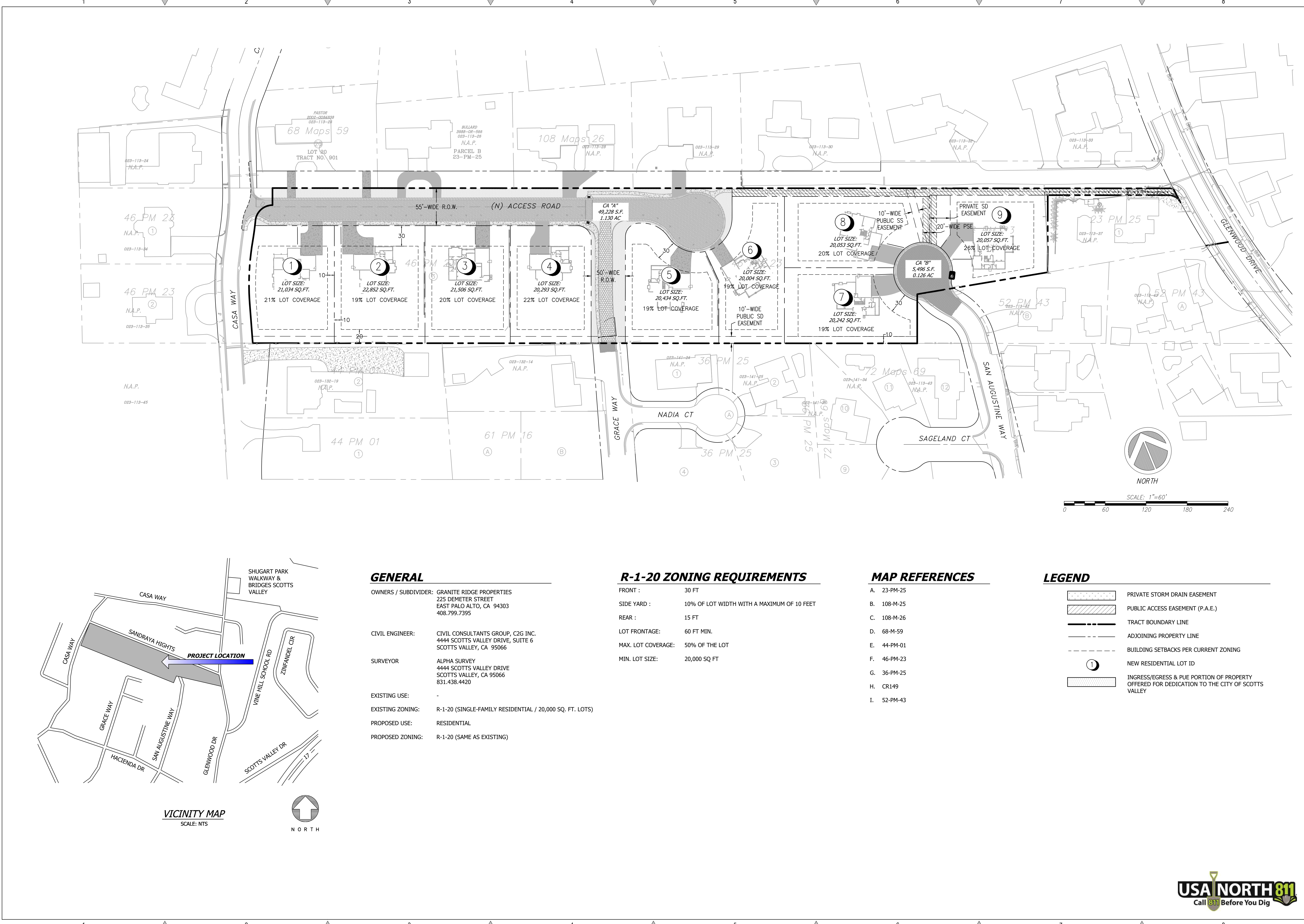
Casa Way Subdivision / APN 023-113-36



 Project Site

F

Drawing: 2: \Shared\CAD\2014.01 - Granite Ridge - Casa Way\Design\CAD\Sheets\2014.01 - CO.1 - COVER.dwg Layout: CO.1 - COVER Last Saved: Thu Mar 23, 2023 - 4:14pm Last Plotted: Wed Mar 29, 2023 - 7:04pm By: Dave



REVISIONS	BY
1 RESPONSE TO CITY COMMENTS 05.20.22	DD
2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive, Suite 6
Scotts Valley, CA 95066
831.438.4420

**CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES**

Date: 01.20.23

Scale: 1" = 60'

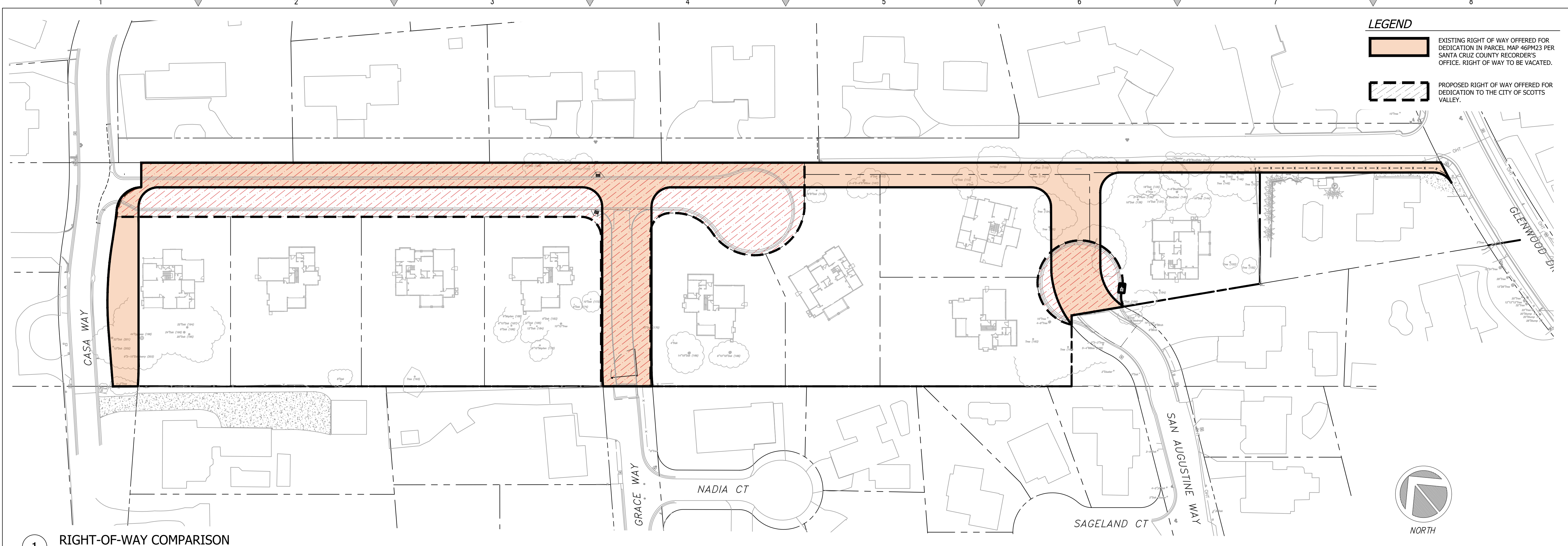
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Job: 2014.01

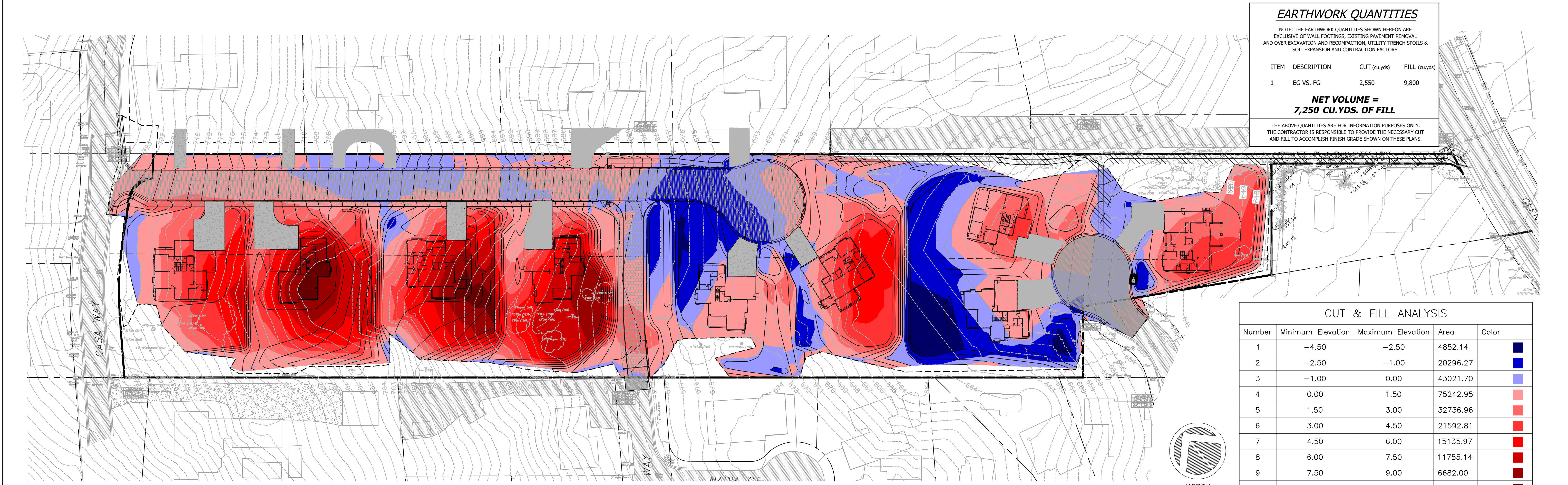
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Of 20 Sheets

USA NORTH 811
Call 811 Before You Dig



1 RIGHT-OF-WAY COMPARISON



2 CUT & FILL ANALYSIS

EARTHWORK QUANTITIES			
NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.			
ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	2,550	9,800
NET VOLUME = 7,250 CU.YDS. OF FILL			
THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.			

CUT & FILL ANALYSIS				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-4.50	-2.50	4852.14	Dark Blue
2	-2.50	-1.00	20296.27	Blue
3	-1.00	0.00	43021.70	Light Blue
4	0.00	1.50	75242.95	Pink
5	1.50	3.00	32736.96	Light Red
6	3.00	4.50	21592.81	Red
7	4.50	6.00	15135.97	Dark Red
8	6.00	7.50	11755.14	Dark Red
9	7.50	9.00	6682.00	Dark Red
10	9.00	10.00	1789.98	Dark Red

REVISIONS

RESPONSE TO CITY COMMENTS 05.20.22

RESPONSE TO CITY COMMENTS 08.18.22

RESPONSE TO CITY COMMENTS 10.07.22

RESPONSE TO CITY COMMENTS 02.24.23

DD

DD

DD

DD

BY

RIGHT-OF-WAY LAYOUT & CUT & FILL ANALYSIS

REGISTERED PROFESSIONAL ENGINEER

TOM R. CREMER

No. C 64561

Exp. 6/30/23

CIVIL

STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

Scotts Valley, CA 95066

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CASA WAY RESIDENTIAL SUBDIVISION

SCOTTS VALLEY, CA

GRANITE RIDGE PROPERTIES

Date: 01.20.23

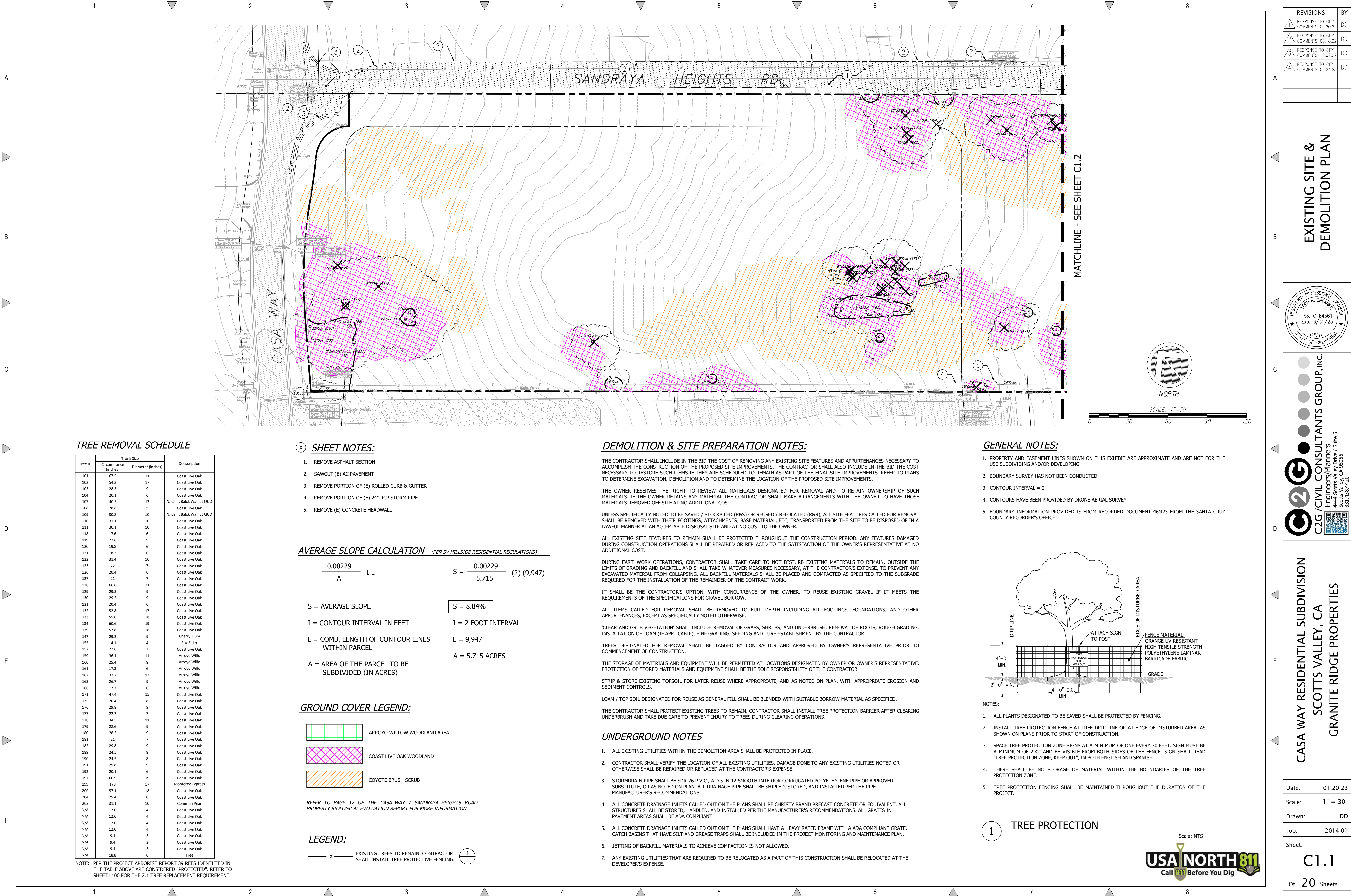
Scale: 1" = 50'

Drawn: DD

Job: 2014.01

Sheet: C0.3

of 20 Sheets



TREE REMOVAL SCHEDULE

Tree ID	Trunk Size		Description
	Circumference (inches)	Diameter (inches)	
101	67.5	21	Coast Live Oak
102	54.3	17	Coast Live Oak
103	28.3	9	Coast Live Oak
104	20.1	6	Coast Live Oak
107	40.5	13	N. Calif. Baldc Walnut QUD
108	78.8	25	Coast Live Oak
109	30.8	10	N. Calif. Baldc Walnut QUD
110	31.1	10	Coast Live Oak
111	30.1	10	Coast Live Oak
118	17.6	6	Coast Live Oak
119	27.6	9	Coast Live Oak
120	19.8	6	Coast Live Oak
121	18.2	6	Coast Live Oak
122	31.4	10	Coast Live Oak
123	22	7	Coast Live Oak
126	20.4	6	Coast Live Oak
127	21	7	Coast Live Oak
128	66.6	21	Coast Live Oak
129	29.5	9	Coast Live Oak
130	29.2	9	Coast Live Oak
131	20.4	6	Coast Live Oak
132	52.8	17	Coast Live Oak
133	55.6	18	Coast Live Oak
134	60.6	19	Coast Live Oak
139	57.8	18	Coast Live Oak
147	29.2	9	Cherry Plum
155	14.1	4	Box Elder
157	22.6	7	Coast Live Oak
159	36.1	11	Arroyo Willow
160	25.4	8	Arroyo Willow
161	17.3	6	Arroyo Willow
162	37.7	12	Arroyo Willow
165	26.7	9	Arroyo Willow
166	17.3	6	Arroyo Willow
171	47.4	15	Coast Live Oak
175	26.4	8	Coast Live Oak
176	29.8	9	Coast Live Oak
177	22.3	7	Coast Live Oak
178	34.5	11	Coast Live Oak
179	28.6	9	Coast Live Oak
180	28.3	9	Coast Live Oak
181	21	7	Coast Live Oak
182	29.8	9	Coast Live Oak
189	24.5	8	Coast Live Oak
190	24.5	8	Coast Live Oak
191	29.8	9	Coast Live Oak
192	20.1	6	Coast Live Oak
197	60.9	19	Coast Live Oak
199	178	57	Monterey Cypress
200	57.1	18	Coast Live Oak
204	25.4	8	Coast Live Oak
205	31.1	10	Common Pear
N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	18.8	6	Tree

NOTE: PER THE PROJECT ARBORIST REPORT 39 TREES IDENTIFIED IN THE TABLE ABOVE ARE CONSIDERED "PROTECTED". REFER TO SHEET L100 FOR THE 2:1 TREE REPLACEMENT REQUIREMENT.

SHEET NOTES:

- REMOVE ASPHALT SECTION
- SAWCUT (E) AC PAVEMENT
- REMOVE PORTION OF (E) ROLLED CURB & GUTTER
- REMOVE PORTION OF (E) 24" RCP STORM PIPE
- REMOVE (E) CONCRETE HEADWALL

AVERAGE SLOPE CALCULATION (PER SV HILLSIDE RESIDENTIAL REGULATIONS)

$$\frac{0.00229}{A} \text{ I L} \quad S = \frac{0.00229}{5.715} \text{ (2) (9,947)}$$

$$S = \text{AVERAGE SLOPE} \quad S = 8.84\%$$

$$I = \text{CONTOUR INTERVAL IN FEET} \quad I = 2 \text{ FOOT INTERVAL}$$

$$L = \text{COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL} \quad L = 9,947$$

$$A = \text{AREA OF THE PARCEL TO BE SUBDIVIDED (IN ACRES)} \quad A = 5.715 \text{ ACRES}$$

GROUND COVER LEGEND:

- ARROYO WILLOW WOODLAND AREA
- COAST LIVE OAK WOODLAND
- COYOTE BRUSH SCRUB

REFER TO PAGE 12 OF THE CASA WAY / SANDRAYA HEIGHTS ROAD PROPERTY BIOLOGICAL EVALUATION REPORT FOR MORE INFORMATION.

LEGEND:

- X EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTIVE FENCING.

DEMOLITION & SITE PREPARATION NOTES:

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC., TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

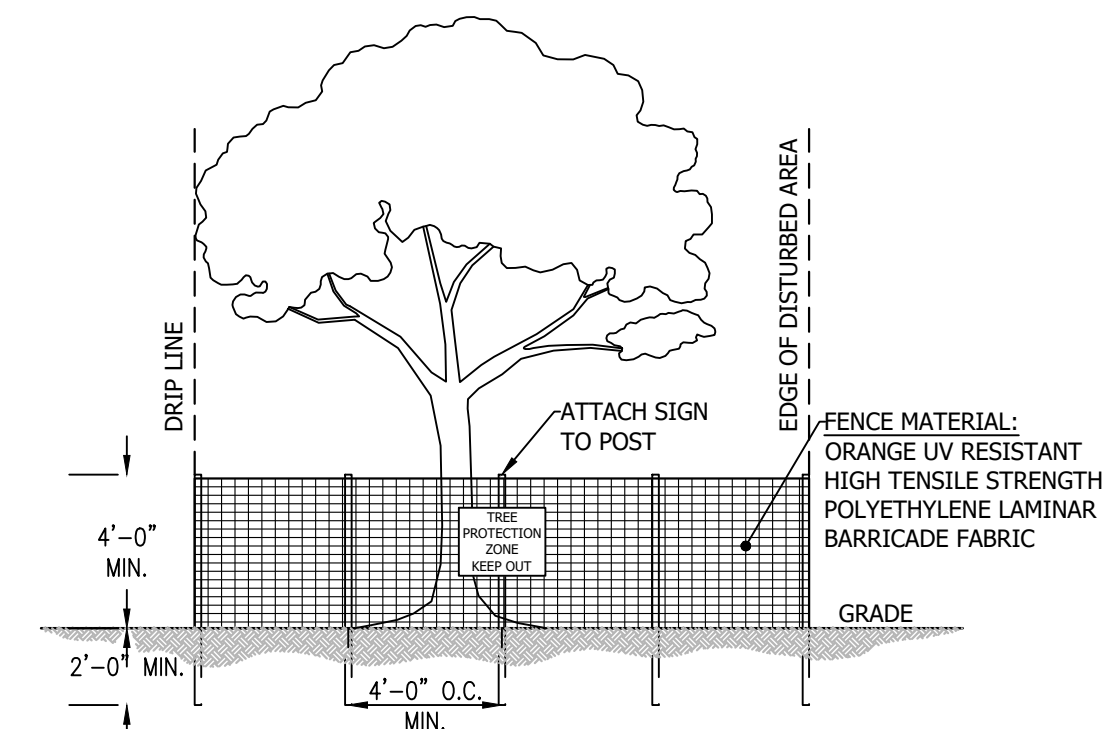
THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

UNDERGROUND NOTES

- ALL EXISTING UTILITIES WITHIN THE DEMOLITION AREA SHALL BE PROTECTED IN PLACE.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. DAMAGE DONE TO ANY EXISTING UTILITIES NOTED OR OTHERWISE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
- JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

GENERAL NOTES:

- PROPERTY AND EASEMENT LINES SHOWN ON THIS EXHIBIT ARE APPROXIMATE AND ARE NOT FOR THE USE SUBDIVIDING AND/OR DEVELOPING.
- BOUNDARY SURVEY HAS NOT BEEN CONDUCTED
- CONTOUR INTERVAL = 2'
- CONTOURS HAVE BEEN PROVIDED BY DRONE AERIAL SURVEY
- BOUNDARY INFORMATION PROVIDED IS FROM RECORDED DOCUMENT 46M23 FROM THE SANTA CRUZ COUNTY RECORDER'S OFFICE



NOTES:

- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS PRIOR TO START OF CONSTRUCTION.
- SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 30 FEET. SIGN MUST BE A MINIMUM OF 2X2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. SIGN SHALL READ "TREE PROTECTION ZONE, KEEP OUT", IN BOTH ENGLISH AND SPANISH.
- THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

1 TREE PROTECTION

Scale: NTS



REVISIONS	BY
1 RESPONSE TO CITY COMMENTS 05.20.22	DD
2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

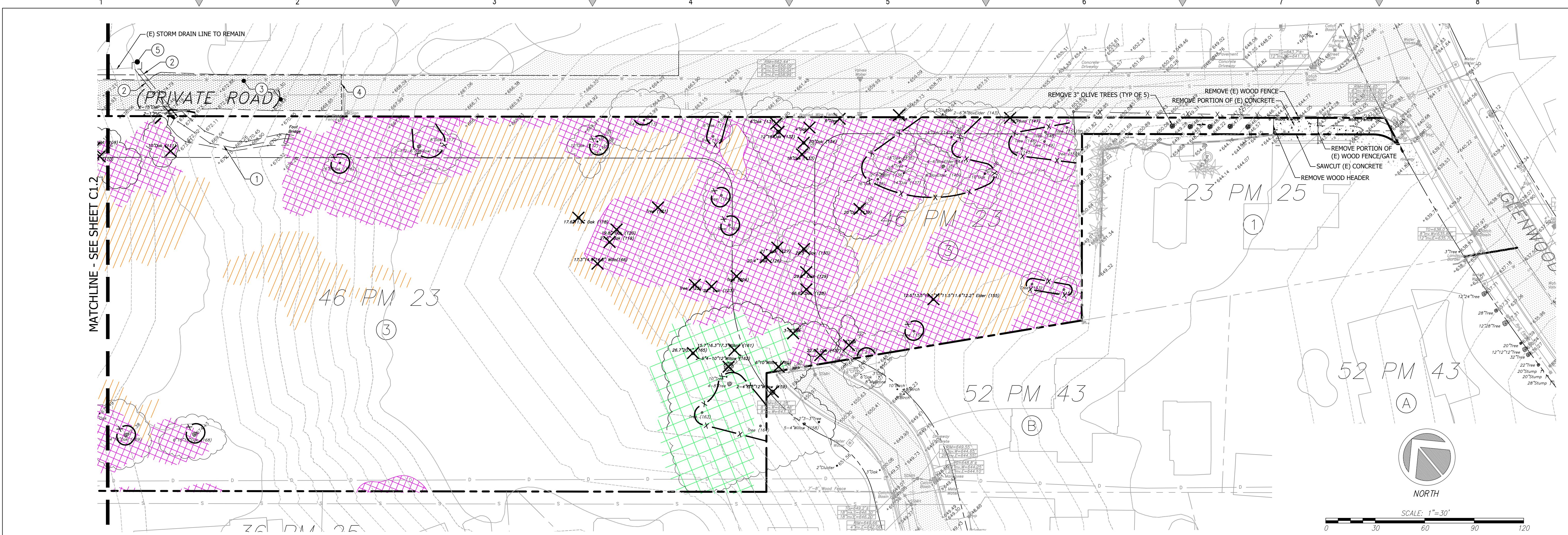
EXISTING SITE & DEMOLITION PLAN



C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
10000 Scotts Valley Road, Suite 6
Scotts Valley, CA 95066
831.438.4420

CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

Date:	01.20.23
Scale:	1" = 30'
Drawn:	DD
Job:	2014.01
Sheet:	C1.1
of	20 Sheets



TREE REMOVAL SCHEDULE

Tree ID	Trunk Size		Description
	Circumference (inches)	Diameter (inches)	
101	67.5	21	Coast Live Oak
102	54.3	9	Coast Live Oak
103	28.3	9	Coast Live Oak
104	20.1	6	Coast Live Oak
107	40.5	13	N. Calif. Baldc Walnut QUD
108	38.8	25	Coast Live Oak
109	70.8	10	N. Calif. Baldc Walnut QUD
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119	27.6	9	Coast Live Oak
120	19.8	6	Coast Live Oak
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123	22	7	Coast Live Oak
126	20.4	6	Coast Live Oak
127	21	7	Coast Live Oak
128	66.6	21	Coast Live Oak
129	29.5	9	Coast Live Oak
130	29.2	9	Coast Live Oak
131	20.4	6	Coast Live Oak
132	52.8	17	Coast Live Oak
133	55.6	18	Coast Live Oak
134	60.6	19	Coast Live Oak
139	57.8	18	Coast Live Oak
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159	36.1	11	Arroyo Willow
160	25.4	8	Arroyo Willow
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162	37.7	12	Arroyo Willow
165	26.7	9	Arroyo Willow
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175	26.4	8	Coast Live Oak
176	29.8	9	Coast Live Oak
177	22.3	7	Coast Live Oak
178	34.5	11	Coast Live Oak
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182	29.8	9	Coast Live Oak
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N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	12.6	4	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	9.4	3	Coast Live Oak
N/A	18.8	6	Tree

NOTE: PER THE PROJECT ARBORIST REPORT 39 REES IDENTIFIED IN THE TABLE ABOVE ARE CONSIDERED "PROTECTED". REFER TO SHEET L100 FOR THE 2:1 TREE REPLACEMENT REQUIREMENT.

SHEET NOTES:

- REMOVE (E) CONCRETE DRAINAGE CHANNEL
- REMOVE (E) 15"ø CMP PIPE
- REMOVE (E) ASPHALT
- SAWCUT (E) AC PAVEMENT
- REMOVE (E) STORM INLET

AVERAGE SLOPE CALCULATION (PER SV HILLSIDE RESIDENTIAL REGULATIONS)

$$\frac{0.00229}{A} \text{ I L} \quad S = \frac{0.00229}{5.715} \text{ (2) (9,947)}$$

S = AVERAGE SLOPE S = 8.84%

I = CONTOUR INTERVAL IN FEET I = 2 FOOT INTERVAL

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL L = 9,947

A = AREA OF THE PARCEL TO BE SUBDIVIDED (IN ACRES) A = 5.715 ACRES

GROUND COVER LEGEND:

- ARROYO WILLOW WOODLAND AREA
- COAST LIVE OAK WOODLAND
- COYOTE BRUSH SCRUB

REFER TO PAGE 12 OF THE CASA WAY / SANDRAYA HEIGHTS ROAD PROPERTY BIOLOGICAL EVALUATION REPORT FOR MORE INFORMATION.

LEGEND:

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STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

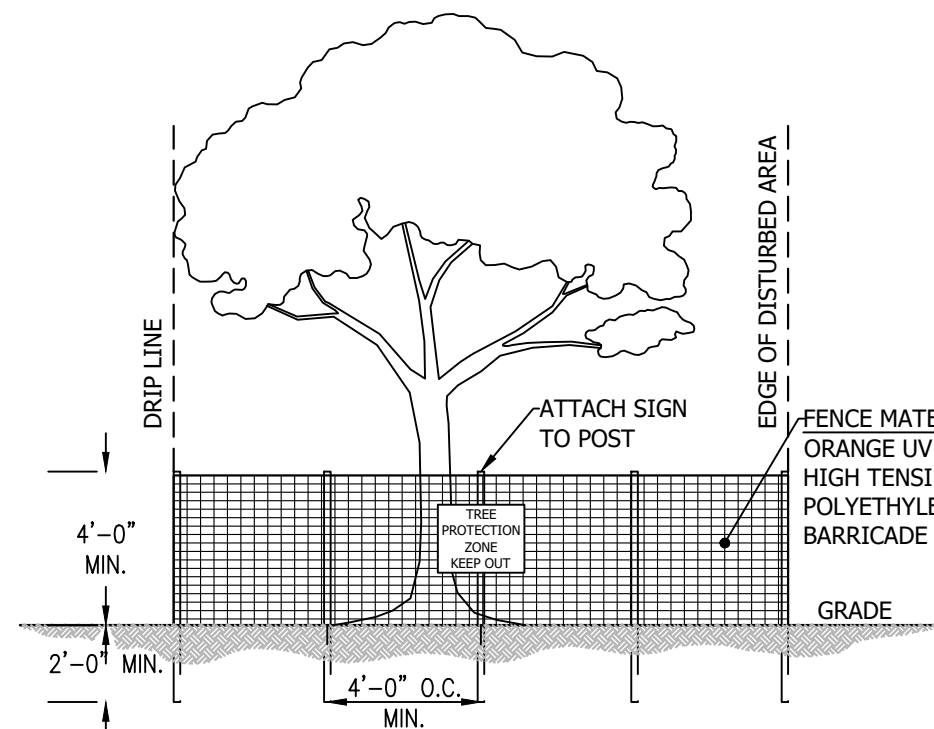
THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

UNDERGROUND NOTES

- ALL EXISTING UTILITIES WITHIN THE DEMOLITION AREA SHALL BE PROTECTED IN PLACE.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. DAMAGE DONE TO ANY EXISTING UTILITIES NOTED OR OTHERWISE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
- JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

GENERAL NOTES:

- PROPERTY AND EASEMENT LINES SHOWN ON THIS EXHIBIT ARE APPROXIMATE AND ARE NOT FOR THE USE SUBDIVIDING AND/OR DEVELOPING.
- BOUNDARY SURVEY HAS NOT BEEN CONDUCTED
- CONTOUR INTERVAL = 2'
- CONTOURS HAVE BEEN PROVIDED BY DRONE AERIAL SURVEY
- BOUNDARY INFORMATION PROVIDED IS FROM RECORDED DOCUMENT 46M23 FROM THE SANTA CRUZ COUNTY RECORDER'S OFFICE



NOTES:

- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS PRIOR TO START OF CONSTRUCTION.
- SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 30 FEET. SIGN MUST BE A MINIMUM OF 2'X2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE. SIGN SHALL READ "TREE PROTECTION ZONE, KEEP OUT", IN BOTH ENGLISH AND SPANISH.
- THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

1 TREE PROTECTION

Scale: NTS



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1 RESPONSE TO CITY COMMENTS 05.20.22	DD
2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

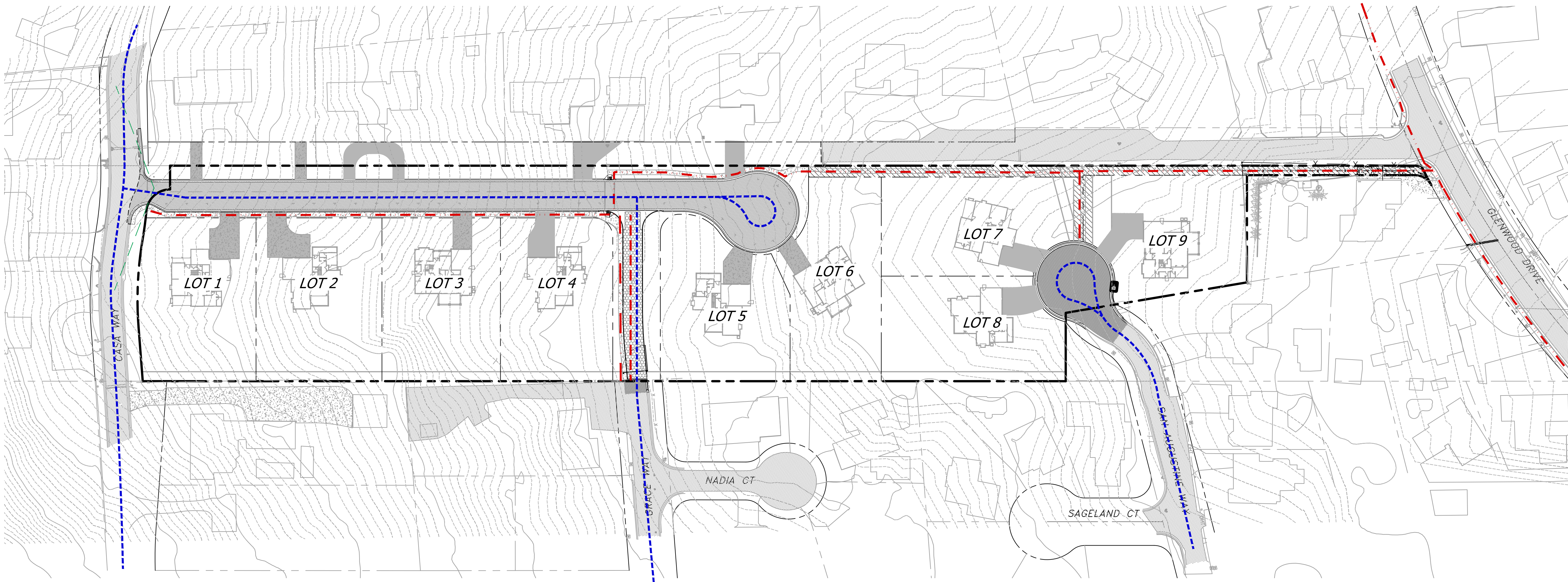
EXISTING SITE & DEMOLITION PLAN



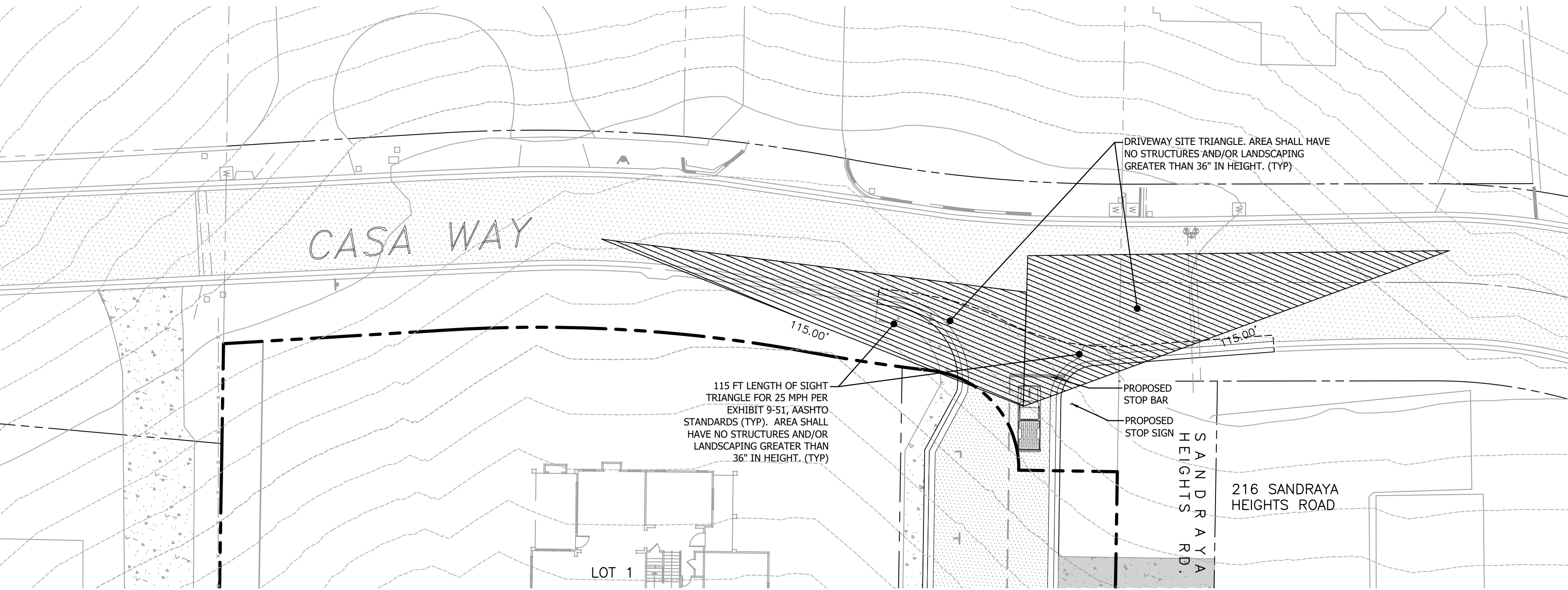
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Engineers/Planners
Scotts Valley, CA 95066
831.438.4420

**CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES**

Date:	01.20.23
Scale:	1" = 30'
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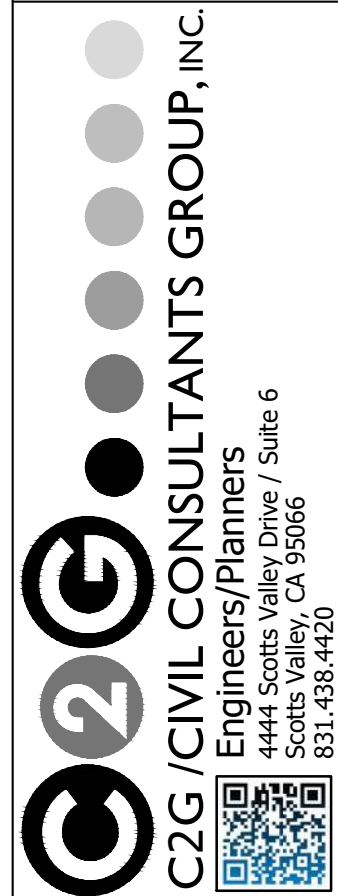
1 SITE ACCESS EXHIBIT



2 SIGHT TRIANGLE EXHIBIT

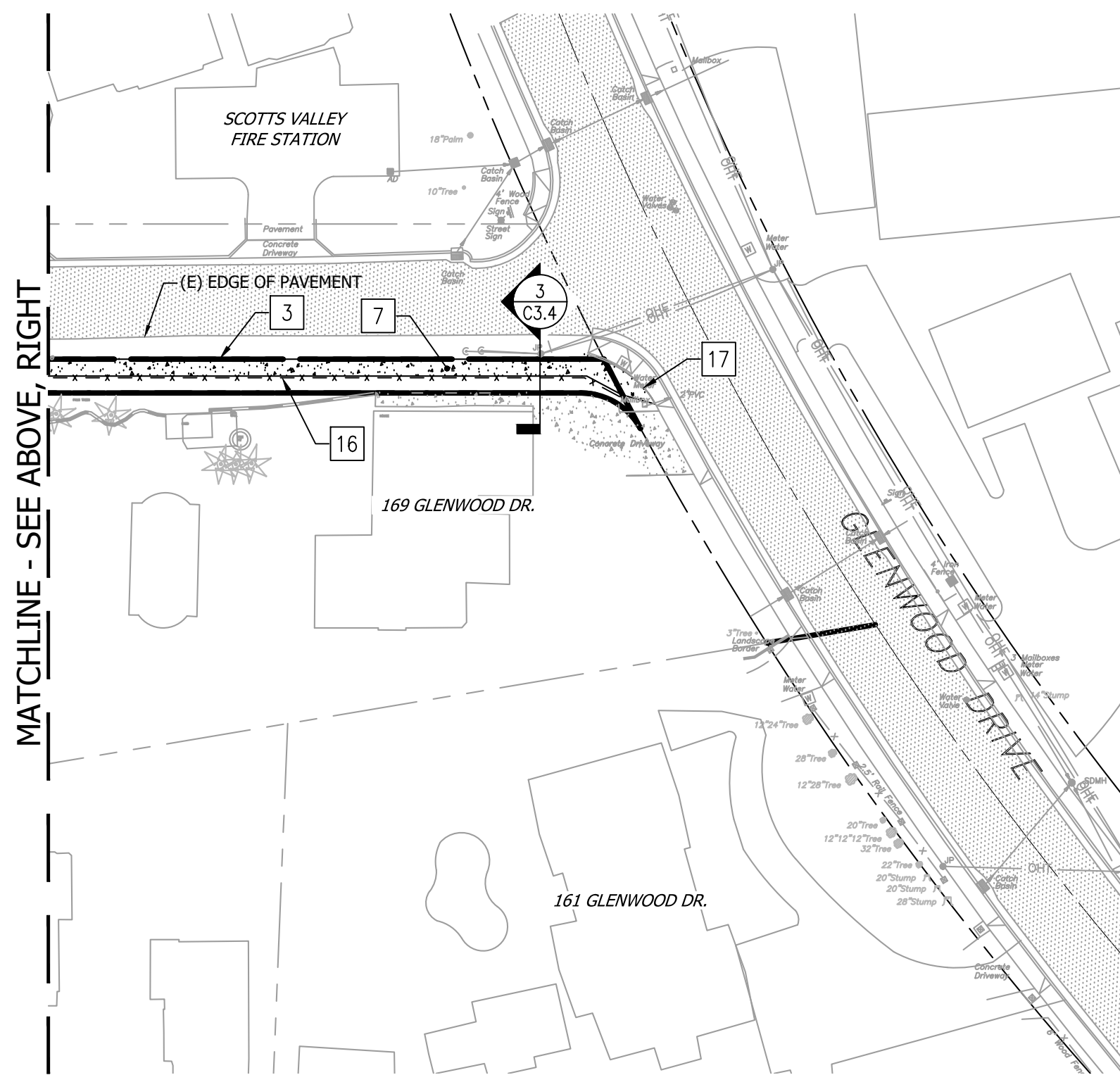
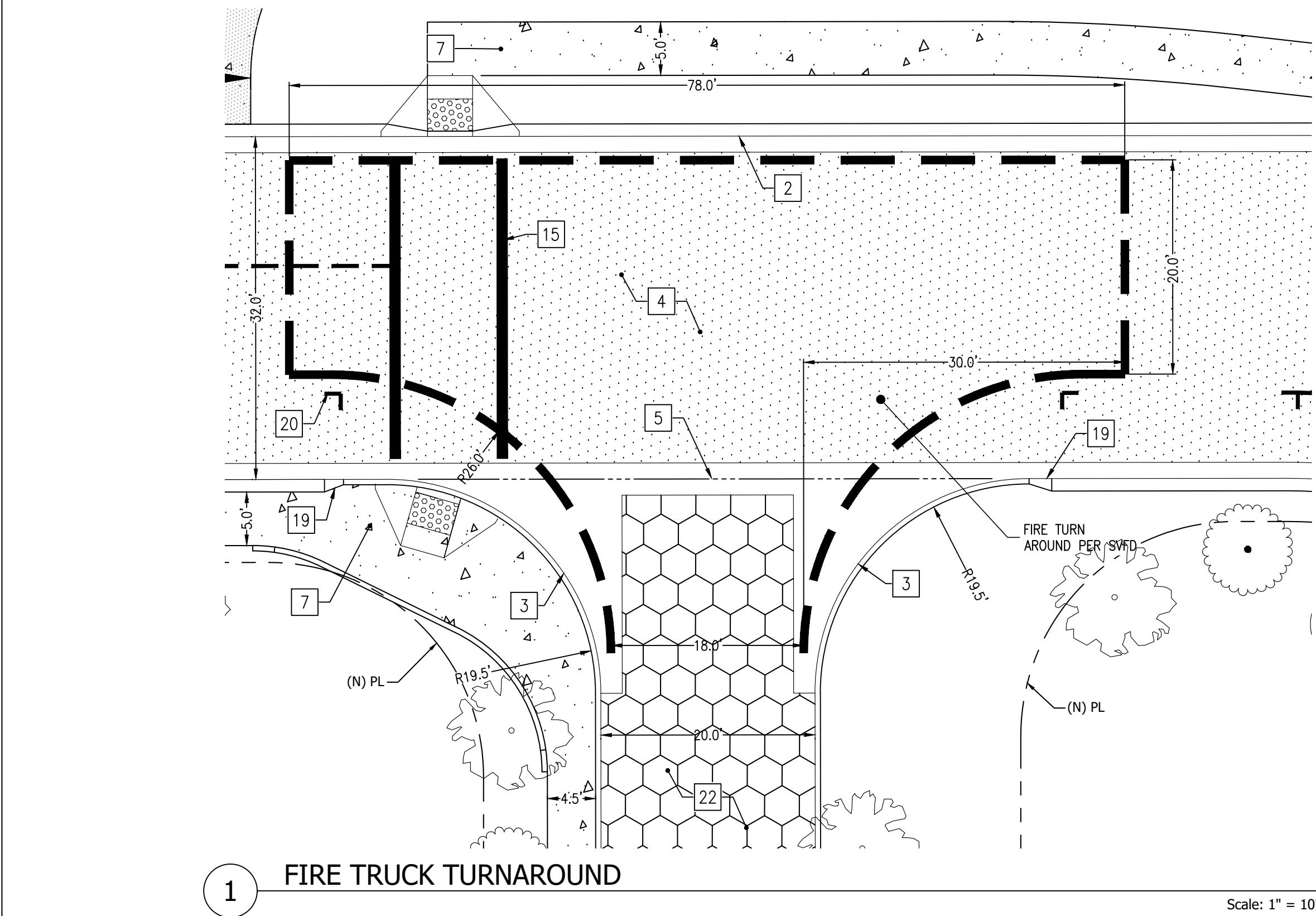
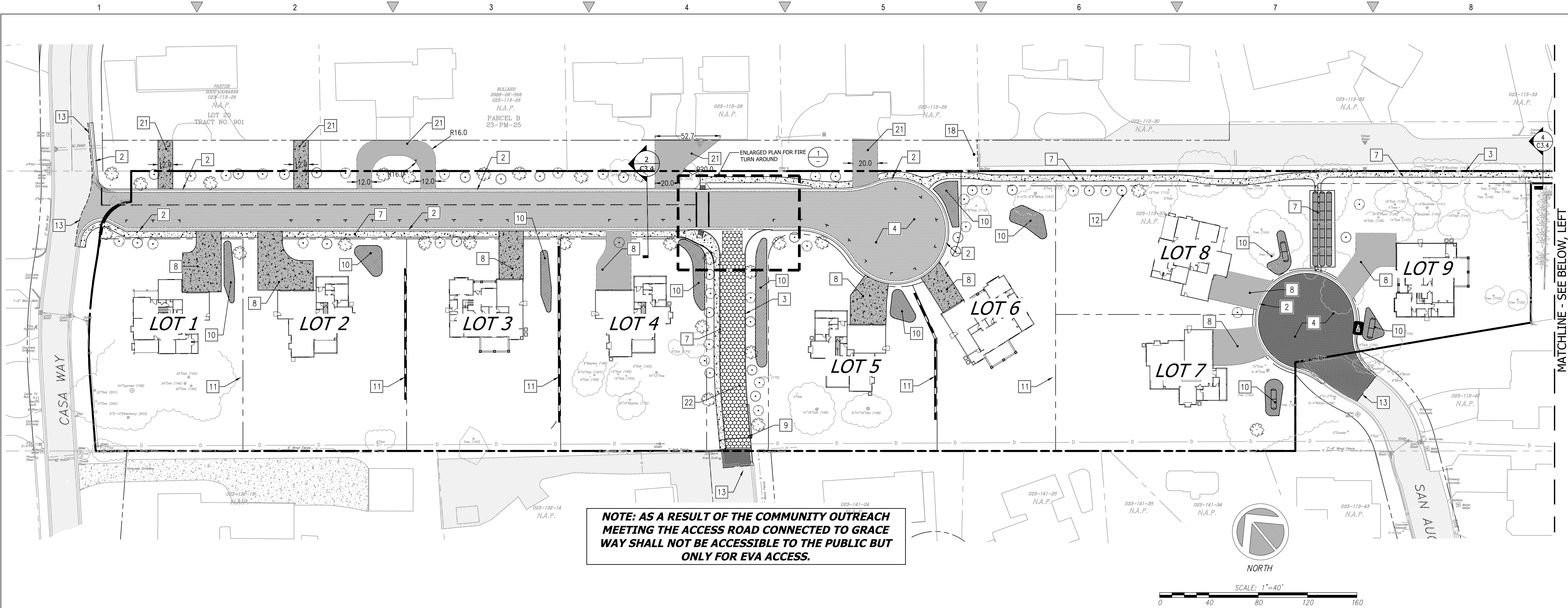
REVISIONS	BY
1 RESPONSE TO CITY COMMENTS 05.20.22	DD
2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

SITE ACCESS PLAN



CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

Date:	01.20.23
Scale:	1" = 60'
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PAVING LEGEND

- GRIND AND OVERLAY
- MAIN DRIVE - AC PAVEMENT SECTION
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- EXISTING AC TO REMAIN
- BIORETENTION

CURBING AND MISC ITEMS LEGEND

- TYPE "A" CURB & GUTTER
- TYPE "B" CURB
- TYPE "C" CURB
- PROPERTY LINE
- RETAINING WALL

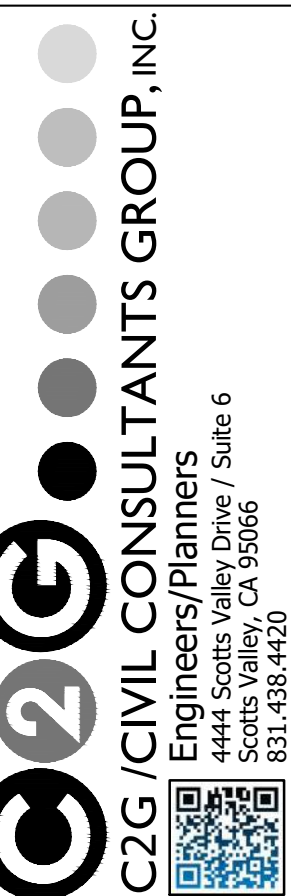
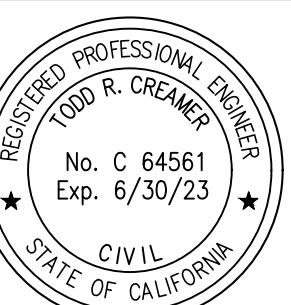
IMPROVEMENT NOTES

- TYPE "A" CURB & GUTTER - SEE DETAIL 1, SHEET C6.1
- TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C6.1
- TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C6.1
- ASPHALT CONCRETE SEE DETAIL 4, SHEET C6.1
- VALLEY GUTTER - SEE DETAIL 1, SHEET C6.1
- WOOD HEADER - SEE DETAIL 7, SHEET C8.1
- CONCRETE SIDEWALK - SEE DETAIL 6, SHEET C6.1
- VEHICULAR CONCRETE SECTION - SEE DETAIL 5, SHEET C6.1
- REMOVABLE BOLLARDS - SEE DETAIL 9, SHEET C6.1
- BIORETENTION
- SITE RETAINING WALL - SEE DETAIL 8, SHEET C6.1
- STORM WATER CHAMBERS. SEE DETAIL 8, SHEET C6.2
- MATCH AC @ AC SAWCUT
- INSTALL CONCRETE DRIVEWAY APRON
- CROSSWALK PAVEMENT MARKING (WHITE)
- INSTALL (N) 6' HIGH WOOD FENCE
- MATCH CONCRETE SIDEWALK ELEVATION
- INSTALL SIGN STATING "DEAD END"
- CURB TYPE TRANSITION
- PARALLEL PARKING PAVEMENT MARKING
- INSTALL DRIVEWAY FOR NEIGHBOR. INSTALL VEHICULAR CONCRETE SECTION - SEE DETAIL 5, SHEET C6.1. TEMPORARY CONSTRUCTION EASEMENT SHALL BE OBTAINED PRIOR TO CONSTRUCTION
- TURF BLOCK (GRASS PAVERS), REFER TO DETAIL 2 SHEET C6.3



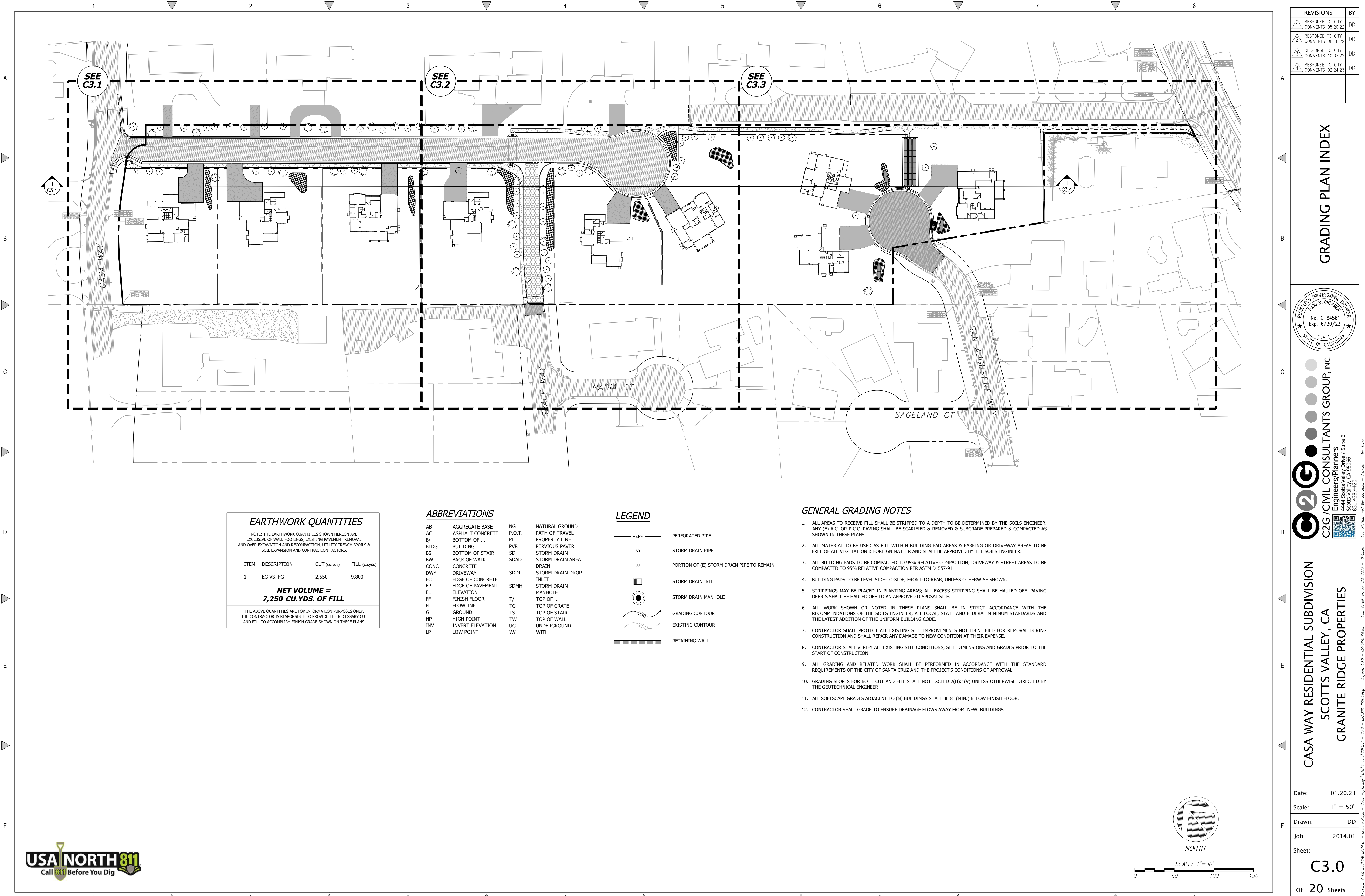
REVISIONS	BY
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4 RESPONSE TO CITY COMMENTS 02.24.23	DD

SITE IMPROVEMENT PLAN



CASA WAY RESIDENTIAL SUBDIVISION SCOTTS VALLEY, CA GRANITE RIDGE PROPERTIES

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EARTHWORK QUANTITIES			
NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.			
ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	2,550	9,800
NET VOLUME = 7,250 CU.YDS. OF FILL			
THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.			

ABBREVIATIONS

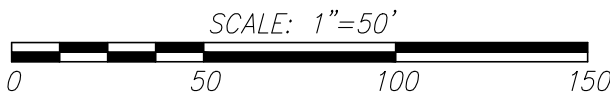
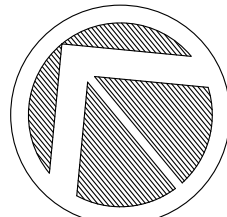
AB	AGGREGATE BASE	NG	NATURAL GROUND
AC	ASPHALT CONCRETE	P.O.T.	PATH OF TRAVEL
B/	BOTTOM OF ...	PL	PROPERTY LINE
BLDG	BUILDING	PVR	PERVIOUS PAVER
BS	BOTTOM OF STAIR	SD	STORM DRAIN
BW	BACK OF WALK	SDAD	STORM DRAIN AREA DRAIN
CONC	CONCRETE	SDDI	STORM DRAIN DROP INLET
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
EL	ELEVATION	T/	TOP OF ...
FF	FINISH FLOOR	TG	TOP OF GRATE
FL	FLOWLINE	TS	TOP OF STAIR
G	GROUND	TW	TOP OF WALL
HP	HIGH POINT	UG	UNDERGROUND
INV	INVERT ELEVATION	W/	WITH
LP	LOW POINT		

LEGEND

	PERFORATED PIPE
	STORM DRAIN PIPE
	PORTION OF (E) STORM DRAIN PIPE TO REMAIN
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	GRADING CONTOUR
	EXISTING CONTOUR
	RETAINING WALL

GENERAL GRADING NOTES

- ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
- ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE SOILS ENGINEER.
- ALL BUILDING PADS TO BE COMPACTED TO 95% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557-91.
- BUILDING PADS TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
- STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
- ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST ADDITION OF THE UNIFORM BUILDING CODE.
- CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION AND SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.
- CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
- ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE CITY OF SANTA CRUZ AND THE PROJECT'S CONDITIONS OF APPROVAL.
- GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
- CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM NEW BUILDINGS



REVISIONS	BY
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2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

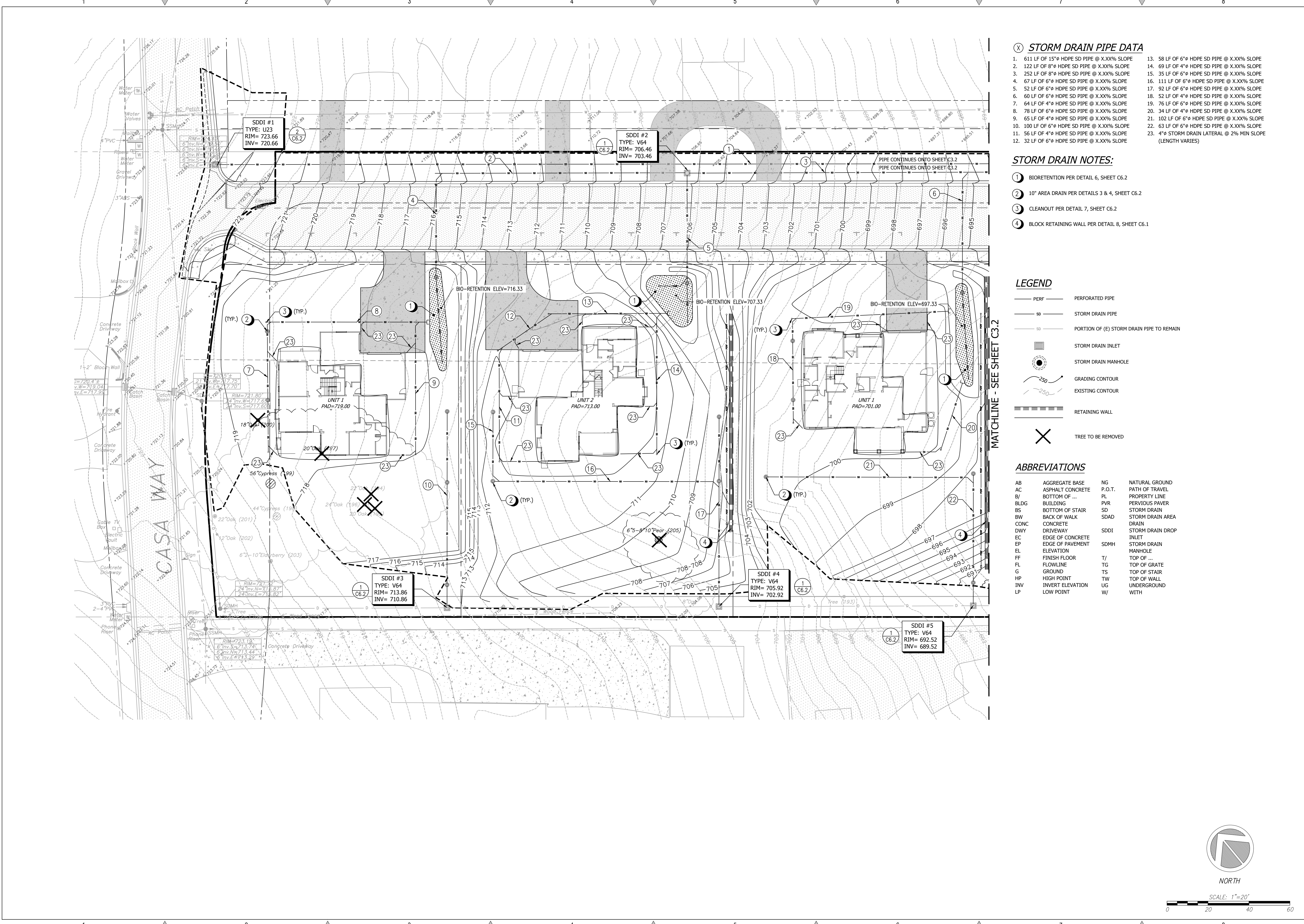
GRADING PLAN INDEX



C2G CIVIL CONSULTANTS GROUP, INC.
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1400 Main Street, Suite 6
Scotts Valley, CA 95066
831.438.4420

CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

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STORM DRAIN PIPE DATA	
1. 611 LF OF 15" HDPE SD PIPE @ X.XX% SLOPE	13. 58 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
2. 122 LF OF 8" HDPE SD PIPE @ X.XX% SLOPE	14. 69 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
3. 252 LF OF 8" HDPE SD PIPE @ X.XX% SLOPE	15. 35 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
4. 67 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	16. 111 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
5. 52 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	17. 92 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
6. 60 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	18. 52 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
7. 64 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE	19. 76 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
8. 78 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	20. 34 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
9. 65 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE	21. 102 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
10. 100 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	22. 63 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
11. 56 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE	23. 4" STORM DRAIN LATERAL @ 2% MIN SLOPE (LENGTH VARIES)
12. 32 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE	

- STORM DRAIN NOTES:**
- 1. BIORETENTION PER DETAIL 6, SHEET C6.2
 - 2. 10' AREA DRAIN PER DETAILS 3 & 4, SHEET C6.2
 - 3. CLEANOUT PER DETAIL 7, SHEET C6.2
 - 4. BLOCK RETAINING WALL PER DETAIL 8, SHEET C6.1

LEGEND

PERF	PERFORATED PIPE
SD	STORM DRAIN PIPE
SD	PORTION OF (E) STORM DRAIN PIPE TO REMAIN
[Symbol]	STORM DRAIN INLET
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	GRADING CONTOUR
[Symbol]	EXISTING CONTOUR
[Symbol]	RETAINING WALL
[Symbol]	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	NG	NATURAL GROUND
AC	ASPHALT CONCRETE	P.O.T.	PATH OF TRAVEL
BJ	BOTTOM OF ...	PL	PROPERTY LINE
BLDG	BUILDING	PVR	PERVIOUS PAVEMENT
BS	BOTTOM OF STAIR	SD	STORM DRAIN
BW	BACK OF WALK	SDAD	STORM DRAIN AREA
CONC	CONCRETE	SDDI	STORM DRAIN DROP
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EC	EDGE OF CONCRETE		
EP	EDGE OF PAVEMENT		
EL	ELEVATION		
FF	FINISH FLOOR	T/	TOP OF ...
FL	FLOWLINE	TG	TOP OF GRATE
G	GROUND	TS	TOP OF STAIR
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT ELEVATION	UG	UNDERGROUND
LP	LOW POINT	W/	WITH

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4	RESPONSE TO CITY COMMENTS 02.24.23	DD

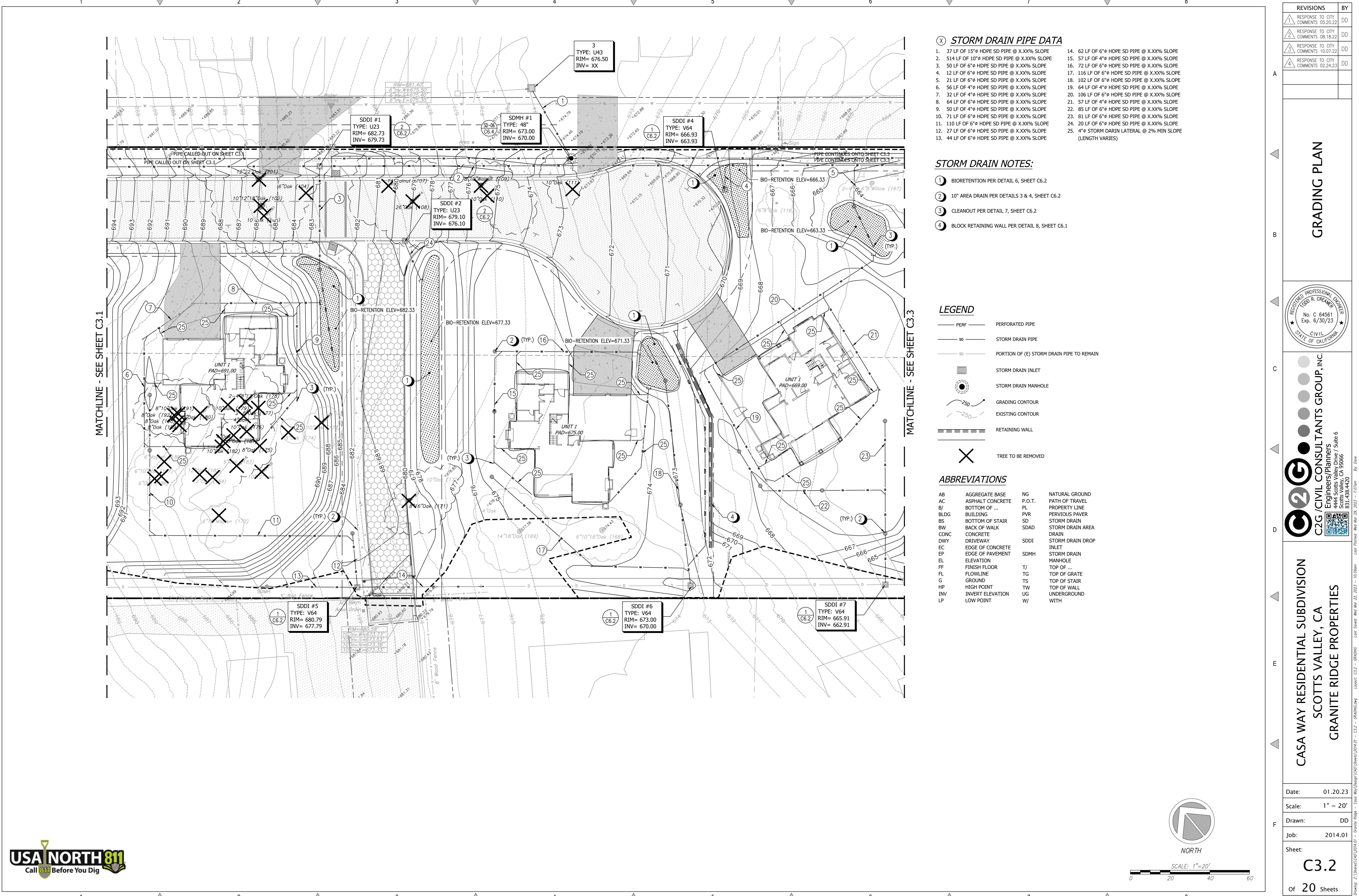
GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
TOM R. CREMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
Suite 6
Scotts Valley, CA 95066
831.438.4420

CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

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GRADING PLAN

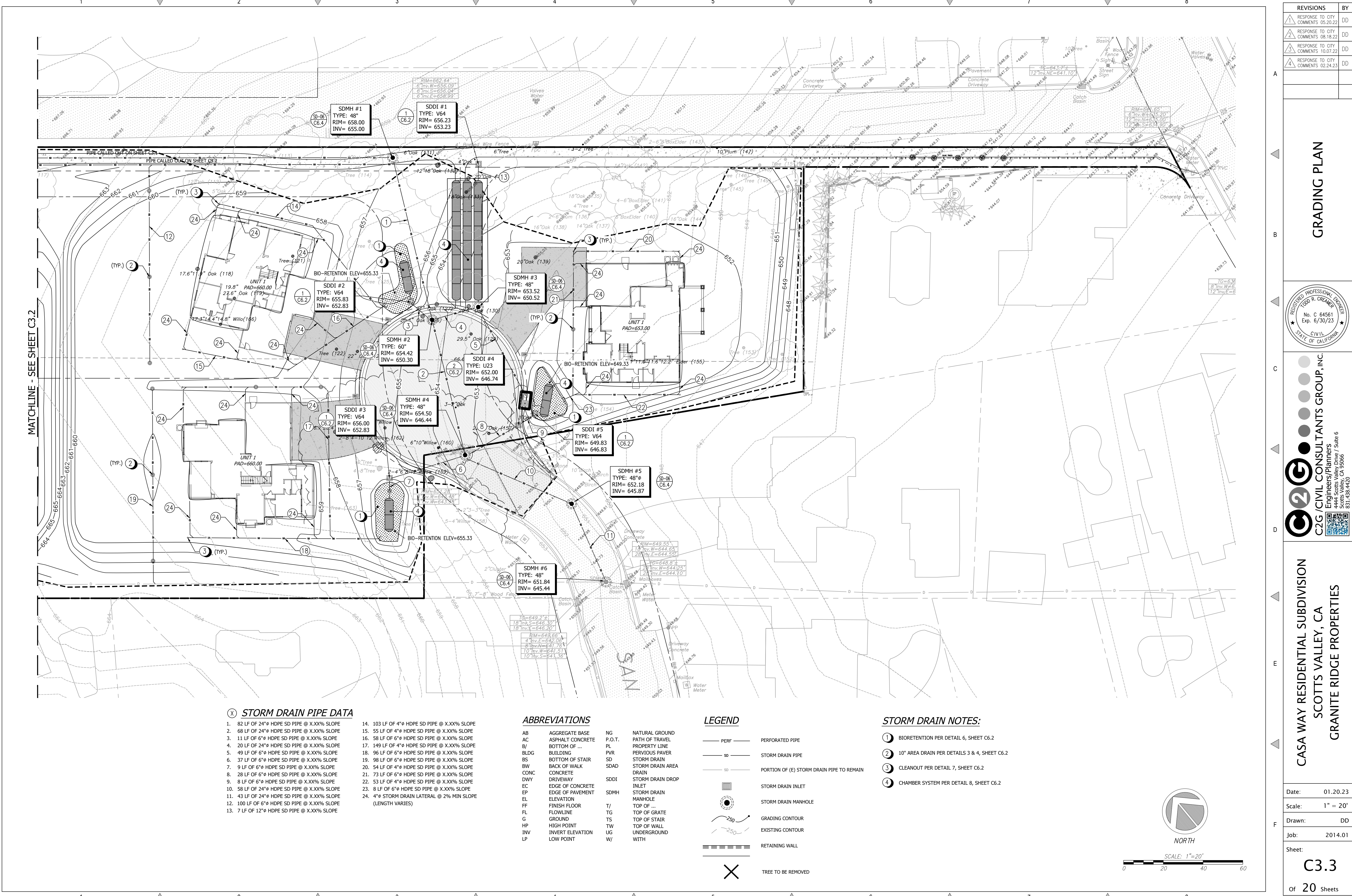
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

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Scotts Valley, CA 95066
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CASA WAY RESIDENTIAL SUBDIVISION
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ⓧ **STORM DRAIN PIPE DATA**

- | | |
|---|---|
| 1. 82 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE | 14. 103 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 2. 68 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE | 15. 55 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 3. 11 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 16. 58 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 4. 20 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE | 17. 149 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 5. 49 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 18. 96 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 6. 37 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 19. 98 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 7. 9 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 20. 54 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 8. 28 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 21. 73 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 9. 8 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 22. 53 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 10. 58 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE | 23. 8 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 11. 43 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE | 24. 4" STORM DRAIN LATERAL @ 2% MIN SLOPE (LENGTH VARIES) |
| 12. 100 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | |
| 13. 7 LF OF 12" HDPE SD PIPE @ X.XX% SLOPE | |

ABBREVIATIONS

AB	AGGREGATE BASE	NG	NATURAL GROUND
AC	ASPHALT CONCRETE	P.O.T.	PATH OF TRAVEL
B/	BOTTOM OF ...	PL	PROPERTY LINE
BLDG	BUILDING	PVR	PERVIOUS PAVR
BS	BOTTOM OF STAIR	SD	STORM DRAIN
BW	BACK OF WALK	SDAD	STORM DRAIN AREA DRAIN
CONC	CONCRETE	SDDI	STORM DRAIN DROP INLET
DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
EC	EDGE OF CONCRETE	T/	TOP OF ...
EP	EDGE OF PAVEMENT	TG	TOP OF GRATE
EL	ELEVATION	TS	TOP OF STAIR
FF	FINISH FLOOR	TW	TOP OF WALL
FL	FLOWLINE	UG	UNDERGROUND
G	GROUND	W/	WITH
HP	HIGH POINT		
INV	INVERT ELEVATION		
LP	LOW POINT		

LEGEND

- | | |
|----------|---|
| — PERF — | PERFORATED PIPE |
| — SD — | STORM DRAIN PIPE |
| — SD — | PORTION OF (E) STORM DRAIN PIPE TO REMAIN |
| ○ | STORM DRAIN INLET |
| ○ | STORM DRAIN MANHOLE |
| ○ | EXISTING CONTOUR |
| — | RETAINING WALL |
| × | TREE TO BE REMOVED |

STORM DRAIN NOTES:

1. BIORETENTION PER DETAIL 6, SHEET C6.2
2. 10" AREA DRAIN PER DETAILS 3 & 4, SHEET C6.2
3. CLEANOUT PER DETAIL 7, SHEET C6.2
4. CHAMBER SYSTEM PER DETAIL 8, SHEET C6.2

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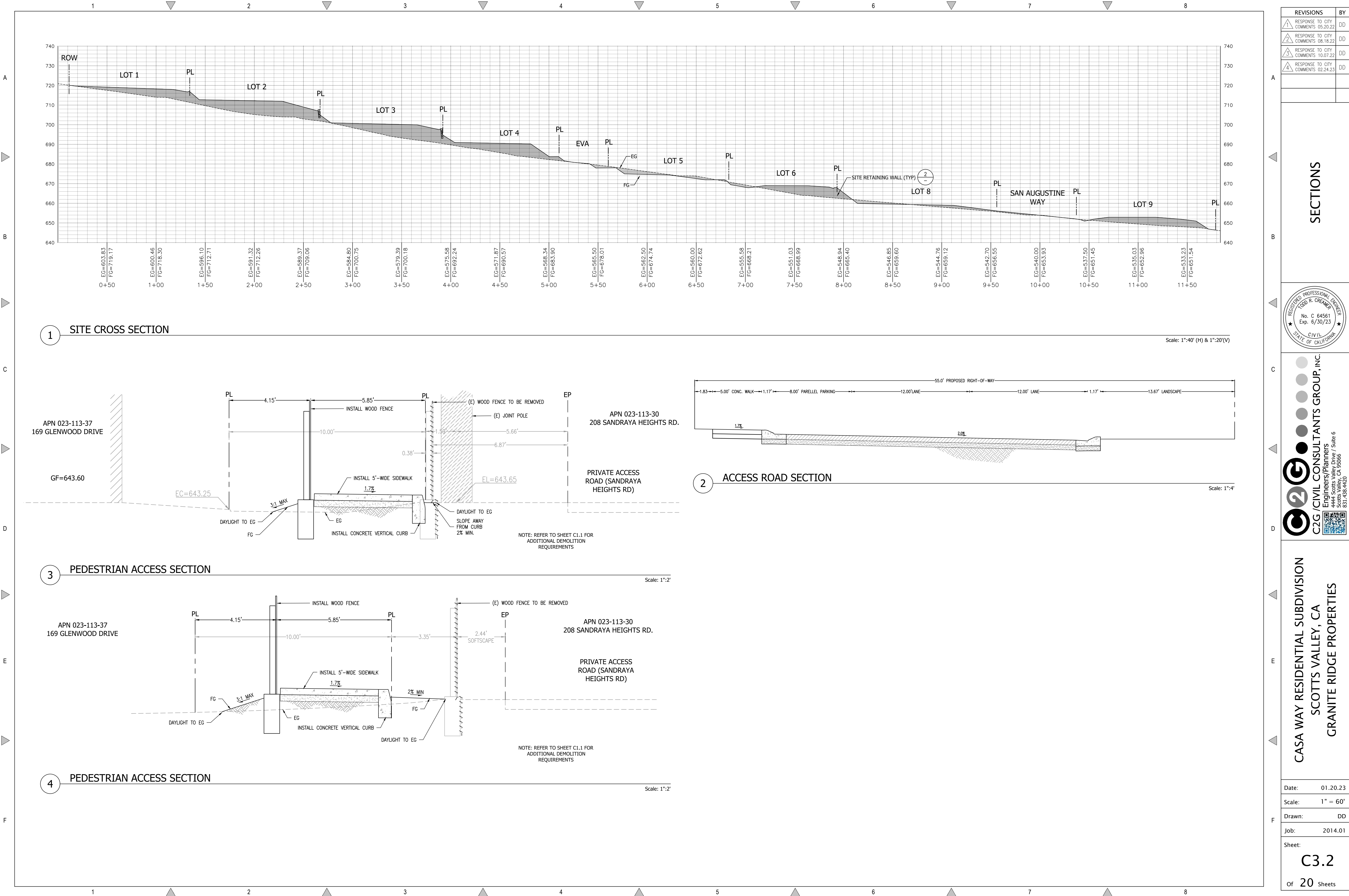
GRADING PLAN

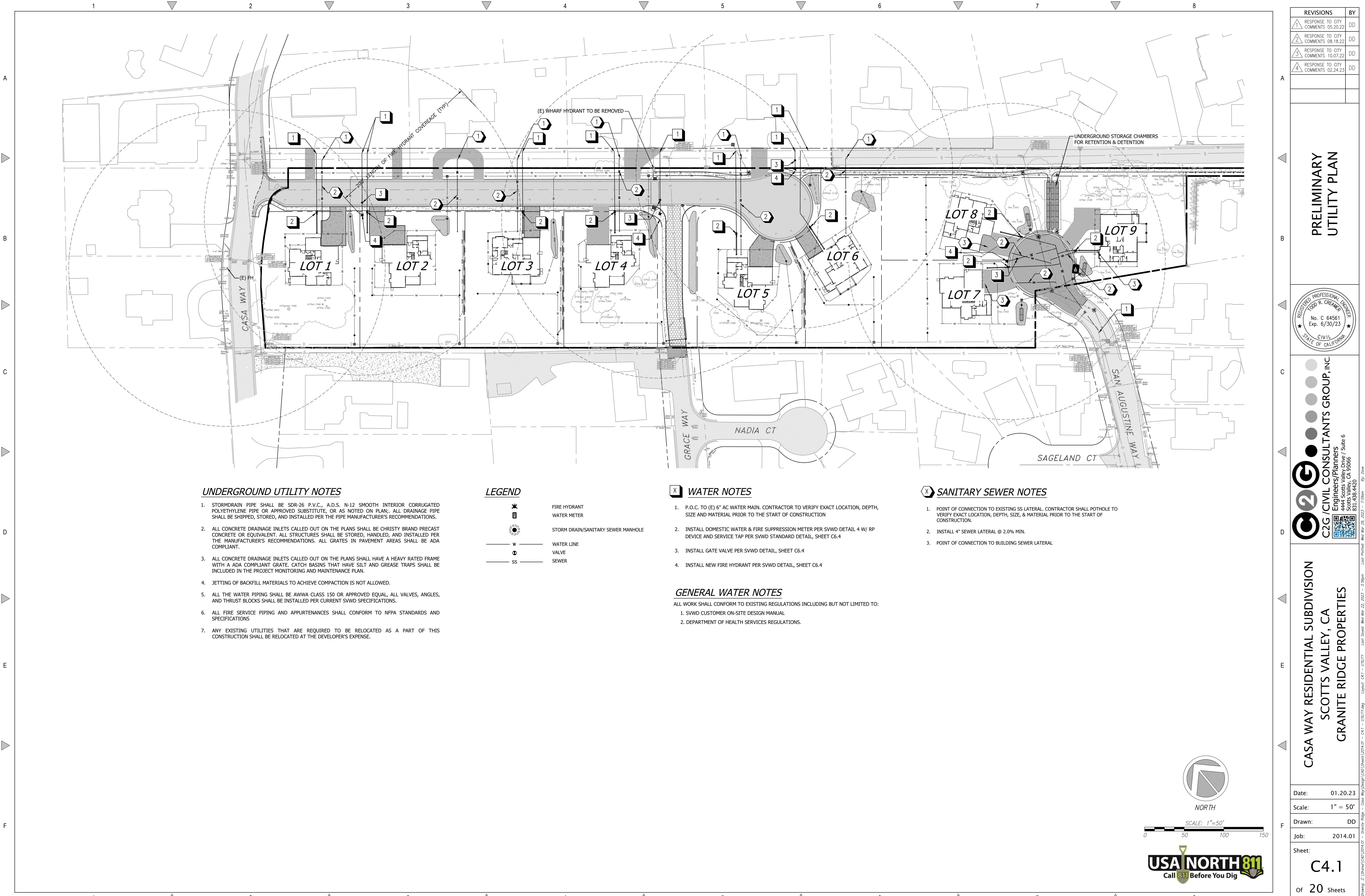


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**CASA WAY RESIDENTIAL SUBDIVISION
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GRANITE RIDGE PROPERTIES**

Date: 01.20.23
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UNDERGROUND UTILITY NOTES

- 1. STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- 2. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
- 3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
- 4. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- 5. ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT SVWD SPECIFICATIONS.
- 6. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
- 7. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

LEGEND

- [Symbol] FIRE HYDRANT
- [Symbol] WATER METER
- [Symbol] STORM DRAIN/SANITARY SEWER MANHOLE
- [Symbol] W WATER LINE
- [Symbol] VALVE
- [Symbol] SS SEWER

WATER NOTES

- 1. P.O.C. TO (E) 6" AC WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL PRIOR TO THE START OF CONSTRUCTION
- 2. INSTALL DOMESTIC WATER & FIRE SUPPRESSION METER PER SVWD DETAIL 4 W/ RP DEVICE AND SERVICE TAP PER SVWD STANDARD DETAIL, SHEET C6.4
- 3. INSTALL GATE VALVE PER SVWD DETAIL, SHEET C6.4
- 4. INSTALL NEW FIRE HYDRANT PER SVWD DETAIL, SHEET C6.4

GENERAL WATER NOTES

- ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
- 1. SVWD CUSTOMER ON-SITE DESIGN MANUAL
 - 2. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

SANITARY SEWER NOTES

- 1. POINT OF CONNECTION TO EXISTING SS LATERAL. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
- 2. INSTALL 4" SEWER LATERAL @ 2.0% MIN.
- 3. POINT OF CONNECTION TO BUILDING SEWER LATERAL

North arrow pointing up.

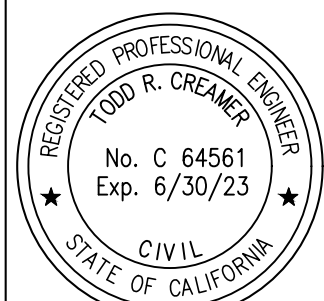
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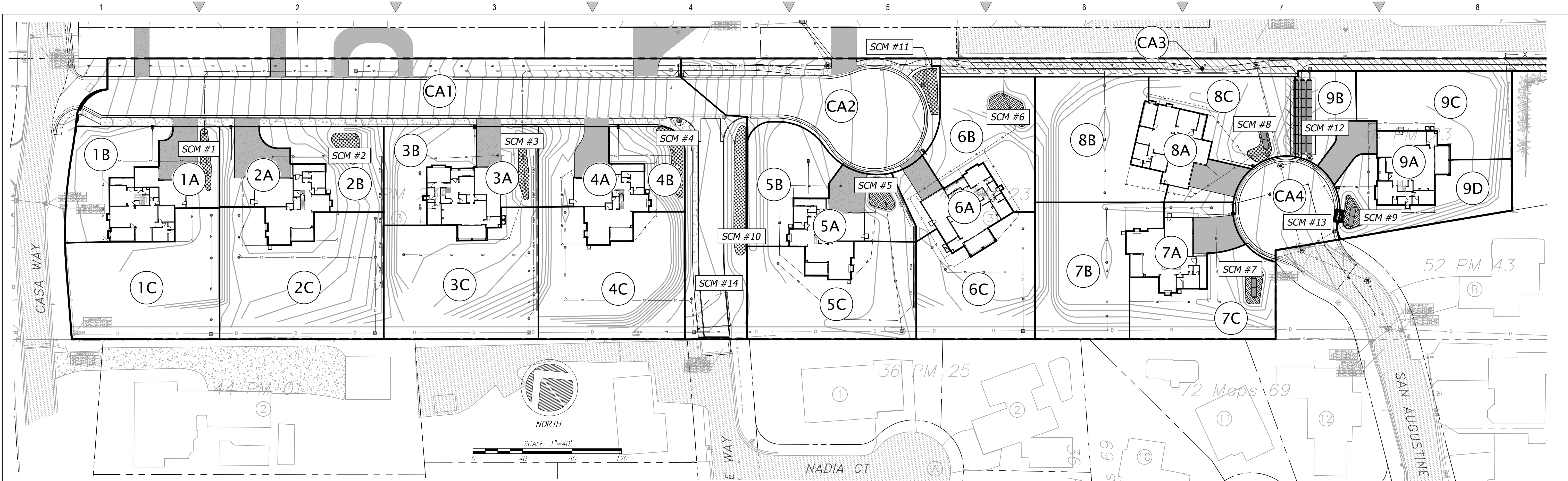
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Engineers/Planners
Scotts Valley, CA 95066
831.438.4420

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GENERAL SITE AND STORM DRAINAGE FACILITY MAINTENANCE

- PAVEMENTS:**
- COLLECT TRASH AND SWEEP PAVEMENTS REGULARLY TO PREVENT ACCUMULATION OF SOIL, DEBRIS, AND TRASH.
- LANDSCAPING:**
- REMOVE DEBRIS AND TRASH REGULARLY.
 - PRUNE OR CUT BACK PLANTS FOR HEALTH AND TO ENSURE STORMWATER IS ABLE TO FLOW INTO INLETS AND THROUGH CURB CUTS.
 - CONTROL WEEDS BY MANUAL METHODS.
 - EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROTECT SOILS FROM EROSION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.

STORM DRAIN INLETS AND PIPES

- CLEAN STORM DRAIN INLETS AND OTHER CONVEYANCE STRUCTURES BEFORE THE WET SEASON TO REMOVE SEDIMENTS, TRASH AND DEBRIS ACCUMULATED DURING THE SUMMER.
- CONDUCT INSPECTIONS AND CLEAN AND MAINTAIN STORM DRAIN INLETS AND STORM DRAIN PIPES DURING THE RAINY SEASON ON A FREQUENCY NECESSARY TO MAINTAIN THE SYSTEM IN PROPER WORKING ORDER.

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

MAINTENANCE SCHEDULE FOR UG CHAMBERS

- UNDERGROUND STORAGE CHAMBERS ARE INTENDED TO:
- STORE STORMWATER ONSITE AND BELOW GRADE.
 - POND WATER BEFORE OVERFLOWING TO A DRAIN INLET.
 - INFILTRATE COMPLETELY FOLLOWING EACH RAIN EVENT.

- UNDERGROUND STORAGE CHAMBERS ARE NOT INTENDED TO:
- ALLOW COLLECTION OF SEDIMENT.
 - BE ACCESSED BY ANYONE OTHER THAN AUTHORIZED PERSONNEL.

ON AN AS-NEEDED BASIS:

- REMOVE ANY SEDIMENT BUILD-UP, FALLEN LEAVES, DEBRIS, AND TRASH.
- CHECK STORM DRAIN INLET AT OUTLET. REMOVE SEDIMENT BUILD-UP, FALLEN LEAVES, DEBRIS, AND TRASH.

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

- OPEN INSPECTION PORT AND LOOK FOR SIGNS OF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH COLLECTION WITHIN THE UG CHAMBERS. IF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, REMOVE BY MEANS OF A VACUUM TRUCK. IF SIGNIFICANT SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- ORIFICE SHALL BE INSPECTED AND ANY

- BLOCKAGE OF ANY KIND (I.E. SEDIMENT, TRASH, ETC.) SHALL BE REMOVED
- PRE-TREATMENT CONTAMINANT SCREENING INLET SHALL BE INSPECTED AND ALL TRASH, LEAVES, DEBRIS AND/OR SEDIMENT SHALL BE REMOVED
 - INSPECT CHANNEL ADJACENT TO DRIVEWAY OUT TO COX ROAD. ALL TRASH AND DEBRIS SHALL BE REMOVED.

ANNUALLY, AT THE END OF THE RAINY SEASON:

- REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT IN THE PRE-TREATMENT SCREENING INLET.
- REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT FOUND OTHER INLETS
- DO NOT INSTALL ANY MATERIAL INTO THE UNDERGROUND STORM CHAMBER VOID SPACE.

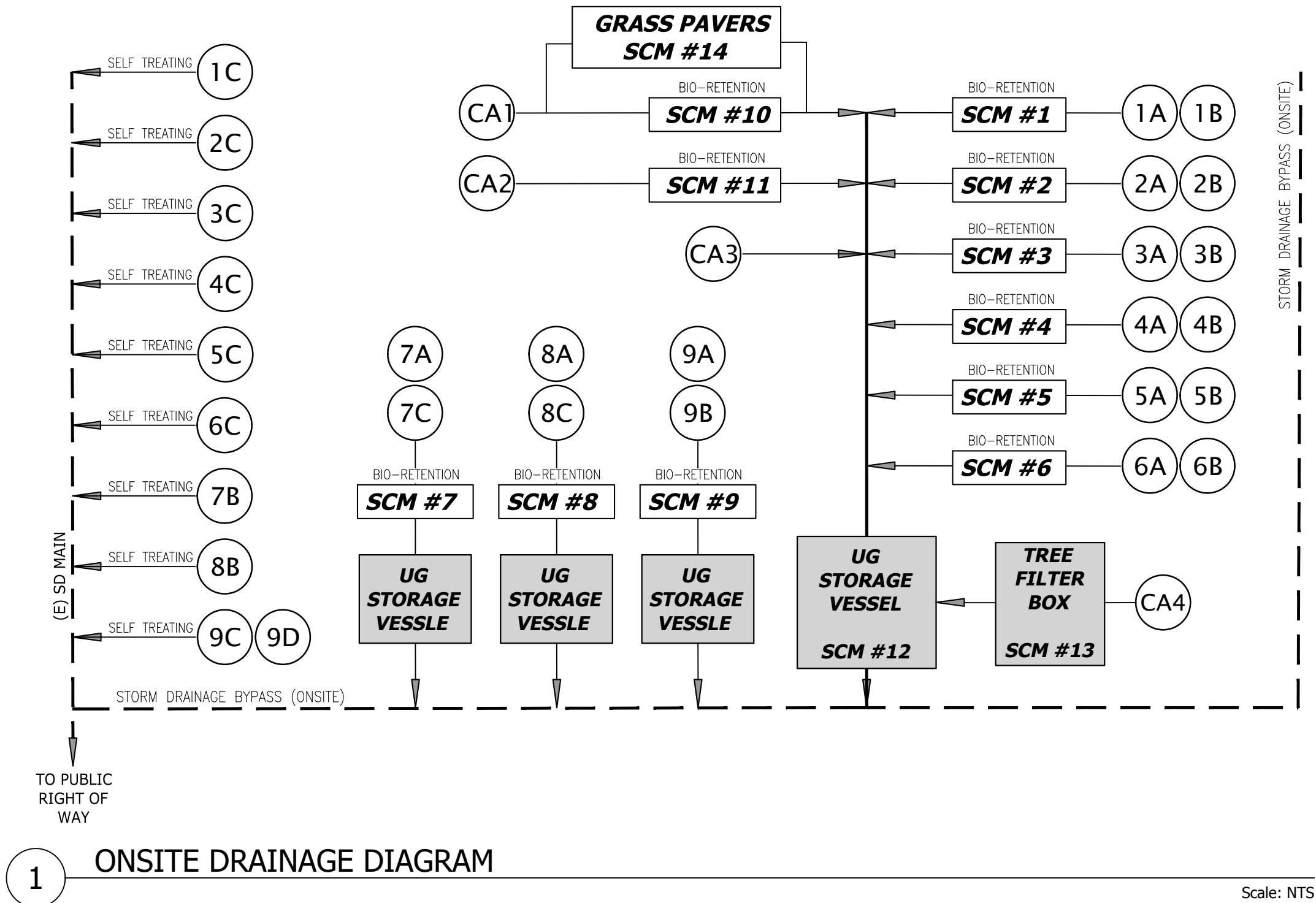
MAJOR FACILITY CHANGES OR RENOVATION:
CONTACT THE PROJECT CIVIL ENGINEER (C2G / CIVIL CONSULTANTS GROUP, INC.), OR OTHER QUALIFIED ENGINEER OR LANDSCAPE ARCHITECT, IN THE EVENT THAT MAJOR WORK IS CONTEMPLATED IN OR ADJACENT TO THE FACILITY. MAJOR WORK INCLUDES:

- REPLACING FILTER-FABRIC ABOVE THE ROCK EMBEDMENT.
- MODIFYING THE "ENGINEERED" ELEMENTS OF THE FACILITY, INCLUDING DRAIN INLETS, PIPES, SUBSURFACE DRAINS, WATER BARRIERS, AND STRUCTURAL ELEMENTS.
- IMPROVEMENTS IN AREAS WHICH DRAIN TO THE FACILITY; ESPECIALLY IMPROVEMENTS WHICH WOULD INCREASE THE AREA OF IMPERVIOUS SURFACE WHICH DRAINS TO THE FACILITY.

STORM WATER POST-CONSTRUCTION REQUIREMENTS

- NET IMPERVIOUS AREA = 56,963
- PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT
- PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION**
- INSTALL PERMEABLE PAVERS (GRASS PAVERS)
 - DIRECT RUNOFF FROM WALKWAYS, ACCESS ROADS, DRIVEWAYS & BUILDINGS INTO BIO-RETENTION AREAS AND/OR TREE FILTER BOX
- PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT**
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF BIO-RETENTION.
 - BIO-RETENTION TREATMENT AREA REQUIREMENT IS 4% OF NET IMPERVIOUS AREA
 - TREE FILTER BOX IS PROPOSED FOR THE SAN AUGUSTINE WAY CUL-DE-SAC
- PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION**
- DUE TO THE POOR INFILTRATING SOILS WITHIN THE PROJECT SITE, TECHNICAL INFEASIBILITY HAS BEEN DETERMINED.
 - RETENTION ALTERNATIVE COMPLIANCE CALCULATION HAS BEEN PROVIDED SHOWING THAT THE SCM AREA EXCEEDS 10% OF THE EQUIVALENT IMPERVIOUS SURFACE AREA. SEE TABLE ON THIS SHEET.
- PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT**
- PEAK MANAGEMENT WILL BE ADDRESSED BY UNDERGROUND DETENTION LIMITING THE PRE-PROJECT PEAK FLOWS FOR THE 2- THROUGH 10-YEAR STORM EVENTS.
 - SEE THE SANTA CRUZ COUNTY FIG. SWM-17 IN THE STORMWATER CONTROL PLAN WHICH DETERMINES DETENTION STORAGE VOLUME AND 10-YEAR PRE DEVELOPMENT RELEASE RATE

RETENTION ALTERNATIVE COMPLIANCE CALCULATIONS	
EQUIVALENT IMPERVIOUS SURFACE AREA (EISA)	89,372
TOTAL IMPERVIOUS SURFACES	78,601
TURF BLOCK (@0.15)	517
DISTURBED SOILS (@0.15)	10,771
SCM AREA TOTAL	9,375
BIO-RETENTION	4,653
TURF BLOCK	3,448
CHAMBERS	1,250
FILTERRA DEVICE	24
SCM AREA DIVIDED BY EISA	10.49%



PROPOSED		1A	1B	1C	2A	2B	2C	3A	3B	3C	4A	4B	4C	5A	5B	5C	6A	6B	6C	7A	7B	7C	8A	8B	8C	9A	9B	9C	9D	CA1	CA2	CA3	CA4	TOTAL					
	TOTAL AREA	5,590	4,821	10,626	5,555	4,470	12,828	5,784	4,087	11,635	5,942	2,972	11,380	5,723	5,256	9,500	4,445	7,196	8,189	4,611	9,018	6,612	4,616	9,175	6,100	4,823	2,635	7,074	5,547	35,862	13,319	7,940	5,496	248,827					
	IMPERVIOUS AREA	4,419	0	0	4,383	0	0	3,803	0	0	3,946	0	0	3,875	0	0	3,735	0	0	3,933	0	0	4,072	0	0	4,823	339	0	0	25,333	11,136	3,323	5,270	82,390					
	ROOF	3,110	0	0	2,903	0	0	3,154	0	0	2,903	0	0	2,903	0	0	3,154	0	0	2,903	0	0	3,110	0	0	3,154	0	0	0	0	0	0	0	27,294					
	AC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,294	8,349	0	4,581	27,224						
	CONCRETE	1,309	0	0	1,480	0	0	649	0	0	1,043	0	0	972	0	0	581	0	0	1,030	0	0	962	0	0	1,669	339	0	0	7,591	2,787	3,323	689	24,424					
	TURF BLOCK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,448	0	0	0	3,448						
	EQUIV. IMPERVIOUS AREA	4,419	0	0	4,383	0	0	3,803	0	0	3,946	0	0	3,875	0	0	3,735	0	0	3,933	0	0	4,072	0	0	4,823	339	0	0	22,402	11,136	3,323	5,270	79,459					
	*TURF BLOCK ASSUMED 15% IMPERVIOUS																																						
	LANDSCAPE/NATURAL AREAS	1,171	4,821	10,626	1,172	4,470	12,828	1,981	4,087	11,635	1,996	2,972	11,380	1,848	5,256	9,500	710	7,196	8,189	678	9,018	6,612	544	9,175	6,100	0	2,296	7,074	5,547	10,529	2,183	4,617	226	166,437					
RUNOFF COEFFICIENT	0.76	0.25	0.25	0.76	0.25	0.25	0.68	0.25	0.25	0.68	0.25	0.25	0.69	0.25	0.25	0.80	0.25	0.25	0.80	0.25	0.25	0.82	0.25	0.25	0.90	0.33	0.25	0.25	0.64	0.79	0.52	0.87	0.45						
TIME OF CONCENTRATION	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10						
RAINFALL INTENSITY (10YR)	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4						
RUNOFF RATE (CFS)	0.235	0.066	0.146	0.233	0.062	0.177	0.216	0.056	0.160	0.223	0.041	0.157	0.218	0.072	0.131	0.195	0.099	0.113	0.204	0.124	0.091	0.209	0.126	0.084	0.239	0.048	0.097	0.076	1.256	0.582	0.228	0.264	6.233						
(25 YR)	0.282	0.080	0.176	0.280	0.074	0.212	0.259	0.068	0.192	0.268	0.049	0.188	0.261	0.087	0.157	0.234	0.119	0.135	0.245	0.149	0.109	0.251	0.152	0.101	0.287	0.058	0.117	0.092	1.507	0.699	0.274	0.317	7.479						
(50 YR)	0.318	0.090	0.198	0.315	0.083	0.239	0.291	0.076	0.216	0.301	0.055	0.212	0.294	0.098	0.177	0.263	0.134	0.152	0.276	0.168	0.123	0.283	0.171	0.113	0.323	0.065	0.132	0.103	1.695	0.786	0.308	0.357	8.414						
(100 YR)	0.353	0.100	0.220	0.350	0.092	0.265	0.324	0.084	0.240	0.335	0.061	0.235	0.326	0.109	0.196	0.292	0.149	0.169	0.307	0.186	0.137	0.314	0.190	0.126	0.359	0.073	0.146	0.115	1.884	0.873	0.343	0.397	9.349						

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PRELIMINARY STORMWATER CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER

TODD R. CREMER

No. C 64561

Exp. 6/30/23

CIVIL

STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

10000 Santa Fe Avenue, Suite 6

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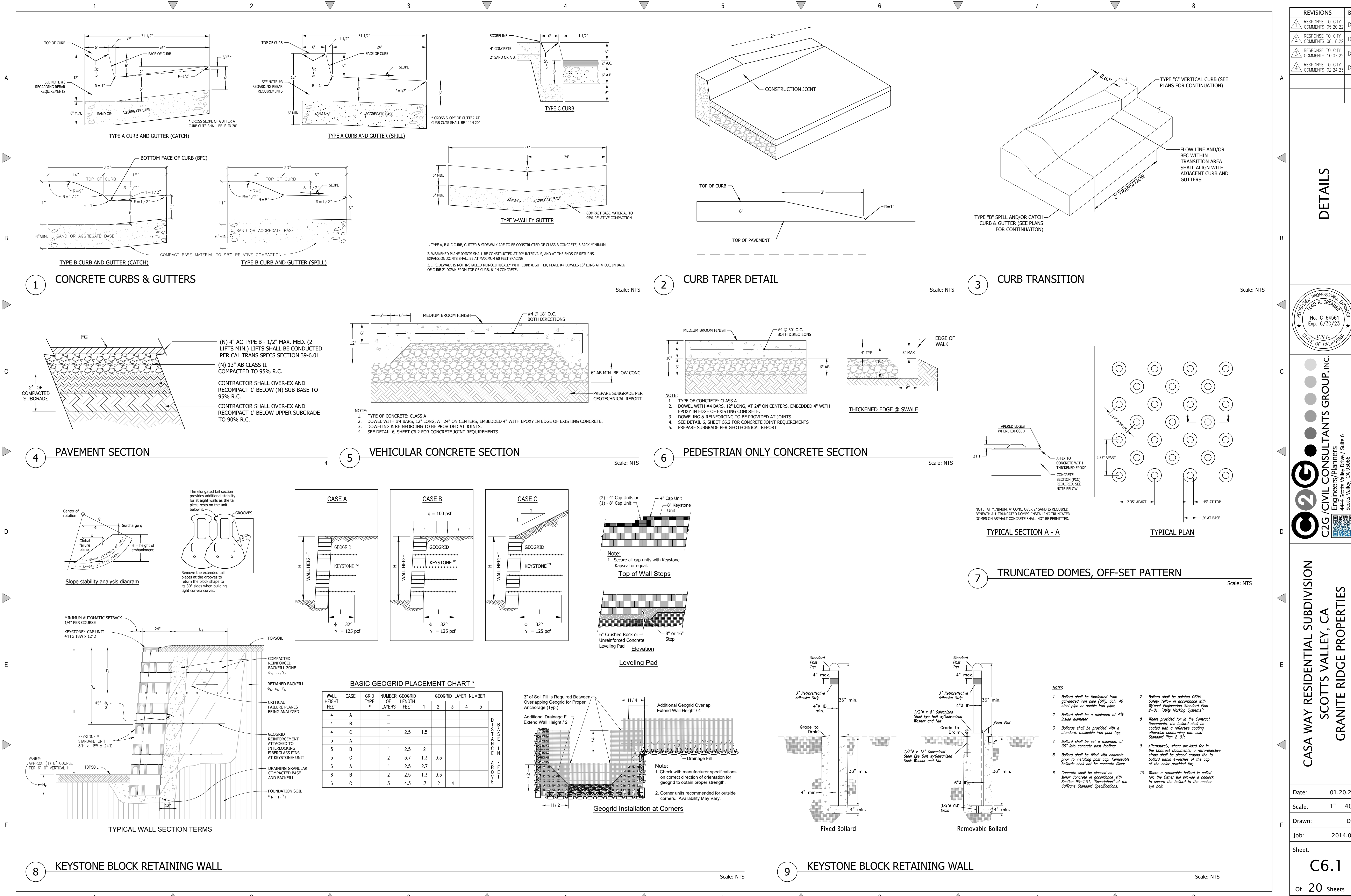
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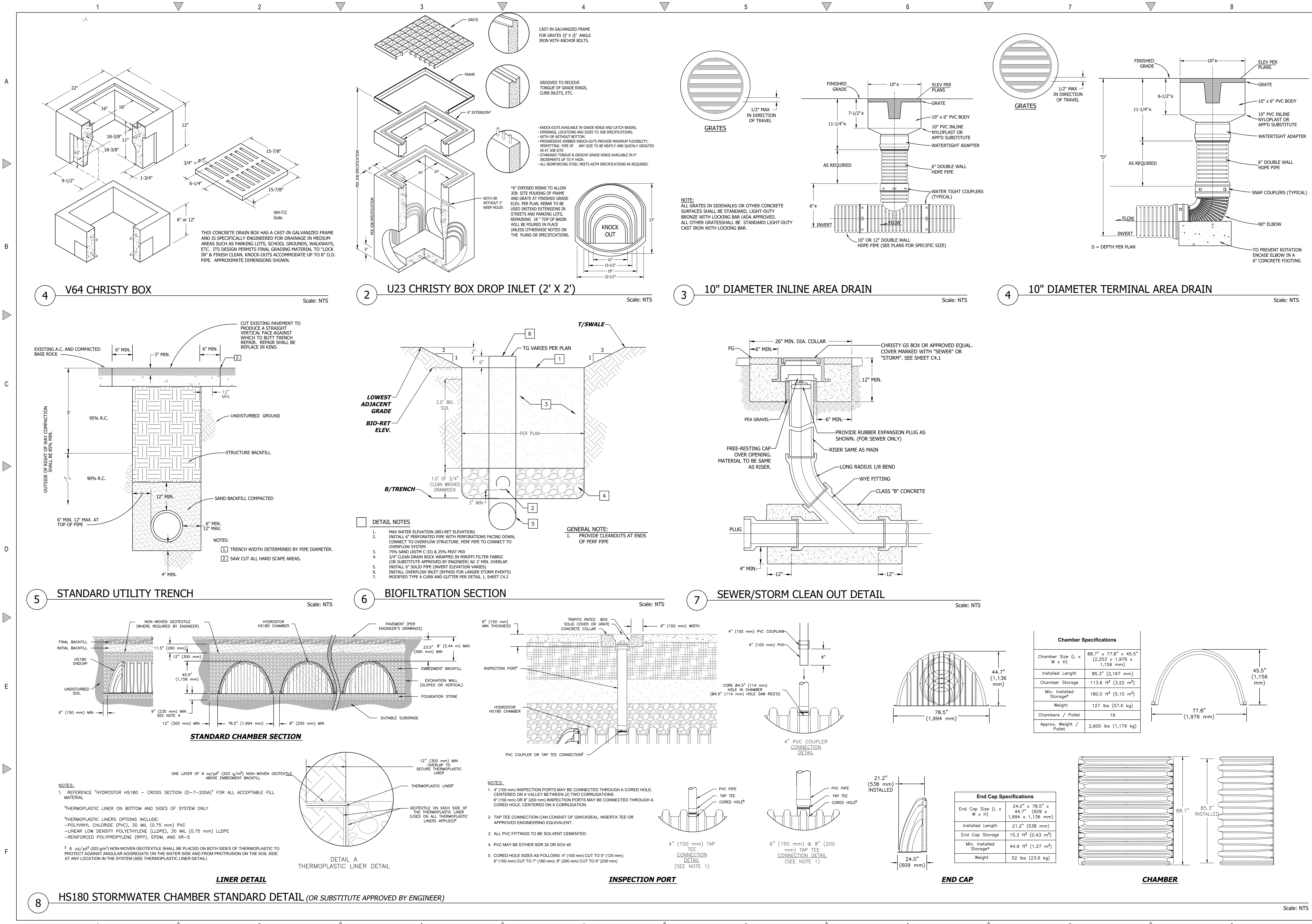
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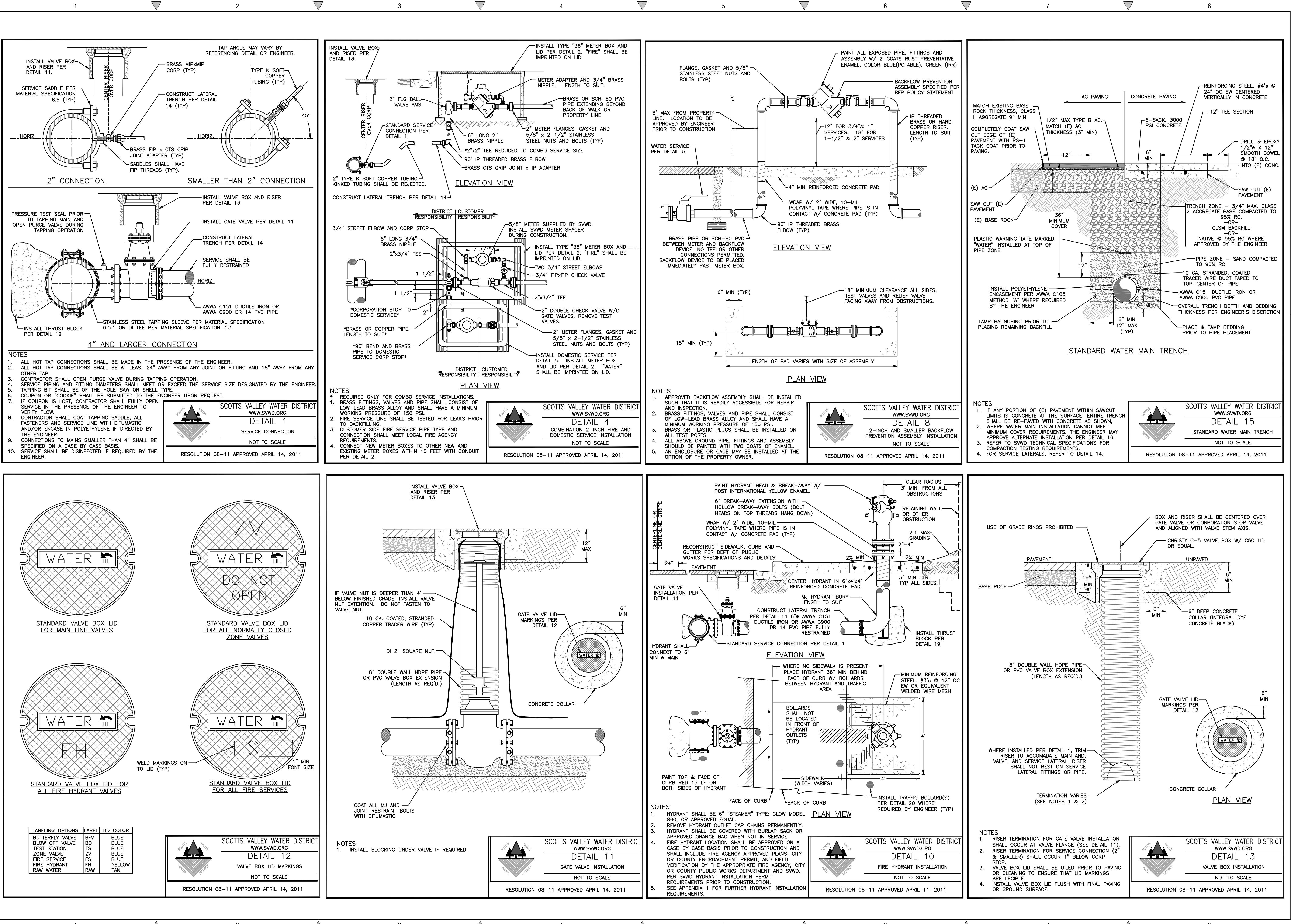


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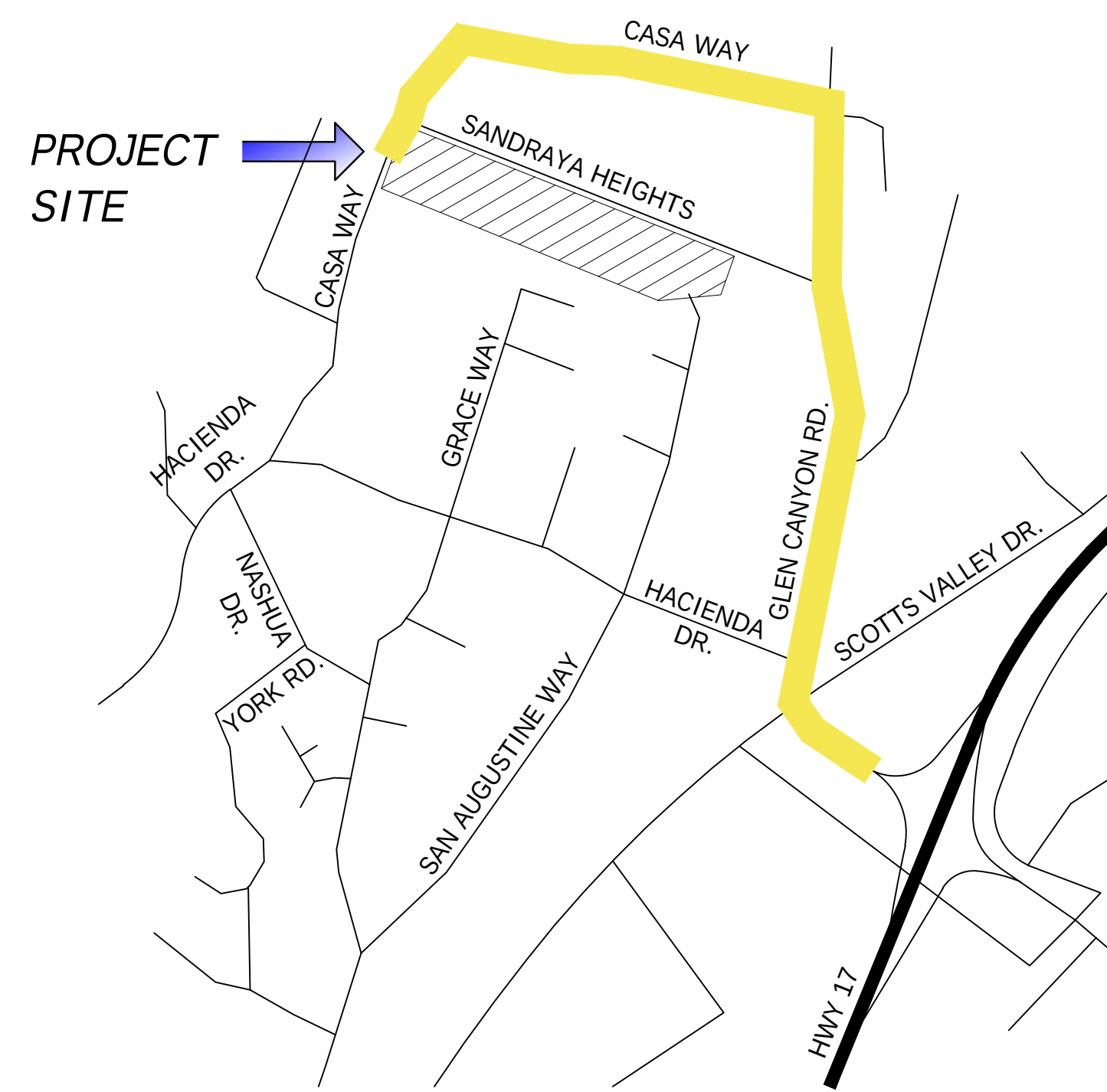
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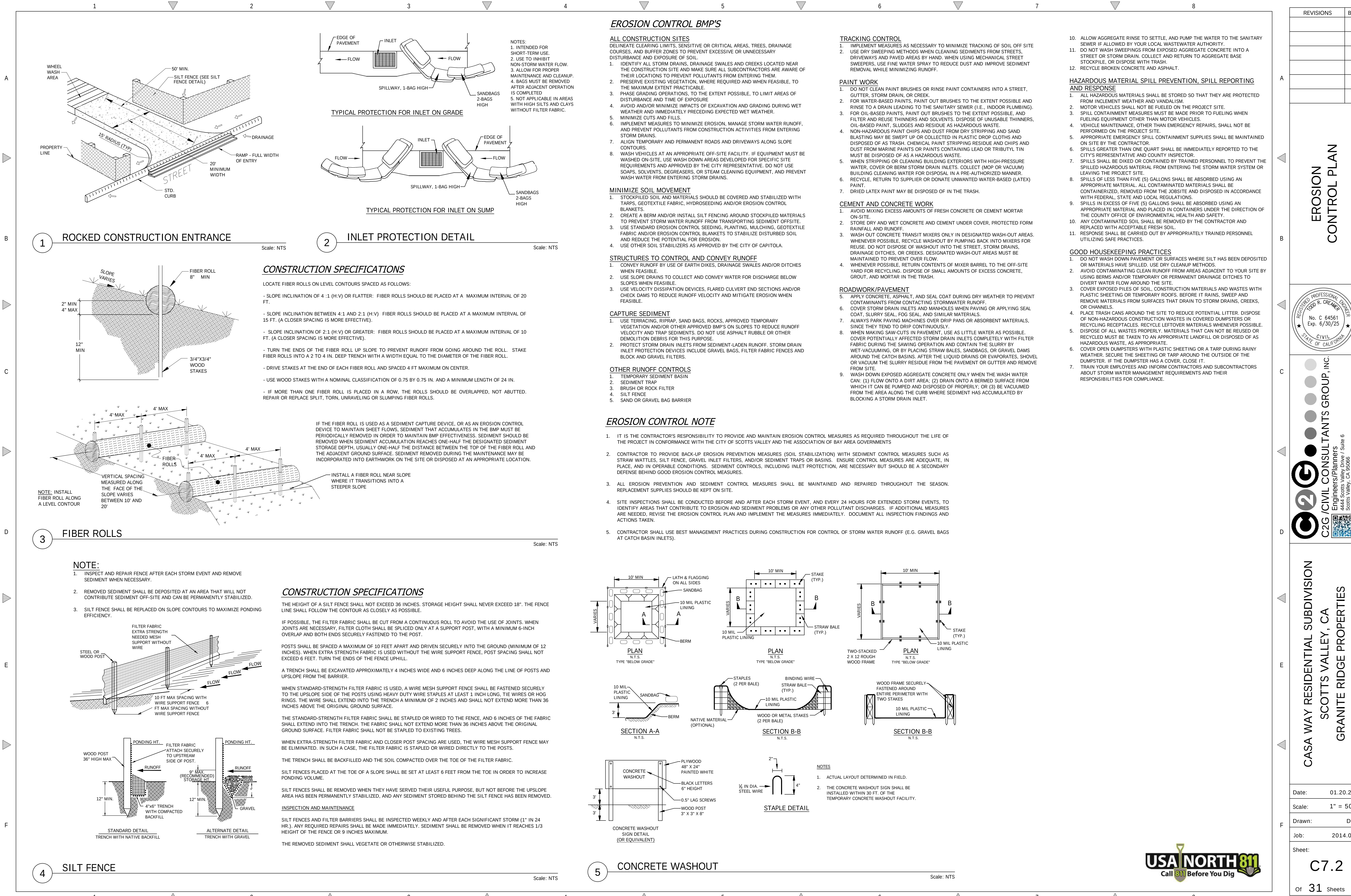
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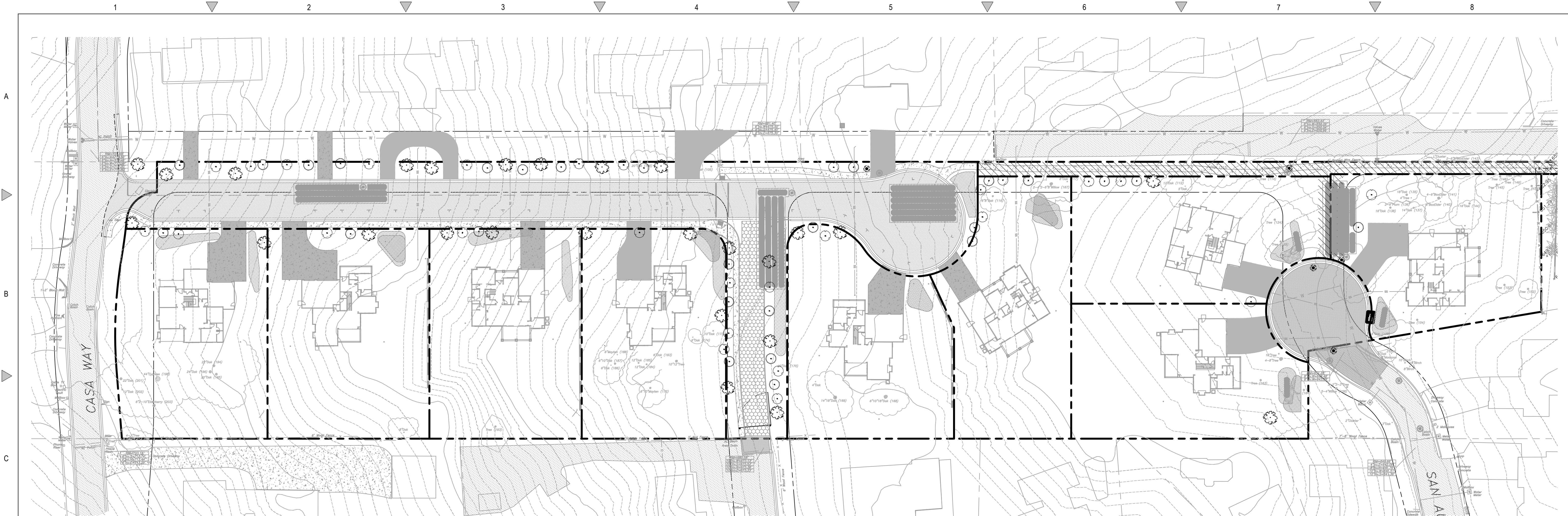
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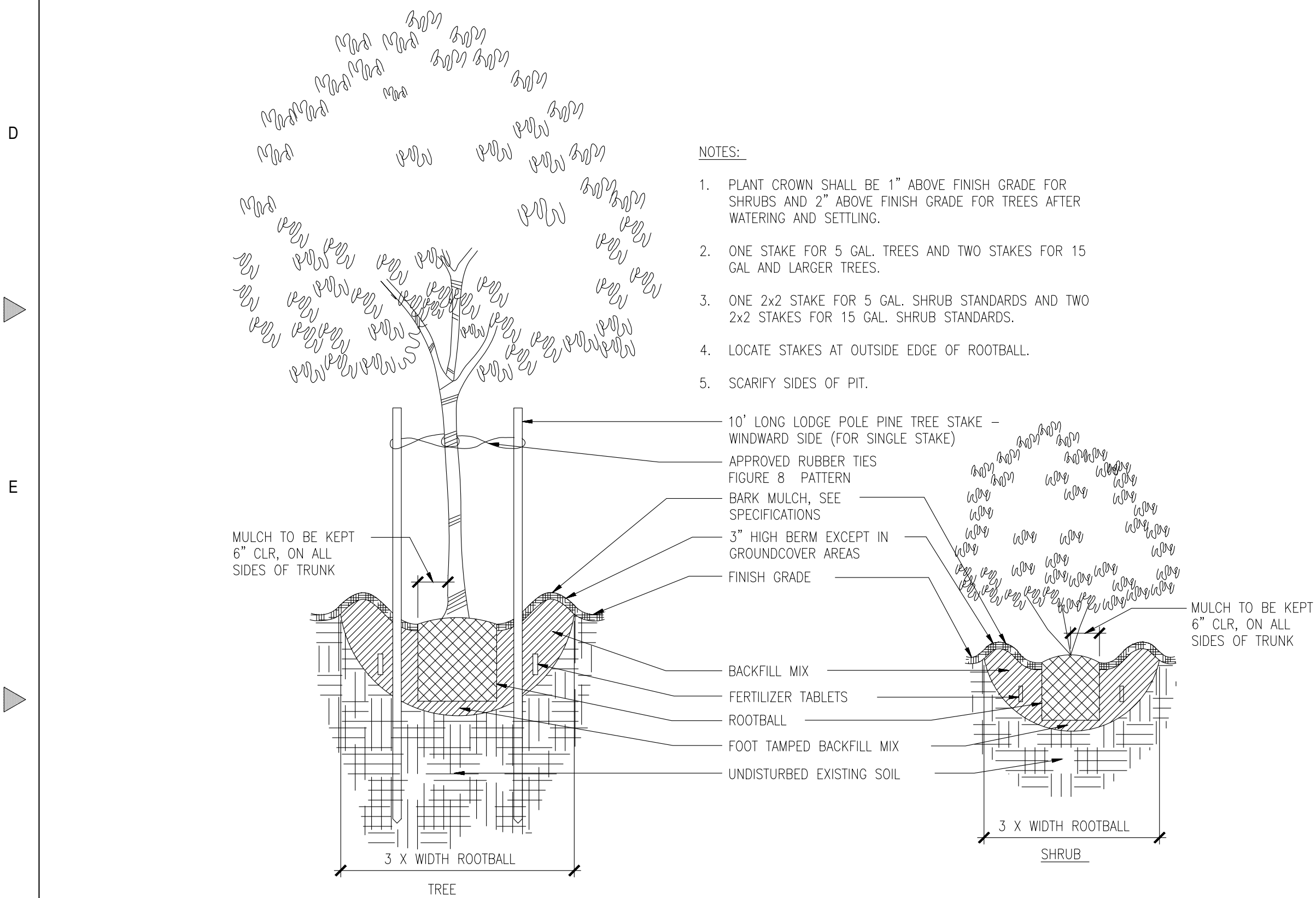
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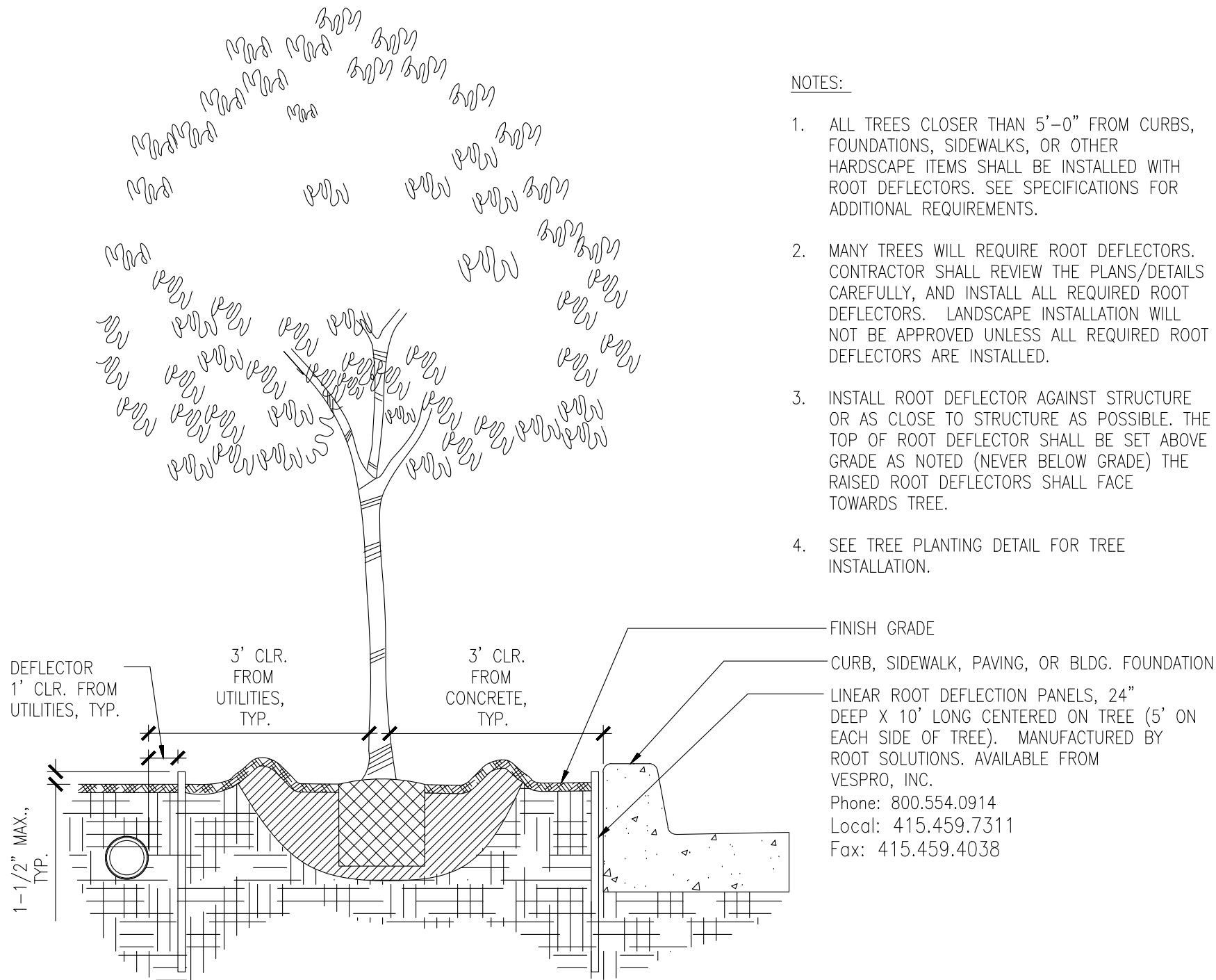
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- GENERAL NOTES:**
- LANDSCAPE SHALL COMPLY WITH SCOTT'S VALLEY'S WATER EFFICIENT LANDSCAPE POLICY.
 - ALL UN-PAVED AREAS SHALL BE TOP-DRESSED WITH 2"-3" OF ORGANIC MULCH.
 - ALL PLANTING SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM.
 - ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALLS, CURBS OR PAVEMENT WILL BE INSTALLED WITH ROOT BARRIERS.
 - ALL TREE SHALL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT IF NOTED.
 - A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND /OR ROTOTILL AS REQUIRED.



- NOTES:**
- PLANT CROWN SHALL BE 1" ABOVE FINISH GRADE FOR SHRUBS AND 2" ABOVE FINISH GRADE FOR TREES AFTER WATERING AND SETTLING.
 - ONE STAKE FOR 5 GAL. TREES AND TWO STAKES FOR 15 GAL AND LARGER TREES.
 - ONE 2x2 STAKE FOR 5 GAL. SHRUB STANDARDS AND TWO 2x2 STAKES FOR 15 GAL. SHRUB STANDARDS.
 - LOCATE STAKES AT OUTSIDE EDGE OF ROOTBALL.
 - SCARIFY SIDES OF PIT.



- NOTES:**
- ALL TREES CLOSER THAN 5'-0" FROM CURBS, FOUNDATIONS, SIDEWALKS, OR OTHER HARDSCAPE ITEMS SHALL BE INSTALLED WITH ROOT DEFLECTORS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - MANY TREES WILL REQUIRE ROOT DEFLECTORS. CONTRACTOR SHALL REVIEW THE PLANS/DETAILS CAREFULLY, AND INSTALL ALL REQUIRED ROOT DEFLECTORS. LANDSCAPE INSTALLATION WILL NOT BE APPROVED UNLESS ALL REQUIRED ROOT DEFLECTORS ARE INSTALLED.
 - INSTALL ROOT DEFLECTOR AGAINST STRUCTURE OR AS CLOSE TO STRUCTURE AS POSSIBLE. THE TOP OF ROOT DEFLECTOR SHALL BE SET ABOVE GRADE AS NOTED (NEVER BELOW GRADE) THE RAISED ROOT DEFLECTORS SHALL FACE TOWARDS TREE.
 - SEE TREE PLANTING DETAIL FOR TREE INSTALLATION.

TREE SCHEDULE			
TREES	BOTANICAL NAME	COMMON NAME	COUNT
	SEQUOIA SEMPERVIRENS	CALIFORNIA REDWOOD	26
	QUERCUS AGRIFOLIA	COAST LIVE OAK	26
	CONIFEROPHYTA	CONIFER	26

NOTE: "X"= ON CENTER SPACING OF GROUND COVER PLANT CALLED FOR ON PLAN.

LOCATION OF GROUNDCOVER PLANT TYPICAL.

EDGE OF WALK, CURB, HDR, OR MOW STRIP.

A TREE & SHRUB PLANTING
3/4"=1'-0"

B ROOT BARRIER
3/4"=1'-0"

C GROUND COVER
NTS

REVISIONS	BY

LANDSCAPE PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

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By: Dwg

City of Scotts Valley
Sandraya Heights Land Division Initial Study

November 2023



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Figure 2: Project Vicinity

Figure 3: Site Plan

Figure 4: Grading Plan

Figure 5: Biotic Habitats

Figure 6: Scotts Valley Spineflower Critical Habitat

Figure 7: Landscape Plan

Note: All figures and appendices are inserted at the end of the document.

List of Appendices

Appendix A: Biological Evaluation Report

Appendix B: Arborist Report

Appendix C: Archeological Review and Field Inventory

Appendix D: Geotechnical Investigation

Appendix E: Stormwater Control Plan

Appendix F: Focused Transportation Study

Initial Study

Background & Project Description

Project Title

Sandraya Heights Land Division

Lead Agency Name and Address

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

Contact Person and Phone Number

Jonathan Kwan
Contract Planner
jonathank@csgengr.com

Project Location

As shown in [Figure 1: Regional Location](#), and [Figure 2: Project Vicinity](#), the project site is on one 5.88-acre parcel (APN 023-113-36) located north of the Casa Way and Sandraya Heights Road intersection.

Project Applicant

Granite Ridge Properties
225 Demeter Street
East Palo Alto, CA 94303
408-799-7395

General Plan Designation

Residential Low Density: 2 du/acre

Zoning

Residential Single-Family (R-1-20)

Project Description

As shown in [Figure 3: Site Plan](#), the proposed Sandraya Heights Land Division (the project) is a Land Division to create nine single-family residential lots, on an existing 5.88-acre lot (the project site).

The project site is located within the R-1-20 Single-Family Residential Zoning District, which requires a minimum lot density of 20,000 square feet. The residential lots would range in size from 20,053 sf to 22,852 sf.

Six of the proposed lots would be accessed via a new access road that would connect to Grace Way and Casa Way and would include a cul de sac and concrete drive aprons. The remaining three lots would be accessed from a new cul de sac at the end of San Augustine Way.

As shown in **Figure 4: Grading Plan**, grading for the project would require a cut of 2,300 cubic yards of soil, and fill of 9,700 cubic yards, for a net import of 7,400 cubic yards. Stormwater would flow generally north to south across the project site.

Storm drainage from constructed impervious surfaces (e.g., roofs, driveways) would be conveyed via curbs and gutter to channelized surface flow and direct runoff into a series of collector storm drainpipes to three underground storage and infiltration chambers located under the new access road that extends from Casa and one chamber located between Lots 8 and 9.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Sandra Heights Road.

Project-Related Approvals and Permits

Approvals and permits required for the project include:

- Land Division
- Environmental Assessment

Other public agencies whose approval is required

None.

Environmental Setting

Background and Intent

The purpose of the project is to allow for the subdivision of the project site (Lots 1 through 9) and the construction of nine single-family residential units.

Project Site and Existing Facilities

The project site (APN 023-113-36) is currently vacant. The General Plan designation is Residential Low Density, and the zoning designation is Residential Single-Family (R-1-20). Surrounding the project are single-family residences, a church to the northeast, and the Scotts Valley Fire Department to the northeast.

Environmental Checklist

This analysis uses the Appendix G of the CEQA Guidelines as a framework to address each environmental resource.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
a) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
b) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

Scenic Vista

The project site vacant and is surrounded by residential uses. The project site is flat and would not block any scenic vista nor substantially change an important view from a scenic vantage point, and therefore there would be no impact.

Scenic Resources and Visual Character

The project site is not located along a state scenic highway or designated scenic corridor. Although the project would represent a visual change from the existing conditions, it would be consistent with the type of residential development that currently exists in the area and is consistent with the policies related to visual resources in the General Plan.

Because there are no scenic resources and the visual character would not be substantially altered, there would be no impact.

Light and Glare

Existing ambient sources of nighttime lighting include lighting of building exteriors and architectural accents, illumination through windows, landscape lighting, street lighting, parking lot lighting, and vehicle headlights. The project would include outdoor lighting typical of a residential development.

The project design incorporates low-level lighting fixtures that would minimize lighting affects the adjacent properties. Furthermore, as a condition of approval, the project applicant would be required to use no pole lights and utilize down-directed fixtures on building exteriors with concealed light sources. Consistent with City building regulations, lighting will need to be controlled for security, aesthetics, safety, and identification without interfering with adjacent land uses. Implementation of these standard conditions of approval would reduce potential off-site light impacts to a less than significant level.

Findings

The project would not affect a scenic vista or scenic resource, would not change the visual character of the project area, and therefore there would be no impact. The project would not result in a substantial change to light and glare and therefore impacts would be less than significant. No mitigation is required.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion

The property is not located on land that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency. The site is zoned Residential Single-Family (R-1-20). Therefore, no agricultural impacts would occur as a result of the project.

Findings

As described above, there would be no impact on agricultural resources. Therefore, no mitigation is required.

Air Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

Discussion

Air Quality Plan and Air Quality Standards

The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP). The 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone AAQS to achieving the 8-hour ozone

requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm¹.

The following MBARD rules would limit emissions of air pollutants from construction and operation of residential development pursuant to the project:

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than three minutes in any one hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

The MBARD's 2008 CEQA Air Quality Guidelines provides criteria for determining cumulative impacts and consistency. The CEQA Air Quality Guidelines note that a project which is inconsistent with an Air Quality Plan would have a significant cumulative impact on regional air quality. Any emissions sources that would be generated as part of the project would be subject to the MBARD rules and regulations. The proposed development (the point source) does not include any processes or activities that would emit significant air pollutants. The proposed use would not conflict with the AQMP for the Monterey Bay Region and would not make a

¹ On October 1, 2015, U.S. EPA adopted a new 8-hour ozone standard of 0.070 ppm. However, U.S. EPA has not yet reviewed recent NCCAB emissions to determine attainment with the current 0.070 ppm standard. Therefore, this attainment status is based upon U.S. EPA's prior 0.075 ppm standard.

considerable contribution to this existing, cumulatively significant ozone impact. Impacts would be less than significant.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM₁₀ would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Based on this emissions threshold, construction activity occurring on more than 2.2 acres per day may result in significant PM₁₀ emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

Furthermore, standard conditions of approval would require that development projects reduce dust generation from project grading and construction to minimal levels. The project proponent shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems as part of its construction operations. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the building plans for the project and be implemented during site grading:

- Limit grading to 8.1 acres per day and grading and excavation to 2.2 acres per day.
- Water graded/excavated areas and active unpaved roadways, unpaved staging areas, and unpaved parking areas at least twice daily or apply non-toxic chemical soil stabilization materials per manufacturer's recommendations. Frequency should be based on the type of operations, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (more than 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or gravel for temporary roads and any other methods approved in advance by MBARD.
- Exposed ground areas that are planned to be reworked for durations longer than 1 month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Use street sweepers, water trucks, or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the project site. Reclaimed (non-potable) water should be used whenever possible;
- Spray dirt stockpile areas daily as needed.

- Place gravel on all roadways and driveways as soon as possible after grading. In addition, construct building pads as soon as possible after grading unless seeding, soil binders, or frequent water application are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
- Unpaved road travel shall be limited to the extent possible, for example, by limiting the travel to and from unpaved areas, by coordinating movement between work areas rather than to central staging areas, and by busing workers where feasible.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the project site and inspect vehicle tires to ensure they are free of soil prior to carry-out to paved roadways.
- Sweep streets at the end of each day, or as needed, if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Operational

The project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of development project. However, based on the single-family residential development proposed, emissions associated with operation of the project would not exceed any applicable MBARD thresholds. Therefore, the project would not generate a significant level of operational emissions and impacts would be less than significant.

Sensitive Receptors

Sensitive receptors in the vicinity include single-family residential uses located adjacent to the project site.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant.

Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and the emissions would remain below levels of significance. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required.

Additionally, standard conditions of approval require that prior to issuance of a grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Odors

During construction activities, temporary odors from vehicles exhaust and construction equipment engine would occur. However, construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project and there would be no impact.

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses that would be associated with objectionable odors. Odor emissions from the project would be limited to odors associated with vehicle and engine exhaust and idling cars. The project does not include any known sources of objectionable odors associated with the long-term operational use and therefore there would be no impact.

Findings

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the MBARD thresholds of significance have not been exceeded. Therefore, there would be no significant air quality impacts and no mitigation is required in addition to the City's standard conditions of approval for construction dust control at the time of development.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

A Biological Evaluation Report was prepared for the project site in February of 2023 by Live Oaks Associates (see [Appendix A](#)). Live Oak Associates also prepared an Arborist Report for the project in November 2019 (see [Appendix B](#)). The analysis below is based on a peer review and findings as described in these reports.

Sensitive Natural Communities, Special Status Species, and Wildlife Corridors and Nursery Sites

The site is currently used for multi-recreational purposes and has trails heavily used by dirt bikers, dog-walkers, and walkers. As shown in [Figure 5: Biotic Habitats](#), habitats identified on the project site include: 1) California annual grassland, 2) coast live oak woodland, 3) Arroyo willow woodland, and 4) coyote brush scrub. These vegetation communities provide habitats small mammals, birds, and reptiles that are commonly found in the region.

Special Status Plants

The California Natural Diversity Database (CDFW 2021) and the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021) were queried for special status species occurrences in the Felton USGS 7.5-minute quadrangle in which the project site occurs and for the seven surrounding quadrangles (Big Basin, Castle Rock Ridge, Los Gatos, Davenport, Laurel, Santa Cruz, and Soquel). These species and their potential to occur on the project site are summarized in Tables 1 and 2 in Appendix A. Other factors considered in this evaluation include the capacity of the on-site habitats and microhabitats to support the species, geographical distance of the project site from known populations or occurrences of the species, and ability of the species to travel from areas of known occurrences to the project site. Figures 3a and 3b in Appendix A display the general locations of special status species reported in the California Natural Diversity Data Base (CNDDB) (CDFW 2021).

As explained in the Biological Evaluation Report, because serpentine and alkaline soils are absent from the site, those species that are uniquely adapted to these soil conditions are also considered to be absent including the serpentine leptosiphon (*Leptosiphon ambiguus*), Santa Clara valley dudleya (*Dudleya ambramsii ssp. setchellii*), and phlox-leaf serpentine bedstraw (*Galium andrewsii ssp. gatense*).

One species, Scott's Valley polygonum (*Polygonum hickmanii*), share similar habitats to that of the Spineflower in that they could occur within the open, unshaded grasslands on sandstone-derived soils of the site. However, this species is absent from the Project site as noted in Appendix A and it was not detected during the June 2022 survey and August 2023 site visit that was appropriately timed for this species blooming period. Furthermore, consultations with local ecologists show negative findings of these species on the project site in previous years including 2018. Extensive literature reviews and database searches do not indicate current or historical onsite presence of this species prior to 2018, indicating the unlikelihood of a viable seedbank on the site (LOA, 2023).

Appendix A explains why other special status plant species that occur in specific habitats are not present on the project site and not discussed further. Special status plant species occurring in multiple habitats found on the site, including those found in valley and foothill grassland and cismontane woodland, are listed in Tables 1a and 1b in Appendix A.

Arroyo Willow Woodland

A small grove of Arroyo willows (*Salix lasiolepis*) occurs at the southeastern corner of the site and is considered a rare and sensitive natural community and association (CDFW 2021, South Environmental 2021). Arroyo willows typically occur on wetlands and form dense thickets along drainages (CNPS 2021). The Arroyo woodlands on the site likely collect run-off from the adjacent residences and roads. A culvert parallel to Sandra Heights Road collects run-off into a ditch that drains into a grassland swale (Section 2.3.1) and these willow-dominated woodlands.

The U.S. National Wetland Plant list (USACE 2018) identifies arroyo willows as a facultative wetland plant, that is, plants that usually occur in wetlands but rarely occurs (1-33% probability) in uplands. Historic aerial photos indicate no presence of wetlands and these arroyo willow woodlands prior to the onset of residential development surrounding the site. In general, these historical aerial photos show the change in vegetation composition of the site over the amount of time that development has increased in Scotts Valley. It is likely that the arroyo woodlands of the site were influenced and developed over time by hydrological changes (e.g., increased run-off) resulting from surrounding development. Mitigation for impacts to the Arroyo Woodland would be accommodated through the mitigation of tree removal, described below.

Scotts Valley Spineflower

The Scotts Valley Spineflower was observed on the site during the March, April and May 2022 rare plant surveys. Specifically, this species was observed near the confluence of trails on the

grasslands at the northwestern section of the site.² As shown in **Figure 5: Biotic Habitats**, two colonies consisting of approximately 185 individual species and spanning approximately 140 sf. were observed. These rare plant surveys were timed to coincide with the species blooming period when they would be evident and most identifiable.

The USFWS often designates areas of critical habitat when it lists species as threatened or endangered. Critical habitat is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species which may require special management and protection. For the Scotts Valley spineflower, essential features include the presence of thin soils formed over Purisima sandstone or Santa Cruz mudstone, wildflower field habitat, stable grasslands over time, and an area to allow populations to survive catastrophic events and re-colonize suitable sites (USFWS 2002). Other features also include pollination and seed dispersal between colonies, as well as adequate watershed protection to protect spineflower habitat and maintain soil and hydrologic conditions necessary to support species growth and reproduction (USFWS 2002, WRA et al., 2017). More importantly, designated critical habitat has to be large enough to maintain ecological functions which the species depends on (USFWS 2002).

As shown in **Figure 6: Scotts Valley Spineflower Critical Habitat**, occurrence of Scotts Valley spineflower on the project site is located outside the critical habitat for the Scotts Valley Spineflower. The USFWS has designated critical habitat for the spineflower and the Scotts Valley polygonum in two units: Glenwood and Polo Ranch. The Glenwood unit consists of the Glenwood Preserve, Scotts Valley High School Preserve and Salvation Army property. The Polo Ranch unit consists of the Polo Ranch Open Space Preserve situated within the city limits of Scotts Valley. The designated critical habitat for both units cover 287 ac, where the Glenwood Unit covers 74.6% (214 ac) and the Polo Ranch unit covers 25.4 % (73 ac) of total critical habitat. Although the site is outside of critical habitat, on-site spineflower coverage is .001% of total known habitat for the Scotts Valley spineflower.

Development of the project would cause a significant impact to the 185 individual Scotts Valley Spineflower located on the project site. Mitigation for significant impacts to rare plants usually takes the form of avoidance, minimization, and/or compensation measures to reduce impacts to a less-than-significant level. Given the project's objectives to construct nine residential lots and associated infrastructure, avoidance for such a small population of Scotts Valley spineflower is not practical on the project site. Furthermore, the on-site vegetation communities, including the coyote brush scrub, arroyo willow woodlands, and coast live oak woodlands, do not serve as suitable habitat for the spineflower.

Considering the lack of other on-site habitat for the spineflower and the documented low success rate of transplanting rare plants (CNPS 1991), particularly for the spineflower (Kofron

² These surveys did not detect the Scotts Valley polygonum, which often co-occurs with the spineflower (Live Oak Associates, 2023).

and Lyons 2014), it is not expected that on-site preservation will result in the full mitigation of replacing impacted plants at a 2:1 ratio and enhancing the value and ecological function of spineflower habitat.

Off-site mitigation would involve compensating additional conservation efforts that benefit existing off-site spineflower populations to increase habitat value, reduce threats to spineflower populations, and ensure that species will persist and thrive on managed and permanently secured spineflower habitat. As such, off-site mitigation was determined to be more practical. Implementation of mitigation measure **MM BIO -1.1: Spineflower Off-site Mitigation and Plant Resource Conservation Plan** would reduce this impact to less than significant.

Special Status Animals

The Biological Evaluation Report identified wildlife that would be treated as absent from the site including those species requiring specific habitats, including breeding and upland habitats, which do not exist on the site. These include the California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylei*), and western pond turtle (*Emys marmorata*). Finally, the marbled murrelet (*Brachyramphus marmoratus*) would not occur on the site due to the lack of suitable habitat, including old growth redwood forests.

Two special status species, the San Francisco dusky-footed woodrat and the Monarch butterfly, are present on the site. However, the Monarch butterfly overwintering habitats are absent from the site. Therefore, the project is not expected to have a substantial adverse effect on monarch overwintering habitat.

The pallid bat, a California state species of special concern, has some potential to forage and roost on the site. Although project development would result in the loss of a small amount of habitat for the San Francisco dusky footed woodrat and pallid bat, the site's residential setting, routine mowing, and disturbance from unregulated recreational activities limits its habitat value for these species. Regardless, impacts to individual Monarch butterflies, pallid bats, San Francisco dusky-footed woodrats would be significant, and mitigation would be required.

Although project development would result in the loss of a small amount of habitat for the San Francisco dusky footed woodrat and pallid bat, the site's residential setting, routine mowing, and disturbance from unregulated recreational activities limits its habitat value for these species. Habitats of much higher quality are relatively abundant north of the site in the Glenwood Preserve as well as west of the site. These areas will remain available to these species following project implementation. Therefore, the project does not have the potential to substantially impact these species through loss of habitat and impacts would be less-than-significant.

If individuals of any of these special status species are present at the time of construction, they may be at risk of construction-related injury or mortality. Foraging individuals would not be particularly vulnerable to construction-related injury or mortality, as they are capable of simply

flying away from construction disturbance. Regardless, construction-related impacts to individual pallid bats, San Francisco dusky-footed woodrats, the monarch butterfly, and nesting migratory birds and raptors would be potentially significant. Mitigation measures **MM BIO 1.2** through **1.5** would reduce these construction-related impacts to less than significant.

Wildlife Corridors / Nursery Site

As an urban infill site, the project would not impede the movement of native wildlife nursery sites or migratory wildlife corridors. As such, the project would have no impact on wildlife corridors or nursery site.

State and Federal Regulated Waterways and Federal Wetlands

Section 404 of the federal Clean Water Act protects wetland habitats that are classified as federal “jurisdictional wetlands”. Section 1600 et seq. of the California Fish and Game Code also protects wetland habitats and requires a Streambed Alteration Agreement to be obtained from the California Department of Fish and Game (CDFG) for the alteration of most wetlands. As documented in the Biological Evaluation Report by Live Oaks Associates (**February-August 2023**, see **Appendix A**), there are no jurisdictional waters, or other types of wetlands on the project site. Thus, the project would have no impact and no mitigation is required.

Conflict with Local Policies, HCP or NCCP, or Other Conservation Plan

Per SVMC Section 17.44.080(E)(4), tree removal request shall be included as part of the development application, including an arborist's report, and shall be approved by the planning commission or city council. The development review process shall seek to preserve healthy trees, trees that contribute to the overall aesthetic quality of an area, and to preserve significantly sized trees that are important to the overall landscape of an area.

As described in the Arborist Report (see **Appendix B**, a total of 105 trees representing nine different species were documented on the project site. In order of abundance these include; 71 coast live oak (*Quercus agrifolia*); 10 box elder (*Acer negundo*); 10 arroyo willow (*Salix lasiolepis*); three Monterey cypress (*Hesperocyparis macrocarpa*); three Northern California black walnut (*Juglans hindsii*); two mayten (*Maytenus boaria*); two cherry plum (*Prunus cerasifera*); one fruiting pear (*Pyrus communis*); and one blue elderberry (*Sambucus nigra ssp. caerulea*).

Eighty-one (81) of the 105 trees documented qualify as protected trees under the City of Scotts Valley Tree Protection Ordinance. These include: 57 coast live oaks; 10 arroyo willows; six box elders; three Monterey cypress; three Northern California black walnuts; one mayten; and one blue elderberry. No Heritage trees were identified on the project site.

As shown in **Figure 7: Landscape Plan**, the project would plant 26 California Redwoods, 26 Coast Live Oaks, and 26 Conifers. The Preliminary Tree Inventory recommended tree replacement to compensate for their removal at a 2:1 tree replacement using 15-gallon or 24-

inch box size trees. This recommendation is consistent with City regulations, as described above.

Standard conditions of project approval require the project applicant to implement all measures contained within the Preliminary Tree Inventory for the protection of existing trees to remain, including but not limited to the required procedures and sequence, required tree replacement, tree preservation and protection, and appraised value of preserved trees in the report.

Furthermore, no known habitat conservation plans are in effect for this project site. Therefore, the project would not conflict with any local policies or applicable HCP's and there would be no impact.

Findings

The project would comply with the City's standard conditions of approval wherein protected tree removals are compensated at a minimum of 2:1 ratio consistent with the City's Tree Protection Regulations (17.44.080).

The project as designed would impact the Scotts Valley Spineflower, San Francisco Dusky-Footed Woodrats, and pallid bats on site. These impacts to the special status species would be potentially significant. Mitigation for significant impacts to special status species below would reduce impacts to a less than significant level.

Mitigation

MM Bio – 1.1: Spineflower Mitigation

Off-Site Spineflower Mitigation Plan

Prior to recording of the final map and any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley associated with the project site, the project applicant shall submit documentation (an Off-Site Spineflower Mitigation Plan) to the satisfaction of the Community Development Department demonstrating acceptance by a third party (i.e., the Scotts Valley School District, the Salvation Army, Land Trust Santa Cruz County, or other appropriate entity) of off-site mitigation for the replacement of the 140 square feet of impacted spineflower on the project site at a minimum ratio of 32:1. Mitigation could include, but is not limited to; 1) restoration and/or conservation efforts that benefit existing off-site spineflower populations to increase habitat value, 2) reduce threats to spineflower populations, and 3) ensure that the species will persist and thrive on managed and permanently secure protected spineflower habitat, or 4) other suitable compensatory mitigation.

The Off-site Spineflower Mitigation Plan shall be reviewed-prepared by an independently qualified third-party biologist (paid for by the project applicant) and reviewed for comment and approved by the U. S. Fish & Wildlife Service and California Department of Fish & Wildlife.

On-site Spineflower Mitigation Plan

If an Off-site Spineflower Mitigation Plan cannot be achieved, the project applicant shall prepare an On-site Spineflower Mitigation Plan prior to recordation of the final map and any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley associated with the project site. The On-site Spineflower Mitigation Plan shall avoid disturbance to the 140 square feet existing spineflower habitat and include an appropriate buffer. It shall also include the consolidation of proposed Lots 1 and 2, which may be subdivided at a later date given an appropriate buffer to the spineflower habitat is provided. It shall also include measures to ensure long term protection of the spineflower habitat such as a conservation easement and the establishment of an endowment fund to manage and monitor the preserved habitat areas in perpetuity.

The On-site Spineflower Mitigation Plan shall be reviewed-prepared by an independently qualified third-party biologist (paid for by the project applicant) and reviewed for comment and approved by U. S. Fish & Wildlife Service and California Department of Fish & Wildlife.

MM BIO-1.2: Focused Surveys and Relocation Plan for Roosting Bats

Conduct Habitat Assessment and Preconstruction Survey

A bat habitat assessment will be conducted by an independently 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 pre-construction survey, as described below.

A pre-construction visual survey of all trees that were determined to provide potential roosting habitat will be conducted no more than seven days prior to any tree/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 pre-construction 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.

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 pre-construction 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 1 to April 15 or from August 15 to October 15, and only when fair-weather nights are forecasted.

The two-step removal process consists of two consecutive days of work. On Day 1, a qualified biologist would 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 should be chipped nearby. The disturbance caused by the noise and vibration of the tree trimming and chipping during Day 1 would serve to encourage any bats using the tree to vacate their roosts. The following day, the tree would be completely removed. A qualified biologist does not need to be present during the Day 2 tree removal activities. To the extent practicable, Day 1 activities should occur in the afternoon or early evening and Day 2 activities should occur during morning hours.

Nighttime Emergence Survey

Alternately, for any trees that could not be adequately visually surveyed during the pre-construction survey, a nighttime emergence survey can be conducted by an independently qualified biologist on a fair-weather night during the volant season (March 1-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-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 could be utilized to remove the tree, as described above.

Construction-free Buffers

If a maternity colony or overwintering colony is identified on the site, then a construction-free buffer will be established around the tree(s) and remain in place until it has been determined that the colony is no longer active. Tree removal should 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.

MM BIO-1.3: Focused Surveys and Relocation Plan for Dusky-Footed Woodrats

Pre-Construction Survey

An independently qualified biologist will conduct a pre-construction survey for San Francisco dusky-footed woodrat nests no more than 30 days and no less than 14 days prior to the onset of construction activities. This survey timing allows for the scheduling of woodrat nest deconstruction. The survey will encompass all construction zones and surrounding lands within 50 feet. If the results of focused surveys for are negative, no further mitigation is required. If surveys do find the San Francisco dusky-footed woodrat present, the applicant shall prepare a plan to avoid and minimize impacts of the project on the San Francisco dusky-footed woodrat, as described below.

Nest Deconstruction and Relocation

Identified nests will be avoided, where possible. If avoidance is not possible, an independently qualified biologist shall prepare and submit a nest relocation plan to the CDFW for approval

prior to the deconstruction and relocation of any nest(s). The project applicant shall submit documentation to the satisfaction of the Community Development Department demonstrating approval by the California Department of Fish and Wildlife (CDFW) of the relocation plan for the San Francisco dusky-footed woodrat.

The CDFW approved plan would likely include manually deconstructing any nests that cannot be avoided. This deconstruction will be conducted by a qualified biologist (approved by CDFW) likely when helpless young are not present, typically during the non-breeding season (October-January). If practicable, any woodrat nests that are deconstructed as per the above shall be reconstructed on the site within appropriate habitat that will not be impacted by the project.

Construction-free Buffers

If it is determined during the pre-construction survey that young may be present, a suitable buffer depending on the timing within the breeding season (ranging from 15-50 feet) will be established around the nest and maintained during construction until the young are independent and have successfully moved from the nest on their own.

MM BIO-1.4: Focused Surveys and Relocation Plan for Monarch Butterfly

Pre-construction Surveys and Avoidance

While a few individual monarch butterflies were observed in October and November of 2021 foraging on coyote brush flowers, no aggregates have been observed during surveys conducted on-site in the Fall of 2021 and Spring of 2022. Additionally, while aggregates are conspicuous, no occurrences have ever been reported for this site. Nonetheless, as a prudent measure, seven days prior to any construction activities, a monarch butterfly aggregates survey, conducted in favorable weather conditions, shall be conducted by a qualified biologist over the project site, and within 100 feet where access is possible.

If an active aggregation is present on the project site, all construction, grading, and construction-related noise shall be seasonally timed to avoid impacts to aggregating monarch butterflies. Alternatively, a temporary fence may be installed along the outer boundary of an adequate buffer zone (as determined by a qualified biologist) of an aggregation prior to any grading and construction activities on the project site. With authorization of an approved biologist, construction may occur within 100 feet of aggregations under the direction of a qualified biologist monitoring conditions on the project site.

If no aggregations are observed, no further mitigation is required.

Survey Requirements and Timing

Before the City issues grading or building permits, the project applicant shall submit written documentation that construction and grading is occurring outside the winter roosting season, or that monarch surveys have been conducted, and buffer requirements specified above are in place (if applicable). The designated biologist shall prepare and submit a written report of the findings of the pre-construction survey to Scotts Valley for review prior to finalization. This

measure, including the fencing location, shall be incorporated into the grading plans for the Project.

Monitoring

The project applicant shall provide written compliance before the City issues any grading or building permit(s) and designate an independently qualified biological monitor to conduct recurrent site inspections to ensure compliance throughout the construction period if monarch butterflies are present.

MM BIO -1.5: Focused Survey and Buffers for Nesting Migratory Birds and Raptors

The applicant shall schedule all on-site tree removal and grading to occur between August 15th and February 1st of any given year to avoid the bird nesting season. If this schedule is not practical, the applicant shall hire a qualified biologist to conduct preconstruction nesting bird surveys no more than two weeks prior to removal of trees and grading. If nesting birds are observed, the biologist will establish a buffer zone where no tree removal or grading will occur until the biologist confirms that all chicks have fledged. The buffer zone may vary from 50 to 250 feet, depending upon the species of bird and exposure of the nest site.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion

An Archeological Review and Field Inventory was prepared for the project site by Basin Research Associates in March 2023 (see [Appendix C](#)). The analysis below is based on a peer review and findings as described in this report. See comments

Cultural Resources

On May 3, 2023, the City sent notifications via email to the Indian Canyon Mutsun Band of Costanoan and Muwekma Ohlone Indian Tribe of the San Francisco Bay Area. Follow-up letters to both tribes were sent via certified mail on May 10, 2023. The City received one response from the Amah Mutsun Tribal Band of San Juan Bautista on May 15, 2023, stating that all construction staff be trained for culturally sensitive construction activities, and that a qualified California trained archaeological monitor and qualified native American monitor be present during any grading.

The project site and immediate area are mapped within a High And Moderate Sensitivity Zone based on information available in the early 1990s and as shown in Figure OS Archaeological Sensitivity Zones. Research over the past 30 years suggests a low or low-moderate sensitivity for the project site and vicinity based on completed and ongoing development and the lack of significant reported discoveries.

As part of their background research, Basin Research Associates initiated a prehistoric and historic site record and literature search that was completed by the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (CHRIS/NWIC File No. 22-1225 dated 2/24/2023 by Murazzo). Reference material from the Bancroft Library, University of California, Berkeley and Basin Research Associates, San Leandro was also consulted.

Research results found that there are three studies on or adjacent to the project site with negative results. Thirty-three (33) additional studies are within 0.25 mile of the project area and the majority of the studies are negative for cultural resources.

There are no historic resources (archaeological and/or built environment) within or adjacent to the project. There are two prehistoric sites, one prehistoric isolate, one historic structure, and two historic buildings within approximately 1,000 feet of the project site. A non-significant prehistoric isolated find is at least 200 feet north the project site.

The Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands File (SLF) (Busby 2023a) and the review was negative (Campagne 2023). The seven Native American tribes/individuals recommended for further outreach were contacted by Basin Research Associates on February 21, 2023 (Busby 2023b-h). No responses were received as of March 13, 2023, by Basin Research Associates (see [Appendix C](#)). No other agencies, departments or local historical societies were contacted regarding landmarks, potential historic sites or structures.

A systematic archaeological survey of the project site was conducted by Mr. Christopher Canzonieri (MA, RPA), with Basin Research Associates on February 14, 2023. No evidence of prehistoric or historic cultural material and/or culturally modified sediments was observed during the survey.

Basin Research Associates concluded that the project could proceed as planned as it would not affect any recorded historic properties or potentially unique archaeological resources or known tribal cultural resources. Subsurface testing for buried archaeological resources was not recommended. While the discovery of subsurface archeological resources or tribal cultural resources is low, the City's standard conditions of approval would reduce potential impacts to less than significant.

Human Remains

No known human remains are located on the project site. Pursuant to section 7050.5 of the Health and Safety Code, if human remains are discovered, there shall be no further excavation or disturbance of the discovery site, or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e).

Findings

As discussed above, the project site is located within areas of moderate and high archaeological sensitivity. Implementation of the following City's standard conditions of approval would reduce this impact to less than significant.

1. The project applicant shall ensure that notes on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
2. The project applicant shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction to review, identify and evaluate any potential cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under the California Environmental Quality Act (CEQA).
3. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the City of Scotts Valley and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options.

4. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be developed in consultation with any regulatory agencies and culturally affiliated Native American tribes who have expressed interest with tribal cultural resources for Scotts Valley.

Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion

Energy consumption associated with construction of the project would be temporary and short-term. Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Additionally, the project includes other design features including efficient low-energy lighting, and natural ventilation systems.

The project would also be required to be built according to City and State energy efficiency standards. The project would be required to comply with existing regulations, including applicable measures from the City's General Plan. Vehicle trips and energy consumption would be less carbon intensive as compared to historic levels due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards.

Findings

The project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There would be no impact to energy.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

A geotechnical investigation was prepared for the project site by Earth Systems in March 2022 (see [Appendix D](#)). The analysis below is based on a peer review and findings as described in this report.

The approximate eastern half of the site is mapped as (Tsc) Santa Cruz Mudstone (upper Miocene) which is described as medium to thick-bedded and faintly laminated, blocky-weathering, pale-yellowish-brown siliceous organic mudstone. The western half of the site is mapped as (Tp) Purisima Formation (Pliocene and upper Miocene) which is described as very thick-bedded yellowish-gray tuffaceous and diatomaceous siltstone containing thick interbeds of bluish gray, semi friable, fine-grained andesitic sandstone (Geologic Map of Santa Cruz Compiled by Earl E Brabb, 1997).

The site is located within a seismically active area but is outside an Alquist-Priolo Earthquake Fault Rupture Zone as delineated by the State of California. The site is not located within a liquefaction hazard zone as delineated by Santa Cruz County GIS.

The entire Central Coast Area is considered to be an active seismic region due to the presence of several active faults. Three northwest-trending major earthquake faults that are responsible for the majority of the movement on the San Andreas fault system extend through the San Francisco Bay Area. They include the San Andreas fault, the Calaveras fault and the Hayward fault, which are respectively located approximately 5.9 miles, 23.6 miles, and 28.3 miles to the northeast. Other faults closer to the site are the Zayante-Vergeles fault, Butano, and Sargent

fault which are respectively located approximately 2.5 miles, 5.3 miles, and 6.0 miles to the northeast.

As part of their investigation, Earth Systems conducted nine borings on the project site in December 2021 and February 2022. The borings drilled within the property encountered surficial soils consisting of sandy lean clay, clayey silt, and clayey sand of variable thickness. They were underlain by very dense clayey sand which is interpreted as the Purissima Formation. Groundwater was encountered as shallow as four feet.

In general, Earth Systems concluded that the project site is geotechnically suitable for the proposed residential development provided the recommendations contained herein are incorporated in the design and implemented during site grading and foundation construction.

Earthquake Faults, Landslides, and Seismic Ground Shaking

Project construction would subject the buildings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay area. As part of the building permit application submitted to the City of Scotts Valley, the project applicant would be required to submit plans that comply with the latest California Building Code (CBC) standards consistent with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code.

Prior to approval of any entitlements, City staff will review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to assure that construction occurs consistent with approved plans.

The Scotts Valley 1994 General Plan, Figure S-3 ("Liquefaction Potential") indicates that the project site is not in an area for liquefaction. Figure S-4 ("Landslide Deposits") indicates that the site is not in an area containing landslide deposits. Figure S-5 ("Slopes") indicates that the project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the project site is moderately low.

The geotechnical investigation determined that given the project site is generally level, and the potential for seismically induced landslides are low.

Because compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code is required for all future project, potential impacts associated with earthquake-related ground rupture would be less than significant and no mitigation is required.

Soil Erosion

The project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the project site, which would limit the amount of exposed soil area that would be subject to

erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities. Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that soil erosion impacts associated with development pursuant to the project would be less than significant.

Sewage Disposal

The project would involve disposal of wastewater through the City's existing sanitary sewer system, and there would be no septic systems constructed as part of the project. Therefore, no impacts would occur.

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the project site. However, development of the project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources would ensure the adequate protection of historic and pre-historic resources. This includes City standard conditions of approval requiring compliance with these laws should paleontological resources be encountered. With implementation of existing regulations, the impact would be less than significant.

Findings

Compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code and NPDES requirements would reduce any potential impacts associated with geological and soil resources to a less than significant impact. Therefore, no mitigation is required.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

Construction

Construction of the project would result in direct emissions of CO₂, N₂O, and CH₄ from the operation of construction equipment and the transport of materials. MBARD does not have a threshold for construction GHG emissions, which would be one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the project.

In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the CARB Mandatory Reporting program requirements are triggered for sources of GHG emissions exceeding 2,500 MTCO₂e) per year. AB 32 requires California agencies to take actions that would reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050. Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change; therefore, this impact typically involves an analysis to determine if a project's GHG emissions are cumulatively considerable (significant cumulative impact). Once construction is complete, the generation of construction related GHG emissions would cease. The project is not expected to exceed the CARB Mandatory Reporting applicability level of 2,500 MTCO₂e per year. As a result, the short-term emission of GHG during construction would be less than significant.

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive

refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

Additionally, the project includes water-efficient landscape, water-reducing features, and low-impact development practices to reduce water use. The project is an example of “smart growth” strategies based on infill, density, and unit types. Energy use of the completed residential units would be less than similar units constructed in previous years because their construction is required to comply with the energy efficiency standards of the California Building Code. All these factors result in a project that would not significantly contribute to a cumulative GHG impact. Thus, impacts would be less than significant.

Findings

While some GHGs would be generated as a result of development of the project, its contribution to GHGs would not be cumulatively considerable as the project is consistent with the General Plan and there would not be any significant impacts associated with GHGs. Therefore, the project would result in a less than significant impact, and no mitigation is required.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

Hazardous Substances

Regarding on-site hazards, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No records of the project site were found pertaining to open cases of LUSTs, toxic releases, or site cleanup requirements.

It is likely that oils, lubricants, and similar materials may be used to maintain and/or fuel construction vehicles and machinery during the construction phase of the project. Standard

conditions of approval require the project applicant to have the construction contractor implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or into Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

The project's residential uses may involve use and storage of some materials that are considered hazardous, although these materials are typically limited to everyday use solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be substantially different from household chemicals and solvents already in use throughout the City. Therefore, impacts associated with hazardous substances would be less than significant, and no mitigation is required.

Release of Substances Near Schools

Scotts Valley High School is located approximately 940 feet north of the project site. However, project construction and operation would not involve the emission of hazardous materials, therefore impacts would be less than significant, and no mitigation is required.

Emergency Response

General Plan Safety Element Figure S-6 "Evacuation Routes" shows Scotts Valley Drive as a primary evacuation route in the City's Emergency Response Plan. Construction of the project would not change the function of Scotts Valley Drive as a primary evacuation route. Therefore, the project would have no impact on emergency response.

Public Airport or Private Airstrip

The project site is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there would be no impact.

Wildland Fire

Refer to the **Wildfire** Section below for further discussion.

Findings

The project site is not on a list of hazardous materials sites, nor would the residential use involve the use of hazardous materials that would require permitting by the Santa County Health Department and therefore impacts would be less than significant. The project would not impact the City's primary evacuation routes, nor is it located within two miles of an airport, and therefore there would be no impacts. No mitigation is required.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
manner which would result in flooding on- or offsite?				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv. Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

A stormwater control plan was prepared for the project site by C2G/Civil Consultants Group, Inc. in March 2023, refer to Appendix E (C2G/Civil Consultants Group, March 2023). The analysis below is based on the findings of the prepared report.

Groundwater Demand

According to the project plans, the project would use approximately 1,320 gallons per day of water.³ The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, dated March 2, 2022). Therefore, there would be no impact.

³ Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (24 residents x 55 gallons/day) = 1,320 (gallons/day)

Groundwater Recharge

The project is not located in an area designated on the Scotts Valley General Plan Hydrological Resources Map, Figure OS-5, as a Potential Groundwater Recharge Area. According to the Stormwater Control Plan (C2G, March 2023), the project site does not contain impervious surface area as it is currently undeveloped. Redevelopment would increase the amount of impervious surface area by 56,963 sf. To offset the potential loss of groundwater infiltration, the project would include the use of curb and gutter to channelize surface flow and direct runoff into area drains and catch basins. Area Drains and catch basins would be used to collect runoff and convey it via underground pipes into four underground storage and infiltration chambers. This system would be designed to accommodate the relatively low infiltration rates found at this site. Therefore, there would be no impact and no mitigation is required.

Stormwater Runoff

The project applicant prepared a Stormwater Control Plan (SCP) (C2G/Civil Consultants Group, March 2022) to address potential impacts from stormwater runoff. The PSCP described project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

Furthermore, standard conditions of approval require the project applicant and construction contractor to implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or into Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Implementation of recommendations as described in the SCP and preparation of a SWPPP for review and approval prior to construction activities would ensure that impacts from stormwater runoff would be less than significant.

Floodplains, Seiche, Tsunami and Mudflow Related Hazards

The property is not located within a floodplain. There is no possibility of a seiche or tsunami occurring that could affect the project. The project is not located on or near a lake or ocean coastline. Therefore, the project would have no impacts.

Findings

Implementation of recommendations as described in the SCP and preparation of a SWPPP would reduce impacts on hydrology and water resources to a level of less than significant. Therefore, no mitigation is required.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion

Residential land uses surround the project site on all sides. No community or neighborhood would be physically divided by the project.

The project site is zoned Residential Single-Family (R-1-20). The project site is designated in the City of Scotts Valley General Plan as Low Density Residential, which allows for 2 residential units per acre. Therefore, the project would be consistent with the existing zoning and General Plan land use designations.

Findings

The proposed future residential use of the site would be in keeping with surrounding land uses and the development pattern of the neighborhood. The project would have no impact and therefore no mitigation is required.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion

The Scotts Valley 1994 General Plan, Figure OS 4, indicates that there are no significant mineral deposits on the project site. The project is not located in an area known to contain regionally significant mineral resources and would not result in the loss of the availability of a known mineral resource of regional value. Additionally, the project site is not located in an area that has been identified by the City of Scotts Valley as a locally important mineral resource recovery site.

Findings

The project would have no impact and therefore no mitigation is required.

Noise

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

Short Term Noise Levels

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site. Project construction would occur adjacent from existing single-family residences; however, construction activities would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in

recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and impacts would be less than significant.

Long Term Noise Levels

The Noise Contour Map for the City indicates that the project site is in an area of less than 65dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the project would create new sources of noise in the project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would be similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the "daytime" activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City's General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be no impact from long-term noise levels.

Exposure to Groundborne Vibrations

Because the project would not require the use of heavy construction equipment, the residences located adjacent to the project site would not be exposed to vibrations levels exceeding the FTA's 0.20 in/sec PPV significance threshold vibrations. Therefore, there would be no vibration impacts.

Future project residents may experience occasional groundborne vibrations from nearby traffic on Scotts Valley Drive when large trucks use the roadway. But this vibration is not expected to be frequent nor at high levels. This impact is less than significant.

Airport or Private Airstrip Noise

The project site is not located within any airport noise impact contours and not located within the vicinity of any private air strip, and therefore there would be no impact.

Findings

The project would not expose future residential uses to short-term construction nor long-term operational noise levels in excess of City standards. Noise generated during the construction phase is temporary and would be limited to Monday-Saturday daytime hours per compliance with the City's Municipal Code Section 17.46.160. Therefore, no mitigation is required.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion

The project would result in a relatively small increase in population (24 persons ⁴) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2022 Regional Growth Forecast for the City of Scotts Valley population of 12,010 by 2045. Therefore, there would be no impact.

Findings

There is no potential for a significant impact due to substantial growth either directly or indirectly. Therefore, the project would have a no impact and no mitigation is required.

⁴ . The average household size for Scotts Valley is 2.67 persons which estimates 24 persons for a project with 9 units.

Public Services

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Discussion

Fire Services

The project is located in an existing urban area that is currently served by the Scotts Valley Fire Protection District. The closest fire station is located approximately 20 feet northeast of the project site. Therefore, there would be no impact.

Police Services

The project would add new residents to the City who would occasionally need police services. This type of additional service would not generate a demand beyond what the police department can accommodate. The Scotts Valley Police department is located 1.30 miles south of the project site. Therefore, there would be no impact.

Schools

The project would add approximately 24 new residents to the City, some of whom will be students attending schools within the Scotts Valley Unified School District. These additional students would not generate a significant demand on the area school system and therefore there would be no impact.

Parks

The project would add approximately 24 new residents to the City who would occasionally utilize City parks and recreational programs; however, this additional use would not generate a demand beyond what the City Parks Department can accommodate, and no new additional park facilities would be required. Additionally, as a standard condition of the approval, the project would be required to pay a parks and recreation in-lieu fee as part of their building permit. Therefore, there would be no impact.

Other Public Facilities

The project does not have the potential to affect other public facilities (e.g., library, city administrative services, etc.), in excess of that previously considered by the General Plan. Therefore, there would be no impact.

Findings

The project would have no impact on public services and therefore no mitigation is required.

Recreation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
which might have an adverse physical effect on the environment?				

Discussion

Scotts Valley has a total of seven parks, ranging in size from a half-acre to 7.5 acres. Recreational facilities are also available at local schools, the Scotts Valley Senior Center, and Scotts Valley Community Center. The project would not require the construction of new or expanded recreational facilities and therefore there would be no impact. Additionally, standard conditions require the developer pay an in-lieu park fee.

Finding

No significant impacts to recreation and open space resources are expected. Thus, the thresholds of significance have not been exceeded. Payment of Park Impact fees will off-set the project's incremental increase in the demand for recreation.

Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
d) Result in inadequate emergency access?				X

Discussion

A Focused Transportation Study was prepared for the project site by W-Trans in July 2022, refer to Appendix F (W-Trans, July 2022). The analysis below is based on the findings of prepared report.

Conflict with City Policies or Programs, Increase Hazards, Impair Emergency Access

Six of the proposed lots would be accessed via a new access road that would connect to Grace Way and Casa Way and would include a cul de sac and concrete drive aprons. The remaining three lots would be accessed from a new cul de sac at the end of San Augustine Way.

The design of the roadway would be consistent with City standards to ensure there is adequate emergency vehicle access. Therefore, there would be no impact.

Increase Vehicle Miles Travelled

Vehicle Miles Traveled (VMT) is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. Because the City of Scotts Valley has not formally adopted VMT significance criteria, this CEQA analysis uses guidance per the City of Scotts Valley's Draft VMT Implementation Guidelines (Kimley-Horn and Associates, July 2020).

The VMT Implementation include screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Small projects that generate less than 110 trips per day are exempt from VMT analysis. However, upon issuance of the building permit, the project would be required to pay City traffic impact fee.

Based on the Focused Transportation Study for the Casa Way Subdivision Project (W-Trans, July 2022, see [Appendix F](#)), the project would generate an estimated 94 daily trips. Because this is less than the 110-trip threshold for small projects, the project would qualify for the screening criteria and as such, the project is exempt from further VMT analysis.

Findings

The project would not conflict with City policies or programs regarding the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project would not cause a hazard nor impair emergency access. The project is considered a “small project” per the City VMT Implementation Guidelines and is exempt from further analysis. Therefore, there would be no impacts to transportation and no mitigation is required.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				X

Discussion

An Archeological Review and Field Inventory was prepared for the project site by Basin Research Associates, in March 2023, refer to [Appendix C](#). (Basin Research Associates, March 2023). The analysis below is based on the findings of prepared report.

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested.

As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no Tribal Cultural Resources are known to occur in or near the project area.

The Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands File (SLF) (Busby 2023a) and the review was negative (Campagne 2023). The seven Native American tribes/individuals recommended for further outreach were contacted by Basin Research Associates on February 21, 2023 (Busby 2023b-h). No responses were received as of March 13, 2023, by Basin Research Associates (see [Appendix C](#)).

Findings

No California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated and no mitigation is required.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

Water Treatment Facilities

The ~~two~~-proposed residential units would result in a daily water demand of 1,320 gallons per day or approximately 0.004-acre feet per year (AFY).⁵ Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service and this additional demand is well within the future increase in water demand as identified in the 2020 Urban Water Management Plan for the Scotts Valley Water District and San Lorenzo Water District. The Scotts Valley Water District has reviewed the application issued a Will Serve letter for the project (March 2022). Thus, impacts would be less than significant, and no mitigation is required.

Wastewater Treatment Facilities

The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities would support the proposed development. The project would not generate solid waste in excess of that typically generated by nine residential units. Thus, impacts would be less than significant, and no mitigation is required.

Electric Power, Natural Gas, or Telecommunications

The project would require new connections to PG&E for electricity and natural gas. In addition, the project would require new telecommunication connections with the respective service providers. The project site is surrounded by commercial and residential development, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the project site, impacts from the project would be less than significant, and no mitigation is required.

⁵ Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (24 residents x 55 gallons/day) = 1,320 (gallons/day)

Solid Waste

The project would generate approximately 110 pounds of daily solid waste.⁶ The 110 pounds of daily solid waste generated by the project would represent less than one percent of the daily permit capacities of the Monterey Peninsula landfill⁷, respectively. Thus, impacts would be less than significant, and no mitigation is required.

Findings

Existing utilities and service systems are available to serve the project and no new facilities would be required to be constructed. Therefore, the project would have less than significant, or no impacts associated to utilities and service systems, and no mitigation is required.

Wildfire

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that				X

⁶ Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (9 residential units x 12.23 pounds/day) = 110.1 pounds/day

⁷ The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day (CalRecycle, 2019). The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the relative wildfire risk in areas of large population by intersecting residential housing density with proximate fire threat according to three risk levels, namely Moderate, High, and Very High. Wildfires are large-scale brush and grass fires in undeveloped areas. The project is within an urbanized area and not within a Very-High Fire Hazard Severity Zone as mapped by CALFIRE. Additionally, the project would incorporate all applicable fire safety code requirements, including fire protection devices in all residential units and appropriate fire-resistant landscaping on the project site, as required by the Scotts Valley Fire District, and therefore there would be no impact.

Findings

The project would not affect emergency response/evacuation plans, would not expose residents or structures to a wildfire risk, and would not exacerbate fire risk. Therefore, the project would have no impact to wildfires, and no mitigation is required.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion

As discussed in the individual sections, the project would not degrade the quality of the environment, including effects on animals or plants, with the implementation of identified Mitigation Measures.

With respect to biological resources, the Biological Resources Section identified potentially significant impacts to special status species. Implementation of **MM BIO-1.1** through **MM BIO-1.5** would reduce these impacts to less than significant.

As described in the environmental resource sections of this Initial Study, the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

The project would result in temporary air quality and noise impacts during construction. With the implementation of the identified standard conditions of approval, and consistency with adopted City policies, construction impacts would be mitigated to a less than significant level. As described above, these impacts would be temporary, and the project would not have cumulatively considerable impacts on air quality and noise impacts in the project area.

The project would have a less than significant impact or no impact on the remaining environmental resources and would not contribute to cumulative impacts to these resources. Therefore, the project would not cause a cumulatively considerable impact and no mitigation is required.

Determination

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	

Jonathan Kwan
Contract Planner

Date



State of California – Natural Resources Agency
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Bay Delta Region
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



August 23, 2023

Ms. Sarah Wikle
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066
Swikle@scottsvalley.gov

Subject: Sandraya Heights Land Division, Mitigated Negative Declaration,
SCH No. 2023070477, City of Scotts Valley, Santa Cruz County

Dear Ms. Wikle:

The California Department of Fish and Wildlife (CDFW) has received and reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by the City of Scotts Valley (City) for the Sandraya Heights Land Division (Project), located in Santa Cruz County, pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

CDFW submits these comments on the IS/MND to inform the City, as the CEQA Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines, § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting these comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority over the Project pursuant to the Fish and

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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Game Code. As proposed, for example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority. (Fish & G. Code, § 1600 et seq.). Likewise, to the extent the Project may result in "take," as defined by State law, of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Under CESA, "take" means "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." (Fish & G. Code, § 86). If the Project will impact CESA listed species, early consultation with CDFW is encouraged, as significant modification to the Project and mitigation measures may be required to obtain an ITP. CDFW's issuance of an ITP is subject to CEQA and to facilitate permit issuance, any such project modifications and mitigation measures must be incorporated into the IS/MND's analysis, discussion, and mitigation monitoring and reporting program.

CEQA requires a mandatory finding of significance if a Project is likely to substantially impact threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064 & 15065). In addition, pursuant to CEQA, the Lead Agency cannot approve a project unless all impacts to the environment are avoided or mitigated to less-than-significant levels, or the Lead Agency makes and supports Findings of Overriding Consideration (FOC) for impacts that remain significant despite the implementation of all feasible mitigation. FOC under CEQA, however, do not eliminate the Project proponent's obligation to comply with the Fish and Game Code.

Lake and Streambed Alteration

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting lakes, streams, rivers, or associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank (including associated riparian or wetland resources); or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains is generally subject to notification requirements. In addition, infrastructure installed beneath such aquatic features, such as through hydraulic directional drilling, is also generally subject to notification requirements. Therefore, any impact to the mainstems, tributaries, or floodplains or

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associated riparian habitat caused by the proposed Project will likely require an LSA Notification. CDFW may not execute a final LSA Agreement until it has considered the final MND and complied with its responsibilities as a responsible agency under CEQA.

Raptors and Other Nesting Birds

CDFW has authority over actions that may result in the disturbance or destruction of active bird nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include section 3503 (regarding unlawful take, possession, or needless destruction of the nests or eggs of any bird), section 3503.5 (regarding the take, possession, or destruction of any birds-of-prey or their nests or eggs), and section 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

PROJECT DESCRIPTION SUMMARY

Proponent: Granite Ridge Properties

Objective: The Project consists of a minor subdivision to create nine single-family residential lots, on an existing 5.88-acre lot. A new access road would be created to connect Grace Way and Casa Way. The Project would require cut of 2,300-cubic yards of soil and fill of 9,700-cubic yards. Storm drainage from impervious surfaces would consist of underground storage and infiltration chambers located under the new access road.

Timeframe: No timeframe listed in the IS/MND.

ENVIRONMENTAL SETTING AND LOCATION

The Project is located on a 5.88-acre parcel, north of the Casay Way and Sandraya Heights Road intersection in the City of Scotts Valley (Assessor's Parcel Number 023-113-36). The Project site is currently vacant, surrounded by single-family residences, with existing dirt trails used for recreation. Vegetation communities on the property include California annual grassland, coast live oak, arroyo willow woodland, and coyote brush scrub. The site also has sandstone-derived soils and outcroppings which can provide habitat for sensitive plant species.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on biological resources.

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COMMENT 1: Scotts Valley Polygonum (*Polygonum hickmanii*) and Rare Vegetation Communities

Issue: The IS/MND does not disclose the degree to which the Project could significantly impact state and federally endangered Scotts Valley polygonum (*Polygonum hickmanii*) through direct take and/or removal of habitat. The IS/MND also does not disclose the degree to which the Project could significantly impact other rare and endangered plant species or sensitive natural communities through removal of habitat.

Occurrences: Scotts Valley polygonum is a narrow endemic species and only two populations across three properties have ever been identified (U.S. Fish and Wildlife Service (USFWS), 2020). The populations include the Polo Ranch population and the Glenwood population which are separated by Highway 17, approximately one mile apart (USFWS, 2020; also see California Natural Diversity Database (CNDDDB) Occurrence #1 and #2 respectively). The total area inhabited by the plant is estimated to be less than one acre (USFWS, 2020; CDFW, 2014).

Habitat for the species consists of undeveloped grasslands in Scotts Valley. The plant is commonly found on shallow soil over mudstone and sandstone outcroppings within annual grasslands (USFWS, 2020).

The Project site is within 750 feet of the Glenwood population and 0.75-mile from the Polo Ranch population. In addition, as stated in the IS/MND, suitable habitat consisting of unshaded grassland with sandstone-derived soil exists on the Project site.

Evidence the impact would be significant: Scott's Valley polygonum is an endangered species under CESA (Fish & G. Code, § 2050 et seq.). Species listed under CESA may not be taken at any time except under the provisions of a Natural Communities Conservation Plan (NCCP), (Fish & G Code § 2081.7), a Memorandum of Understanding for scientific education or management purposes (Fish & G. Code §2081, subd. (a)), or an ITP (Fish & G. Code § 2081 (b)).

The Biological Evaluation Report (Appendix A) does not provide sufficient baseline data to assess the potential for impact to Scotts Valley polygonum or other sensitive plant species. The methods for identifying and mapping vegetation communities on the Project site was not disclosed. The rare plant survey, conducted March 8, April 23, and June 7, 2022, did not visit a reference population for Scotts Valley polygonum or any other potentially occurring rare plant species in advance of surveys, except for federally endangered Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*), which was found on-site. In addition, the rare plant survey was only conducted in one year (2022), which is insufficient to accurately describe rare annual plant species. Scotts Valley polygonum has been documented to not germinate every year, making the species undetectable in years without germination (USFWS, 2020). Furthermore, Santa Cruz

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County was experiencing severe drought² during the period surveys were conducted. The only way to accurately detect and disclose the presence of Scotts Valley polygonum and many other rare plant species is after multiple consecutive years of appropriately timed botanical surveys to account for variances in weather and other disturbances that may impact germination. Without sufficient baseline data, the IS/MND cannot accurately determine the potential for significant impacts to Scotts Valley polygonum and/or other rare and sensitive plant species or communities.

Scotts Valley polygonum is a critically endangered species. Since 2009, the population has declined significantly at each of the properties where the species is found (USFWS, 2020). Only the Polo Ranch population had individuals observed in 2019, and individuals were last seen at the Glenwood population in 2015 (USFWS, 2020). Scotts Valley polygonum is at risk of extinction because of its small and fragmented populations, proximity to existing development, habitat alteration and removal, competition from native and non-native plant species, recreational use of habitat, and climate change (USFWS, 2020; CDFW, 2014).

For the reasons described above, any loss of habitat that supports Scotts Valley polygonum may contribute to the extinction of the species. Furthermore, loss of habitat that supported the species in the past or may support the species in the future has the potential to significantly hinder efforts to prevent the recovery of the species. The IS/MND has not provided sufficient information to disclose whether or not Scott's Valley polygonum is present or potentially present, or the degree to which the Project will result in a cumulative impact to the species, when considered with other impacts that have already occurred to the species. This Project therefore has the potential to substantially adversely affect Scotts Valley polygonum through the removal of potential habitat and could impact efforts to recover the species. The Project may also significantly impact other rare plant species including Scotts Valley spineflower by permanently removing habitat and vegetation communities that support rare and endangered plant species.

CDFW recommends that the results of the following two measures be included in a revised IS/MND to ensure that all impacts to Scotts Valley polygonum and rare vegetation communities are disclosed and can be mitigated to a level of less-than-significant.

Recommended Measure 1 – Multiple Focused Rare Plant Surveys: A qualified botanist, familiar with the native plant communities of Santa Cruz County shall conduct focused rare plant surveys over multiple consecutive years, targeting the specific blooming period of each rare plant species with potential to occur on the Project site. In

² See Drought Conditions for Santa Cruz County
<https://www.drought.gov/states/california/county/Santa%20Cruz>

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advance of surveys each year, the surveyor shall visit and document appropriate reference populations for each potentially occurring rare plant species on the Project site. Surveys shall occur throughout the entire area where potential habitat has been identified and the results shall be included in the Project environmental document. Surveys shall be conducted according to: Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities (CDFW 2018), available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

Recommended Measure 2 – Fine Scale Vegetation Community Mapping and Biological Evaluation: The methodology for identifying and mapping vegetation communities on the Project site shall be identified. A qualified botanist shall map the potential for rare plant occurrence and vegetation communities using data collected from the surveys and other sources such as aerial imagery; historical survey data; field reconnaissance; scientific literature and reports; findings from positive occurrence databases such as the CNDDB; and sensitive natural community information available through the Vegetation Classification and Mapping Program (VegCAMP). In addition, Project biological documents shall address the potential for the presence of seeds of all potentially occurring rare plant species on the Project site. Based on the data and information collected from the surveys, mapping, and biological evaluation, the Project environmental document shall address whether Scotts Valley polygonum or other rare plant species may occur on or near the Project site, and the extent to which the Project would cumulatively significantly impact these species.

Recommended Mitigation Measure 3 – Appropriate Mitigation Based on Assessment of Impacts to Rare Plants: Using data and information collected from implementation of Mitigation Measure 1 and Mitigation Measure 2, the Project proponent shall develop a mitigation plan to fully mitigate the level of significant impact to rare native plant communities from the Project. The Project proponent shall submit the mitigation plan for review and approval by relevant regulatory agencies including the USFWS and CDFW and the plan shall be included as part of the Project environmental document. Appropriate mitigation may include the following:

1. Avoidance of existing rare plant communities, populations, and habitat on the Project site;
2. Placement of a conservation easement and creation of a management endowment to be held and implemented by a land management entity over existing Scotts Valley spineflower and Scotts Valley polygonum populations where a conservation easement and endowment fund does not exist; and
3. Establishing and funding long-term management of existing Scotts Valley spineflower, Scotts Valley polygonum, and other rare plant populations where additional management needs exist.

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Recommended Mitigation Measure 4 – Obtain a CESA Incidental Take Permit: In addition, the Project proponent shall obtain an ITP pursuant to Fish and Game Code § 2081, subd., (b) for potential take of Scotts Valley polygonum or any other state listed plant species. More information on the ITP process is available at <https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits>. CDFW recommends continued coordination to develop additional measures which may include work stoppage, flagging and avoidance of occurrences, collection of propagation material, and on and off-site restoration.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

CONCLUSION

Thank you for the opportunity to comment on the Project's IS/MND. If you have any questions regarding this letter or for further coordination with CDFW, please contact Ms. Serena Stumpf, Environmental Scientist, at (707) 337-1364 or Serena.Stumpf@wildlife.ca.gov; or Mr. Wesley Stokes, Senior Environmental Scientist (Supervisory), at Wesley.Stokes@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell

B77E9A6211EF486...

Erin Chappell
 Regional Manager
 Bay Delta Region

Ms. Sarah Wikle
City of Scotts Valley
August 23, 2023
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ec: Office of Planning and Research, State Clearinghouse (SCH No. 2023070477)

REFERENCES

[CDFW] California Department of Fish and Wildlife. 2014. Scotts Valley Polygonum (*Polygonum hickmanii*). California Department of Fish and Wildlife. Accessed August 17, 2023.

<https://wildlife.ca.gov/Conservation/Plants/Endangered/Polygonum-hickmanii>

[USFWS] U.S. Fish and Wildlife Service. 2020. Scotts Valley polygonum (*Polygonum hickmanii*) 5-Year Review: Summary and Evaluation. U.S. Fish and Wildlife Service, Ventura, California.



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE

Ecological Services
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003



IN REPLY REFER TO:
2023-0116064

August 16, 2023

Jonathan Kwan, Contract Planner
City of Scotts Valley
Community Development Department
One Civic Center Drive
Scotts Valley, California 95006

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Sandraya Heights Land Division Project, Scotts Valley, Santa Cruz County, California

Dear Jonathan Kwan:

We have reviewed the Notice of Intent to Adopt a Mitigated Negative Declaration for the Sandraya Heights Land Division Project (project) in the City of Scotts Valley, Santa Cruz County, California (NOI; City 2023a), received on August 1, 2023, and the mitigated negative declaration and initial study we obtained through your website (MND; City 2023b). Granite Ridge Properties (applicant) has submitted a proposal to the City of Scotts Valley (City) to subdivide an undeveloped 5.88-acre parcel to create nine lots for single-family residential housing and create new access roads, cul de sacs, and driveway aprons. The project site is south of Sandraya Heights Road between Casa Way and Glenwood Drive in the City of Scotts Valley.

The U.S. Fish and Wildlife Service's (Service) mission is to conserve and protect the nation's fish and wildlife resources and their habitats. To assist in meeting this mandate, the Service provides comments on public notices issued for projects that may affect those resources, especially federally listed plants and wildlife. The Service's responsibilities also include administering the Endangered Species Act of 1973, as amended (Act). Section 9 of the Act prohibits the taking of any federally listed endangered or threatened wildlife species. "Take" is defined at section 3(19) of the Act to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." The Act provides for civil and criminal penalties for the unlawful taking of listed wildlife species. Such taking may be authorized by the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7, or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

Protection of listed plants is provided at section 9(a)(2) of the Act to the extent that the Act prohibits the removal and reduction to possession of federally listed plants or the malicious

damage of such plants on areas under Federal jurisdiction, or the destruction of listed plants on non-Federal areas in violation of State law or regulation or in the course of a violation of a State criminal trespass law.

The initial study notes that federally listed species occur on the project site and could be affected by the proposed project (City 2023b). We respectfully submit the comments below.

Federally listed species on the project site

The federally endangered Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*) occurs on the project site where it was first observed by members of the Service and local biologists in 2018. Project surveys in 2022 identified two colonies of Scotts Valley spineflower totaling approximately 185 individuals on approximately 140 square feet (City of Scotts Valley 2023b). This small annual plant in the buckwheat family (Polygonaceae) is a narrow endemic restricted to Scotts Valley that grows in colonies on patches of exposed sedimentary bedrock overlain with a thin layer of soil in annual grasslands (Service 2019). The species' geographic range is approximately 0.5 square mile and the total occupied area estimated as less than 1 acre, distributed among five properties including the proposed project site (Service 2009, 2019). The project site is not within designated critical habitat for Scotts Valley spineflower. Threats include potential development at unprotected sites, invasive species, stochastic extinction, and climate change. The species remains at risk of extinction (Kofron and Lyons 2014, Service 2019).

The federally endangered Scotts Valley polygonum (*Polygonum hickmanii*) has not been observed on the project site. However, this species has been found to co-occur with Scotts Valley spineflower at three of the five known properties where spineflower occurs, and habitat on the project site appears to be suitable based on observations by the Service. Like Scotts Valley spineflower, this diminutive annual in the buckwheat family is a narrow endemic restricted to thin soils over sedimentary rock outcrops in Scotts Valley (Service 2020). The total area occupied by Scotts Valley polygonum at present may be only 0.10 acre to 0.14 acre, which represents an approximate 85 to 90 percent reduction in occupied area since the species was listed in 2003. The project site is not within critical habitat for Scotts Valley polygonum. Threats include potential development at one unprotected site, invasive species, stochastic extinction, and climate change. This species is extremely susceptible to extinction (Service 2020).

Both Scotts Valley spineflower and Scotts Valley polygonum are annuals, meaning they germinate, flower, set seed, and die, each year. Population numbers in any year and locations of individuals are greatly influenced by annual weather patterns including, total precipitation, timing of precipitation, and temperature. As a result, population sizes may fluctuate annually, and this should be considered when determining impacts to species.

The federally endangered Ohlone tiger beetle (*Cincindela ohlone*) has not been observed on the project site, though the species occurs nearby on the eastern portion of the Glenwood Open Space Preserve managed by the Land Trust of Santa Cruz County. The initial study assumes absence of the Ohlone tiger beetle: "The site does not support habitat for this species. No

potential OTB larval burrows were observed in any portion of the site during Arnold's August 2021 habitat assessment for the OTB (Arnold 2021)" (City 2023b, Appendix A, Table 2A, p. 21). This conclusion may be valid, however, given the species' presence in the project vicinity more support should be provided, including: discussion of habitat suitability on the project site and whether soils used by Ohlone tiger beetles for oviposition and larval rearing are present; potential to create or restore suitable habitat on the site; and more detail from the referenced study (Arnold 2021) including the author's conclusions regarding the potential for the site to support or have previously supported the Ohlone tiger beetle.

Assessment of project impacts

Scotts Valley spineflower: The initial study notes that development of the project would cause a significant impact to Scotts Valley spineflower, given that avoidance would not be practical and the absence of other areas of suitable habitat on the project site. While the Sandraya population is small in number and areal extent, its loss may nonetheless represent a significant impact to the survival and recovery of species as a whole due to its limited distribution and numbers, specialized habitat, and vulnerability to threats. The Service uses an approach called the Species Status Assessment Framework (SSAF; Service 2016) to evaluate the status of a species and guide future recovery efforts. The SSAF considers three interrelated factors: *resiliency*, the ability of individual populations to withstand disturbance; *redundancy*, the ability of a species to withstand catastrophic events by spreading risk across multiple populations or across a large area; and *representation*, the ability to adapt to changing environmental conditions as characterized by the breadth of the species' genetic and environmental diversity (Service 2016, Smith et al. 2018).

These considerations are of particular relevance for narrow endemic species like the Scotts Valley spineflower, especially given the lack of unoccupied suitable habitat and difficulty (if not impossibility) of creating new rock outcrop habitat to support reintroduction or population enhancement efforts. Within the SSAF framework, even the small population at the project site may be important to the survival and recovery of Scotts Valley spineflower by providing a buffer against future decline or loss of other populations (redundancy), and by harboring unique genetic variation and adaptive capacity that could help the species withstand environmental changes and support future reintroduction or population enhancement efforts (representation).

Scotts Valley polygonum: The initial study does not adequately address the potential for Scotts Valley polygonum to occur on the project site or evaluate project effects on this species. The biological evaluation report appended to the initial study states: "Although this species may occur within the open, unshaded grasslands on sandstone-derived soils of the site, this species was not detected during the June survey that was appropriately timed for this species blooming period." (City 2023b, Appendix A, Table 1B, p. 15). The initial study suggests that suitable Scotts Valley polygonum habitat is present, though individuals were not observed in 2022. The absence of the species during 2022 surveys does not preclude its historical presence before 2018 when the site was first visited, or that a viable seedbank may still be present. Based on the species' reappearance at some colonies after being absent for multiple years (Service 2020) and

the germination of banked seed during greenhouse experiments (Forbes 2020, pers. comm.), it is possible that seeds may remain viable for 5-7 years or more in the wild.

Based on similar considerations of redundancy and representation described above for Scotts Valley spineflower, loss of even the small amount of suitable habitat for Scotts Valley polygonum present on the project site, and of any viable seedbank that may be present, could represent a significant impact to the species' future survival and recovery. The known areas of suitable and currently occupied habitat for this species are even more limited than those of Scotts Valley spineflower, and the total number of Scotts Valley polygonum plants observed in recent years are extremely low and limited to a few colonies at the Polo Ranch property (Service 2020). Loss of habitat at the project site would also preclude future outplanting of the species there to facilitate recovery as recommended by the Service (2020).

Unless further information can be provided to demonstrate that suitable habitat for Scotts Valley polygonum is absent from the project site in consultation with experts who have studied the species in the wild, project effects to Scotts Valley polygonum via habitat loss and potential loss of seedbank should be assumed and mitigation provided for unavoidable impacts.

Mitigation of unavoidable impacts

The initial study indicates that avoidance of Scotts Valley spineflower (and thus of suitable habitat for Scotts Valley polygonum) and on-site mitigation are not practical in the context of the proposed project (City 2023b, p. 14). We agree with this conclusion. Small populations left in place but surrounded by development are vulnerable to a range of potential adverse effects, such as introduction of invasive non-native plants, changes in hydrology, damage by pedestrians and pets, and loss of pollinators and seed dispersers, and are unlikely to be viable long-term. Thus, we recommend that the "On-site Spineflower Mitigation Plan" option included under mitigation measure MM BIO-1.1 (City 2023b, p. 17) be removed. We concur with the recommendation that the applicant provide off-site mitigation for project impacts to federally listed plants (City 2023b, p. 15) and generally support the approach described under mitigation measure MM BIO-1.1, with caveats and additional recommendations described below.

We support the intent and potential activities proposed for the "Off-Site Spineflower Mitigation Plan" option of MM BIO-1.1 and the provision for Service review and comment on the Plan. That said, we believe that more specificity regarding potential off-site mitigation actions could be provided, and the various options prioritized. As described in Service documents, permanent protection of habitat via conservation easements and adequately funded management and enhancement of protected habitat are among the highest priority recovery actions for both Scotts Valley spineflower and Scotts Valley polygonum (Service 2009, 2019, 2020). Given the conservation value to these species of even small populations, habitat protection and management funding also represent appropriate mitigation measures for the loss of individuals and habitat expected to result from the project.

Based on these considerations, the Service recommends the following mitigation options, listed in order of descending priority. The Service does not presume that the respective parties who own and manage the properties listed below would be amenable to the mitigation approaches we have suggested; these options are based solely on an assessment of the recovery needs of Scotts Valley spineflower and Scotts Valley polygonum. If none of our recommended options prove feasible, the Service would work with the City and applicant to identify a suitable alternative. Most options would mitigate for impacts to both species, though Scotts Valley polygonum has not been previously observed at the Glenwood Open Space Preserve.

Priorities for compensatory mitigation

1. Salvation Army Redwood Glen Camp: Place a permanent conservation easement on the portion of the Salvation Army's property that supports Scotts Valley spineflower, with the easement ideally held by the Land Trust of Santa Cruz County (LTSCC) who manages the adjacent Glenwood Preserve. Fund a stand-alone management endowment or contribute to the existing Glenwood endowment. This would provide opportunities to expand existing Scotts Valley spineflower colonies, introduce Scotts Valley spineflower to suitable new areas, and reintroduce Scotts Valley polygonum.

2. Scotts Valley High School Preserve: Place a permanent conservation easement on the High School Preserve, which is owned and managed by the Scotts Valley Unified School District. Fund a long-term management endowment to be held and implemented by a land management entity, ideally LTSCC. This would provide opportunities to expand existing Scotts Valley spineflower colonies, introduce Scotts Valley spineflower to new areas, and reintroduce Scotts Valley polygonum. Funding would also support the greater level of invasive plant control that has become necessary since the management plan was written in 1999.

3. Scotts Valley High School Preserve: Establish a long-term management endowment for the High School Preserve to be held by third party such as LTSCC without placing an easement on the Preserve. Like Option #2, this would ensure guaranteed long-term funding for all management and monitoring needs, including the greater level of invasive plant control that has become necessary since the 1999 management plan was implemented.

4. Glenwood Open Space Preserve: Install new infrastructure to facilitate expansion of the existing cattle grazing program at Glenwood to the western portion that is currently not managed but which supports Scotts Valley spineflower. Contribute money to the existing Glenwood endowment specifically for monitoring and management of Scotts Valley spineflower colonies on the western portion. This would provide an opportunity to expand spineflower colonies and possibly introduce Scotts Valley polygonum, which has not been previously observed at Glenwood.

Ideally, we believe that a specific mitigation option should be identified before project approval, rather than after approval but prior to any ground disturbance requiring issuance of a grading permit by the City of Scotts Valley. However, we understand that this may not be possible. We

recognize the challenge of identifying suitable mitigation given the limited distribution of both species and the existing protections and management plans that are already in place at most sites. The Service has been providing technical assistance to the applicant and City to help identify suitable compensatory mitigation for unavoidable project impacts to federally listed plants, including direct outreach to landowners and managers at potential offsite mitigation properties, and we will continue providing such assistance as desired.

We request that mitigation measure MM BIO-1.1 be revised to specify that the Off-site Spineflower Mitigation Plan shall be reviewed for comment *and approval* by the U. S. Fish & Wildlife Service as a condition of acceptance by the City of Scotts Valley Community Development Department. We believe that the Service in consultation with species experts with whom we collaborate on ongoing monitoring and recovery efforts is best positioned to evaluate the merits of mitigation proposals for these rare and poorly understood species.

The mitigation ratio of 2:1 specified in MM BIO-1.1 is not consistent with our standard requirement for permanent loss of habitat, which is generally 3:1. Furthermore, for species with limited distributions that face a high degree of threat such as Scotts Valley polygonum and Scotts Valley spineflower, a higher ratio may be appropriate. We request that MM BIO-1.1 specify a minimum mitigation ratio of 3:1.

Lastly, we request that a requirement be added to MM BIO-1.1 that the applicant will collect seeds from all Scotts Valley spineflower plants onsite at the end of the last growing season that precedes initiation of construction and ground disturbance. Seed maturation should be determined through population monitoring prior to the period when seeds typically mature. A portion of the seed should be given to one of the entities listed above for redistribution in suitable Scotts Valley spineflower habitat and the remainder to an established seed banking organization such as a botanical garden to support future conservation efforts.

The Service appreciates the opportunity to provide our comments to the City of Scotts Valley in support of its evaluation of the Sandraya Heights Land Division Project. If you have any questions, please contact Mark Ogonowski of my staff by electronic mail at mark_ogonowski@fws.gov.

Sincerely,

Stephen P. Henry
Field Supervisor

cc: Serena Stumpf, California Department of Fish and Wildlife

LITERATURE CITED

- [City] City of Scotts Valley. 2023a. Notice of intent to adopt a mitigated negative declaration. Sandraya Heights Land Division. July 24, 2023.
- [City] City of Scotts Valley. 2023b. Mitigated negative declaration and initial study. Sandraya Heights Land Division. July 24, 2023.
- Kofron, C.P. and K. Lyons. 2014. Status of the endangered Scotts Valley spineflower (Polygonaceae) in coastal Central California. Bulletin of the Southern California Academy of Sciences 113(2):47–57.
- Smith, D.R., N.L. Allan, C.P. McGowan, J.A. Szymanski, S.R. Oetker, H.M. Bell. 2018. Development of a species status assessment process for decisions under the U.S. Endangered Species Act. Journal of Fish and Wildlife Management 9(1):1–19.
- [Service] U.S. Fish and Wildlife Service. 2009. *Chorizanthe robusta* var. *hartwegii* (Scotts Valley Spineflower) 5-year review: Summary and evaluation. Ventura Fish and Wildlife Office, Ventura, California. November 2009. 26 pp.
- [Service] U.S. Fish and Wildlife Service. 2016. USFWS species status assessment framework. Version 3.4. August 2016. 21 pp.
- [Service] U.S. Fish and Wildlife Service. 2019. Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*) 5-year review. Ventura Fish and Wildlife Office, Ventura, California. June 2019. 9 pp.
- [Service] U.S. Fish and Wildlife Service. 2020. Scotts Valley polygonum (*Polygonum hickmanii*) 5-year review: Summary and evaluation. Ventura Fish and Wildlife Office, Ventura, California. May 2020. 13 pp.

PERSONAL COMMUNICATIONS

- Forbes, H. 2020. Results of Scotts Valley polygonum seed germination trials. Email from Holly Forbes, University of California Botanical Garden to Mark Ogonowski, U.S. Fish and Wildlife Service and others. December 18, 2020.

RECEIVED

AUG 10 2023

CITY OF SCOTTS VALLEY

John and Valerie Steward
623.5 Grace Way
Scotts Valley CA 95066
831-345-0244
jvstews@gmail.com

City of Scotts Valley
C/O Jonathan Kwan
Community Development Department
One Civic Center Drive
Scotts Valley, CA 95006

Dear Jonathan,

Valerie and I have reviewed the Current-Projects Documentation for the Sandraya Heights Land Division and have made comments below. If you have any questions regarding what we have noted, feel free to contact us via telephone or email (both listed above).

Page 1, para. 1; The project area is located South-East of the noted intersection. Not North.

Page 1, para. 4; should read...The six lots connect to Casa Way with Emergency Vehicle Access from Grace Way...

Page 6, para. 1: The project area is located South-East of the noted intersection. Not North.

Page 7, para. 2; should read...connects to Casa Way with Emergency Vehicle Access from Grace Way.

Page 49, para 1; The report referenced does not comprehend the physical condition of Grace Way or the status of Grace Way regarding it's "Private" designation by the City of Scotts Valley Public Works Department. Furthermore, the report does not include an overview of construction traffic and its potential impact to the neighboring roads.

The applicant should be required to submit a construction access plan detailing points of access, parking for construction vehicles, wheel washing stations, sanitary facilities, refuse/recycling equipment, water storage/hydrant extraction locations for dust control, etc. Due to its poor condition, Grace Way should not be considered for use by any construction vehicles. The temporary increase in traffic will cause permanent damage to the road. Furthermore, construction parking should be contained to the development site exclusively.

Page 49, para. 2; should read...connects to Casa Way with Emergency Vehicle access from Grace Way...

Page 61; add a note and leader to the Grace Way gate stating, "Traffic Gate to remain closed and locked at all times. Emergency Vehicle Access Only."

Page 62; add a note and leader to the Grace Way gate stating, "Location for Temporary Construction Traffic Barrier."

Page 62; install a country curb across Grace Way demarcating the end of vehicle traffic.

Page 285, para. 2; should read...Grace Way is a non-maintained private road and should be used for emergency vehicle access only.

Page 286, para. 1; Grace Way has not been dedicated / annexed by the City of Scotts Valley for maintenance and is considered "Private". It is in poor condition and should not be considered for access to the site's development or related construction activities.

At the developer's kick-off meeting we were all informed that Grace Way would not be used for access to the development site, although an emergency vehicle access point would be developed. Not a problem. Good planning. The emergency vehicle access point was to be used for pedestrian traffic and emergency access requirements exclusively. I recall checking for understanding on this topic and the developer repeated the concept of a pedestrian walkway with bollards or a traffic gate to control access to emergency vehicles only.

Since Grace Way has never been maintained by the City of Scotts Valley, the neighborhood takes it upon themselves to complete pothole repairs. Grace Way has never received a slurry seal of any kind in the time that we have been here (1984). Currently the road is alligatored and deteriorating, in some areas beyond repair. Any increased traffic on Grace Way will shorten its already short useful lifespan. Any heavy construction traffic would ruin the road during construction. Grace Way really needs to be avoided in order to maintain a modicum of repair.

When reviewing the documentation, it seems that Grace Way has been offered as a point of access for the Sandraya Heights development. (At least that is how it reads.) This option was not presented at the developer's kick-off meeting and should not be considered. It is not fair to those of us living on Grace Way to bear the burden of ongoing road repair and increased traffic while consultants and contractors walk away with a profit. That would be an injustice to all the residents on Grace Way.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is on the left and the second is on the right. Both appear to be cursive and stylized.

John and Valerie Steward

RECEIVED

AUG 10 2023

CITY OF SCOTTS VALLEY

Jonathan Kwan

From: Bob Evans <bobevans999@gmail.com> on behalf of Bob Evans <robert.evans@acm.org>
Sent: Thursday, August 24, 2023 5:11 PM
To: Jonathan Kwan
Cc: Kristin Evans
Subject: Sandraya Heights Land Division concerns

Dear Mr Kwan,

We have recently been informed by our neighbors on Grace Way of mailed notices they received with updates on the Sandraya Heights development plan. After reading the plans posted on the Scotts Valley website at <https://www.scottsvally.gov/506/Sandraya-Heights-Land-Division>, we are concerned about the impact this development will have on our street.

We were also surprised that we did not receive mailed notices about the plans. Perhaps it is because we were unable to attend the initial developer meeting. Please do include us on any future announcements about the development.

Our primary concern is that the available plans indicate Grace Way will be the access for either four or six of the new homes and, in one plan, will have a through road via Casa Way. The plan does not mention mitigations for the impacts on the quiet nature of our street. Construction activity and the permanent increase in traffic will hasten the destruction of our already crumbling private road and make it less safe for our child and others' children. This would not only reduce our quality of life but would also increase our costs to maintain the road. This is an unreasonable burden for homeowners on our street to bear.

After speaking to Art Munoz and John Steward, I learned of your responses to them indicating that the plan has been updated such that Grace Way will neither be used for construction nor for permanent access but instead will have removable bollards for emergency vehicle access only to a non-paved roadway inside the development. This sounds reasonable. Please let me know where I can get a copy of the updated plan.

Will there still be time for public review of the new plans?

If you have any other questions for us, please feel free to call or email.

Thank you for your time and consideration.

Best regards,

Bob and Kristin Evans

610 Grace Way
Scotts Valley, CA 95060
650-646-4262
robert.evans@acm.org

24 August 2023

Comments on Sandraya Heights Land Division Mitigated Negative Declaration
dated July 24, 2023.

Deborah Muth
8 Casa Way
Scotts Valley, CA. 95066

Thank you for the opportunity to comment on the above document. Please include these comments in the official record.

Below are my comments-

1. Page 48... Water Treatment Facilities... "The **two** proposed residential units..." I assume this is a typo left in from a previously cloned report, but it is misleading and questions this whole section. Furthermore, this section uses the Water District's conservative estimate of only two residents per household. Given the current demographics of the neighborhood and the intended market target of the proposed homes surely there will be more than two residents per dwelling.
2. Proposed Road Layout. It is unclear to me why residents would travel through Grace Way to access their homes when they could take a more direct route via Casa Way. To spread the additional vehicular traffic **fairly** over the three feeder streets, three proposed lots should only have access off Grace. I prefer the proposed road layout of C2.2. with only three homes located off Casa.
Other traffic-related issues-
 - a. No mention has been made of the additional traffic already existing on Casa Way from the High School both a.m. and p.m.
 - b. If developed as planned there will be a loss of a neighborhood feeder street, (Sandrayna Heights,) which is currently used by students, neighborhood walkers, and walkers from the nearby businesses, (especially Kaiser.) This also precludes its use as an emergency feeder street.
 - c. Casa Way has no Road Maintenance Agreement. Our lack of an agreement has resulted in a crumbling, pot-holed road that relies on the kindness of residents to be seasonally patched. At a minimum, new lots using Casa Way should be required to join a future Casa Way Road Maintenance Agreement.
 - d. To be fair, I don't see why the homes located off Casa should be required to have sidewalks. There are no sidewalks on Casa or Sandrayna.
 - e. The report does not discuss the potential effects of construction to traffic on Casa Way. Special mention should spell out that trucks, equipment, etc. are not allowed to block the roadway.

-Page 1 of 2-

3. Spineflower Mitigation. A U.S. Fish and Wildlife Service report, (Recovery Plan for Insect and Plant Taxa..., September 28, 1998,) states..." preserve designs have been inadequate to maintain the long-term viability of the populations of either the spineflower or the polygonum..." Specific mitigation measures for the loss of the spineflower colonies should be spelled out in the report.
4. Tree Survey, Arborist Report. Page 7 [somewhat alarmingly,] states ..." Project Impacts to Trees...Based on a general site plan available for this report, all trees surveyed may need to be removed for project development." The applicant should be required to protect "good" trees due to the many trees in poor condition on the site which will have to be removed. Neighborhood walkers, dog walkers, and local wildlife utilize the shade and protection of many of these trees and the potential loss will be jarring. I would like to see a more developed tree removal/tree replanting discussion.
5. Requirements for General Site and Storm Drainage. Facility Maintenance, Maintenance Schedule for UG Chambers, and Storm Water Post-Construction Requirements should be written into the HOA Documents Future owners should be required to show they are aware of these maintenance requirements to avoid misunderstandings in the future.

Thanks again for the opportunity to comment,



Deborah Muth

-Page 2 of 2-

Jonathan Kwan

From: Daryl E vH <running247@ix.netcom.com>
Sent: Wednesday, August 23, 2023 4:22 PM
To: Jonathan Kwan; New PC
Subject: Sandraya Heights Land Division

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Kwan:

I received a letter from the City informing me and my family about this project coming to our neighborhood.

I am writing to express my concern about this proposed project.

I live on 226 San Augustine Way in Scotts Valley with my husband Frank and two kids. We have lived here for 16 years.

My concerns about the project are as follows:

I did not want our road to be opened up as a through street. Right now, the high school parents and kids drive on Casa in the morning and at the end of the school day to avoid the traffic on Glenwood Road. I do not want our road to be opened up so that cars can drive through to Sandraya Heights. These families that drive on Casa and Sandraya Heights drive very fast with no concern with the people walking, etc. It is very upsetting to me (and I am sure the people who live on those streets) to have to watch this happen every school day. I do not want this to happen on our street.

It is my understanding that our road is a private road and the maintenance of it is the responsibility of those of us living here and not the City of Scotts Valley. If that is true, which I believe it is as the City has not done any work on the road since we have lived here, then I do not understand how this development can be added to the end of our street without our approval? Won't the developers have to use our street to access this new cul de sac? And are they going to fix the street when it gets ruined by their trucks going up and down? I also heard that Sandraya Heights said NO to access from their street....why can't we also say NO? This is a private street and we pay for it so I would like to say NO to this developer using our street to build a new cul de sac with three houses on it. I just do not get how Sandraya Heights can say no to this project but it seems as if we cannot and the project is already moving forward without the city caring what we think.

I am not sure if my voice matters in this process or not but you asked for public comment and those are my comments. NO to a new cul de sac at the end of San Augustine Way.

Daryl and Frank von Haunalter
Owners – 226 San Augustine Way
Scotts Valley, CA 95066

Jonathan Kwan

From: Jeff Bullard <jeffmail04@yahoo.com>
Sent: Wednesday, August 23, 2023 4:35 PM
To: Jonathan Kwan
Subject: Sandraya Heights Land Division Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Jonathan,

That was work to get through!

My comments are:

I object to the proposed tree selection. I'd like more details from the Landscape Architect or whomever is responsible for the selection. Specifically the Redwood since as time goes by they may block sunlight during the time of year I want sunlight. Also, "conifer" covers a wide variety of species. Who chooses?

Water runoff during heavy rain is my biggest concern. With the proposed development am I assured water won't be directed my way?

My proposed driveway is a U shape, but it needs shifting over.

I didn't notice that the new Sandraya Rd would be maintained into perpetuity by the new Home Owners Assoc. Is it?

Thanx,
Jeffrey Bullard
214 Sandraya Hts Rd
jeffmail04@yahoo.com
(831)234-7558

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Ms. Wikle,

My name is Jonathan Victor and I have a question about the Sandraya Heights Land Division Project in Scotts Valley. In the Transportation Analysis section of the Environmental Impact Report, it states that Sandraya Heights Road is a Private Road which access for the project is not allowed. Do you have any more detail as to why access is not allowed through Sandraya Heights Road, but access is allowed through Grace Way which is also considered a Private Road in Scotts Valley?

Jonathan Victor

Jonathan Kwan

From: Sachneel Patel <spatel@graniteridgellp.com>
Sent: Tuesday, August 1, 2023 12:51 PM
To: thestevens4@sbcglobal.net; Jonathan Kwan
Cc: Ken Leet; Melissa Leet
Subject: RE: Project at 0 Casa Way, Scotts Valley - New submission from Contact Us
Attachments: Casa Way Residential Development.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Cathy & John,

Thank you for your email. Please allow me to explain the plan, rest assured as currently designed there will **not** be any public vehicular traffic from Grace Way onto Casa/Sandraya Heights Road. We've held our design to our original community outreach meeting, creating a pedestrian walkable access from Grace Way to Casa/Sandraya Heights Road. What you're seeing is a true block permeable paver area for pedestrian and emergency vehicle access only. Attached is a blow up of the section we're discussing, you'll see that on our property at the end of Grace Way there's a call out (#9 – Removal Bollards) these will be lockable and where the fire department and police department will have access in case of emergency.

Hope this helps explain the design. I've also included Jonathan Kwan (City Planner) to this email. Feel free to reach out if you have any additional questions or would like to review further.

Best,
Sachneel

Sachneel Patel

GRANITE RIDGE PROPERTIES
225 Demeter Street | East Palo Alto, CA 94303
W: 408.799.7395
spatel@graniteridgellp.com

Subject: Project at 0 Casa Way, Scotts Valley - New submission from Contact Us

Name
Cathy and John Stevens
Email
thestevens4@sbcglobal.net
Phone
(831) 439-9846
Subject
Project at 0 Casa Way, Scotts Valley
Message

We are interested in the layout plans for the project near our home. When there was an informational zoom meeting for residents in the area, the layout was described as only having a path through the end of Grace Way to Sandra for pedestrians, with houses above the path and below it. Now that we received the letter from the city of Scotts Valley it appears that it's planned to be an extension of Grace Way to Casa instead. Since this is very different and will greatly impact traffic on our street that is currently a dead end, we request a diagram of the proposal. Both Grace Way and Casa Way are private streets and thus not maintained with paving by the city. Will this change so that we don't have pot holes on both roads? We look forward to hearing more about the plan.

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date: December 14, 2023

Applicant/Developer: Rick Hochler
Property Owner: Chuck Berg

Applications: Planned Development Modification (PD19-004.1) to Planned Development Permit (PD19-004), Minor Land Division (MLD19-002), Design Review (DR19-014), Environmental Assessment (EA19-010) and Environmental Review/Negative Declaration (ND20-002)

Location: 310 Coastal Oak Court (formerly 4303 B Scotts Valley Drive)

General Plan / Zoning: High Density Residential / R-H, Residential High Density, Planned Development (PD)

Environmental Status: Categorical Exemption (Class 1)

Request: Consideration of a Planned Development Amendment request to PD19-004, MLD19-002, DR19-004, and EA19-010 to modify the covered parking requirements for a previously approved a three-lot subdivision involving the construction of a two new single family dwelling units and construction of a new two car garage for an existing single family home (Lot 3).

Staff Planner: Sarah Wikle, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Planned Development Amendment modifying the covered parking requirements for Lot 3, allowing the applicant to either:

1. Convert the attached office space (approximately 338 square feet) into a single car garage with surface parking provided; or
2. Eliminate the covered parking requirement (retain attached office space) and provide uncovered surface parking

BACKGROUND

On June 16, 2021, the City Council of the City of Scotts Valley introduced Ordinance No. 16-ZC-231, approving a Planned Development District Overlay (PD19-004) and adopted Resolution Nos. 1998.0, 1998.1 and 1998.2, approving a Negative Declaration, Minor Land Division (MLD19-002) and Planned Development Permit with Design Review (DR19-014) in the Residential High (R-H) Zoning District. The approval allowed for modification of certain R-H development standards to create a three-lot subdivision with common area parcel and construction of two single family homes with attached garages. The project also involved the modification of an existing single-family home and construction of a new detached garage to comply with the City's covered parking requirements for single-family homes. For additional information, see the attached City Council Staff Report.

PROJECT DESCRIPTION

On November 13, 2023, Rick Hochler, applicant, and developer, on behalf of Chuck Berg, property owner, filed an application for a Planned Development Amendment (PD19-004.1) to modify the covered parking requirements for the existing single-family home (Lot 3). The request involves modifying Condition of Approval No. 4 that requires remodeling/removal of an attached office space and construction of a detached two-car garage. The Condition of Approval was required so that all three homes within the development would comply with the City's covered parking requirements as outlined in Scotts Valley Municipal Code Section (SVMC) 17.44.030.

As noted in the amendment request (Attachment 4), the applicant proposes two options that are before the Planning Commission for consideration:

1. Conversion of the attached office space (approximately 338 square feet) into a single car garage with surface parking provided; or
2. Elimination of the covered parking requirement (attached office space) and provide uncovered surface parking.

PLANNED DEVELOPMENT PERMIT PROCESS

A Planned Development Permit and Zoning District Overlay work in tandem with the base zoning district and other development standards in the Municipal Code. The original approval requested to modify the following development standards for the R-H Zoning District: lot size, lot depth, reduced front, and rear yard setbacks.

As noted in SVMC Section 17.39.190, a request to modify the covered parking requirements from SVMC requirements is allowed with approval of a Planned Development Amendment approved by the Planning Commission.

RESIDENTIAL PARKING REQUIREMENTS

SVMC Section 17.44.030(F) requires Single Family Dwellings to provide a two-car garage plus one additional uncovered or covered parking space for a minimum of three parking spaces required for each single-family residence. The original project design included two-car garages for each single-family residence (Lots 1, 2, and 3) with one uncovered parking space located within the driveway apron. SVMC Section 17.44.030(J) allows for one uncovered parking space

to be provided in a tandem arrangement so long as the space shall not obstruct access to more than one of the required spaces.

ANALYSIS

The previously approved project involves the extension of Coastal Oak Court, a private road that serves the project site as well as two triplex townhomes constructed by Lenna Homes to the east. A paved area to the right Lot 2 is a dual-purpose emergency vehicle turnaround as required by the fire department and stormwater retention facilities. The private road and emergency vehicle turnaround area are striped and signed pursuant to Fire Department standards no parking except for emergency vehicles. The emergency vehicle turn-around would be required to be a dedicated area to be always available for exclusive use for emergency vehicles. There is no off-site (street) parking provided for this project. As such, the project was conditioned to conform with SVMC requirements to ensure that adequate on-site parking would be provided for residents of the development.

The modification request involves the reduction of the covered parking requirement. As shown in the Proposed Site Plan, the applicant is provided a minimum of three parking spaces for the use of the residents of Lot 3. Depending on the Planning Commission's decision, this could include a combination of covered/uncovered parking. The proposed site plan illustrates that the combination of covered/uncovered parking would provide the minimum number of required parking spaces and parking configuration requirements as outlined in the municipal code. The modification request does not result in any changes to site circulation, nor does it impact emergency vehicle turnaround access. The number of required parking spaces would be retained on-site.

PUBLIC NOTICE & COMMENT

A public notice was posted at City Hall, Scotts Valley Senior Center, the Scotts Valley Public Works Building, and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no comments have been received on the modification request.

ATTACHMENTS

1. Resolution No. ____ - Approving a Planned Development Amendment (PD19-004.1)
2. Location Map
3. Modified Site Plan (received November 13, 2023)
4. Planned Development Amendment Request (received November 13, 2023)
5. CC Staff Report (dated June 16, 2021)
6. Signed Resolution No. 1998.1 (Adopted June 16, 2021)
7. Signed Resolutio No. 1998.2 (Adopted June 16, 2021)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING AN AMENDMENT (PD19-004.1) TO PLANNED DEVELOPMENT PERMIT (PD19-004) AND DESIGN REVIEW (DR19-014) TO MODIFY THE COVERED PARKING REQUIREMENTS FOR LOT 3 (APN 022-902-26) OF A PREVIOUSLY APPROVED THREE-LOT SUBDIVISION AND RELATED SITE IMPROVEMENTS AT 310 COASTAL OAK COURT (SITE FORMERLY ADDRESSED AS 4303 B SCOTTS VALLEY DRIVE).

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, on behalf of property owner Chuck Berg, for a Planned Development Amendment (PD19-004.1) to Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to modify the covered parking requirement for Lot 3 of a previously approved three-lot subdivision on at 310 Coastal Oak Court (formerly addressed as 4303 B Scotts Valley Drive); and,

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, the project is categorically exempt from CEQA [Class 15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, December 14, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption [Class 15301] is hereby approved.

SECTION 3: That the Planning Commission does hereby make the following Planned Development Permit findings, as further clarified in the staff report dated December 14, 2023:

- 1. *That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes two new single-family homes within lands designated R-H, High Density Residential on the City’s General Plan map. The two new single-family homes are two-story and include two covered garage parking spaces and two uncovered parking spaces, and private yards. The homes are of a conventional design that is consistent with the character of the neighborhood.

Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for two additional families.

2. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning district. The resulting R-H/PD zone allows specific development standards to address to accommodate unique circumstances related to lot size and shape, intensity, coverage, appearance of structures and modification of covered parking requirements. The physical constraints of the site including the location of the existing home and its legal non-conformity with covered parking requirements, the access road, emergency vehicle turnaround, on-site stormwater retention and tree preservation, with three new homes.
3. ***That the PD conforms in all respects to the planned development zoning of the property.*** The “PD” will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development and Design Permit will allow two new two-story single-family homes with attached two-car garages will be consistent with the City’s covered parking requirements. The existing single-family home on Lot 3 will provide four parking spaces for the existing single-family home and modify the covered parking requirement as permitted through the Planned Development Permit process. The Planned Development zoning allows exceptions to the development standards to accommodate the proposed lot configuration with reduced lot sizes, width and depths, reduced front, side, and rear setbacks. Each new home will have private yard space and two covered garage parking spaces and two uncovered parking spaces.
4. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall siting, mass, and height of the two-story homes, are well proportioned with attractive architectural details and quality materials and are harmonious with conventional new homes in the neighborhood. The two-story homes are approximately 26.5 to 28.5-feet in height feet and similar to other nearby homes in the neighborhood. As designed consistent with the General Plan Action OSA-387. So general). The PD allows exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.
5. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project’s Initial Study and Negative Declaration (ND20-002) and determined that there were no potentially significant adverse environmental impacts and the project will not degrade the quality of the environment wildlife or plant resources with the implementation of identified standard conditions of approval.

SECTION 2: The Planning Commission of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated December 14, 2023:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and located at the terminus of the private road. The site gently slopes towards Scotts Valley drive and for level building pads retaining walls are required for Lots 1 and 2. The steeper portion of the site behind the existing home will remain undisturbed. The physical constraints of the site require exceptions from the development standards as allowed in a PD district, which are common on infill developments in the area such as the flag lot type driveway and requirements for on-site stormwater retention. As proposed the single-family homes are suited to the property, setting, and zoning context.
2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the proposed single-family homes are two-story in height, utilize conventional stucco and Hardie-board type shingle siding exterior, composition shingle roofing with brackets under the gables, belly bands separating the stories on all sides. Included are shed roof details over some doors and windows and windows are white vinyl single hung and vary with single, double, and triple windows with multiple lights and wood trim. The color scheme incorporates natural color tones of light grey and blue green with white trim. The variety of quality materials, exterior treatments, finish details and exterior colors are appropriate and consistent with the City's design review criteria.
3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project, landscape design as depicted and described in the applicant schematic revisions dated October 20, 2020 would meet the requirements of this finding in that the project will provide new landscaping including replacement trees and shrubs, ground cover, and planted bioretention swales. The retaining walls along a portion of the front and rear yard property line for Lots 1 & 2 including a landscaping buffer. Preliminary landscaping and irrigation details have been reviewed. A condition of approval requires that final landscape and irrigation plans be submitted for staff review and approval by the Community Development Director.
4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each proposed single-family home has an attached two-car garage. The existing single-family home on Lot 3 would provide four parking spaces. The configuration of the parking spaces would comply with the minimum number of required parking spaces and meet the configuration requirements for single-family homes as outlined in the Scotts Valley Municipal Code. Modification of the City's covered parking

requirements is allowed through the Planned Development Permit process. Modification of the covered parking requirement for the existing single-family home on Lot 3. The site requires an access road and an emergency vehicle turnaround which includes pervious pavers. The front entry walkways will also incorporate pervious pavers. Each of the driveways that serve the homes provides a minimum of two uncovered parking space which meet or exceed the City's single-family parking standard.

5. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site and to the homes driveways is through a shared, common, private parcel. This private road connects to "Coastal Oak Court" off Acorn Court, a newly constructed private road for the adjacent townhome development to the southeast. The project's vehicle access and circulation plan, at the end of a private road, is designed to accommodate an on-site emergency vehicle turn-around to accommodate City Fire Department emergency vehicles. Modification of the covered parking requirement for Lot 3 would not result in any changes to site circulation nor would it impact the emergency vehicle turnaround access located adjacent to Lot 2.
6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project includes retaining walls over three feet in height for a portion of Lots 1 and 2 front yard areas towards Lot 3. The concrete retaining walls vary from three to six feet in height. The interior retaining walls are topped with five-foot height redwood fences with a combined total height of eight to 11.5 feet. The retaining walls are required for new Lots 1 and 2 to create two level building pads. For Lots 1 and 2, along the property line of Lot 3, are similarly designed walls topped with redwood fences with an overall combined height of 9.5 to 11.5 feet. Along the shared driveway the landscape plans include plantings to screen and soften the appearance of the front yard retaining walls. For Lot 3 a portion of the side property line adjacent to the new one-story garage will require a retaining wall of 2.5 feet to three feet height, topped with a six-foot height redwood fence for a combined height of 6.5 feet to 8.5 feet. The retaining walls are an Allen block type concrete block with a light brown color finish. A new six-foot height wood good neighbor type perimeter fence will be constructed.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission approves an amendment (PD19-004.1) to Planned Development Permit (PD19-004) and Design Review Permit (DR19-014) to modify the covered parking requirements for Lot 3 (APN 022-902-26) of a previously approved three lot subdivision and related site improvements at 310 Coastal Oak Court (site formerly addressed as 4303 B Scotts Valley Drive), subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 14th day of December, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Lori Gentile, Chair

Taylor Bateman, Community Development Director

Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After Planning Commission action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.

Planning Department

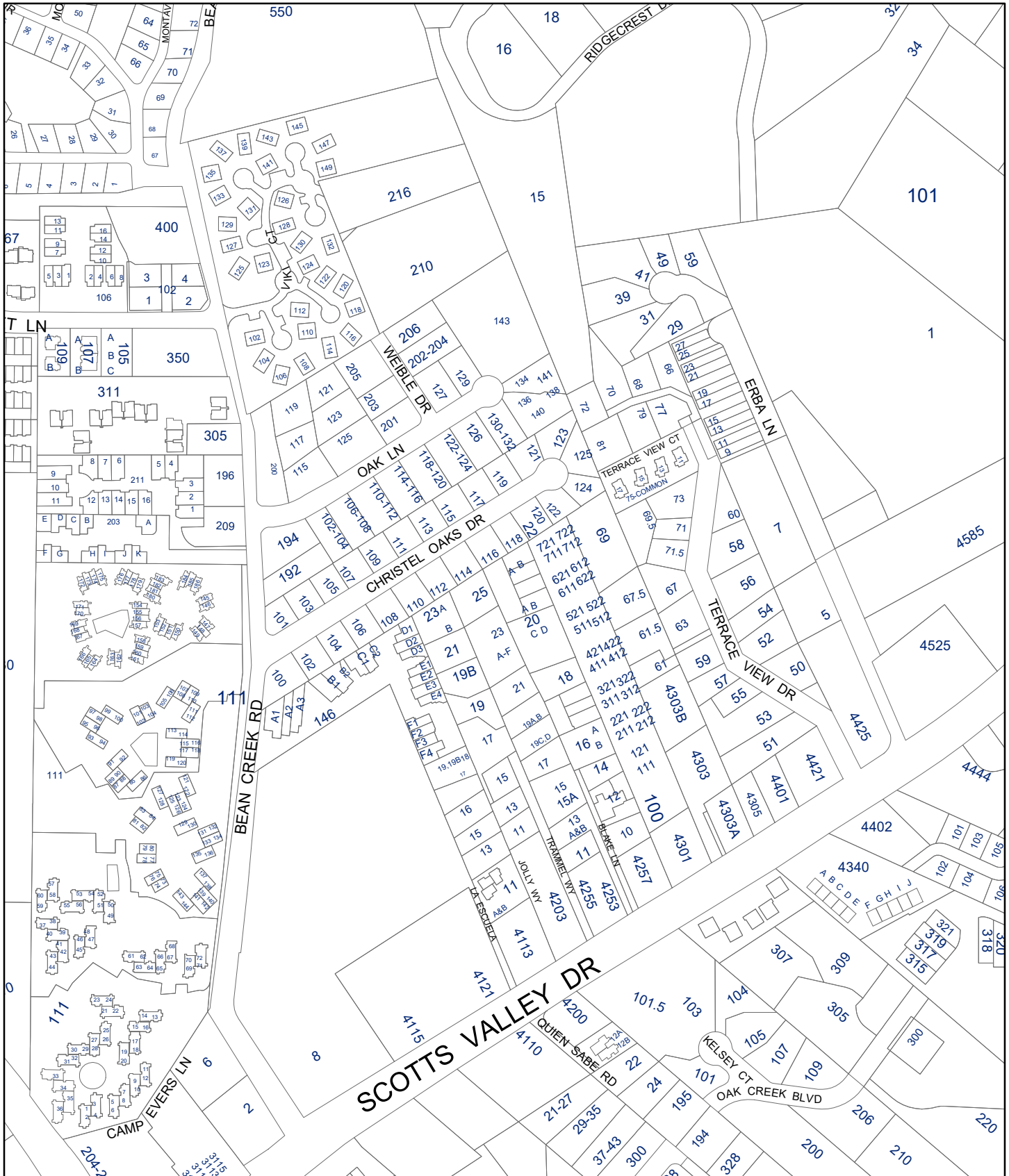
3. City Council Ordinance No. 16-ZC-231 and Resolution Nos. 1998.0, 1998.1, and 1998.2, approving Planned Development Permit (PD19-004), Design Review Permit (DR19-014), Minor Land Division (MLD19-002) and Negative Declaration (ND20-002), for a three-lot subdivision, construction of two new dwelling units and related site work and all applicable conditions of approval shall remain in effect unless amended by this Resolution.
4. Condition of Approval No. 4 from Resolution No. 1998.1 and 1998.2 is amended to read:
 - The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, the Civil Plans dated 12/17/20 and as described in writing on the project's technical reports, which are on file in the Planning Department. Parking for Lot 3 (APN 022-802-11) shall provide a minimum of four parking spaces for the existing single-family home as shown on the plans drafted by Craycroft Design Revision 2 dated 10/25/23).

Name and Signature of Property Owner

Date

Location Map

310 Coastal Oak Court (4303B Scotts Valley Drive) / APN 022-902-26



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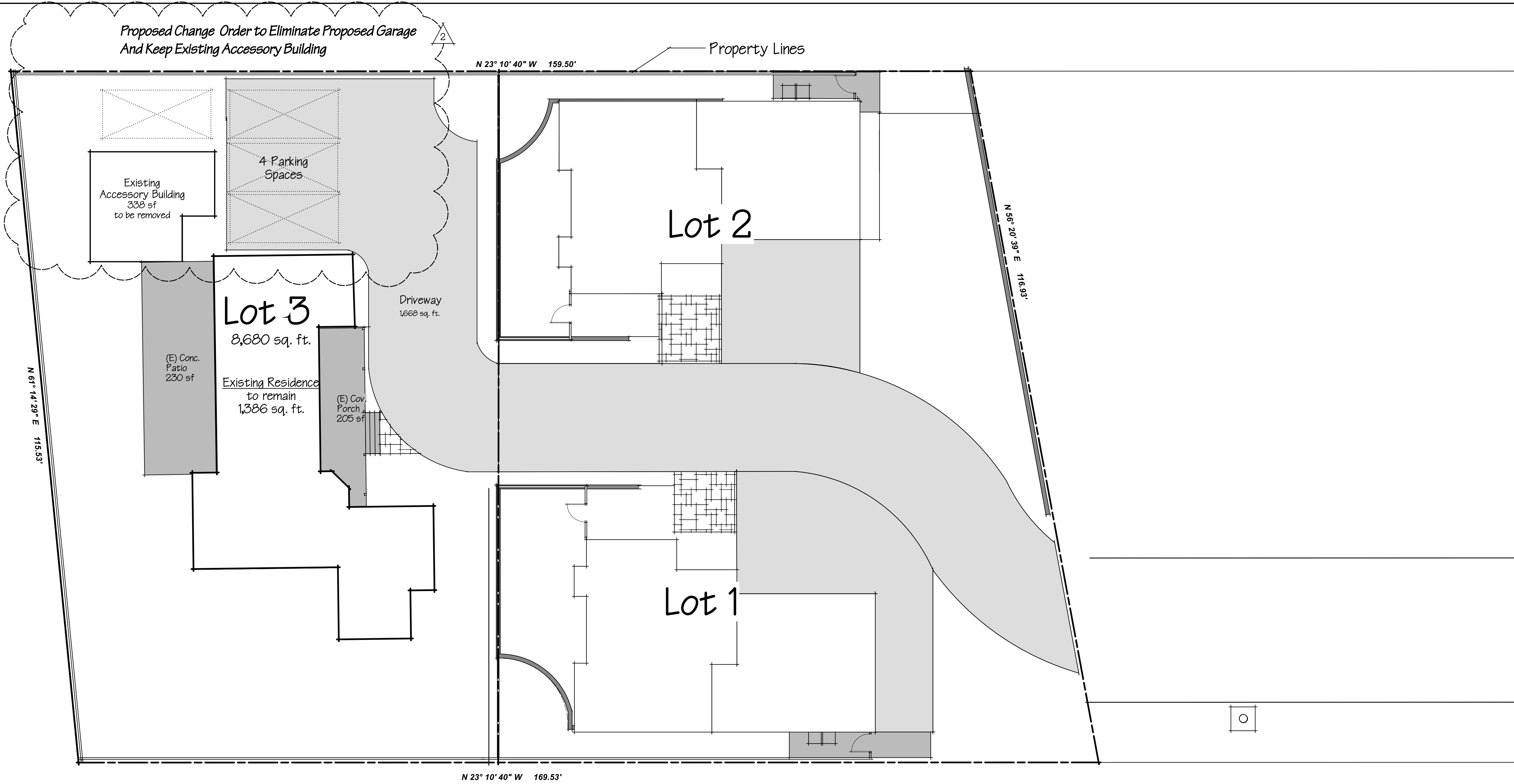
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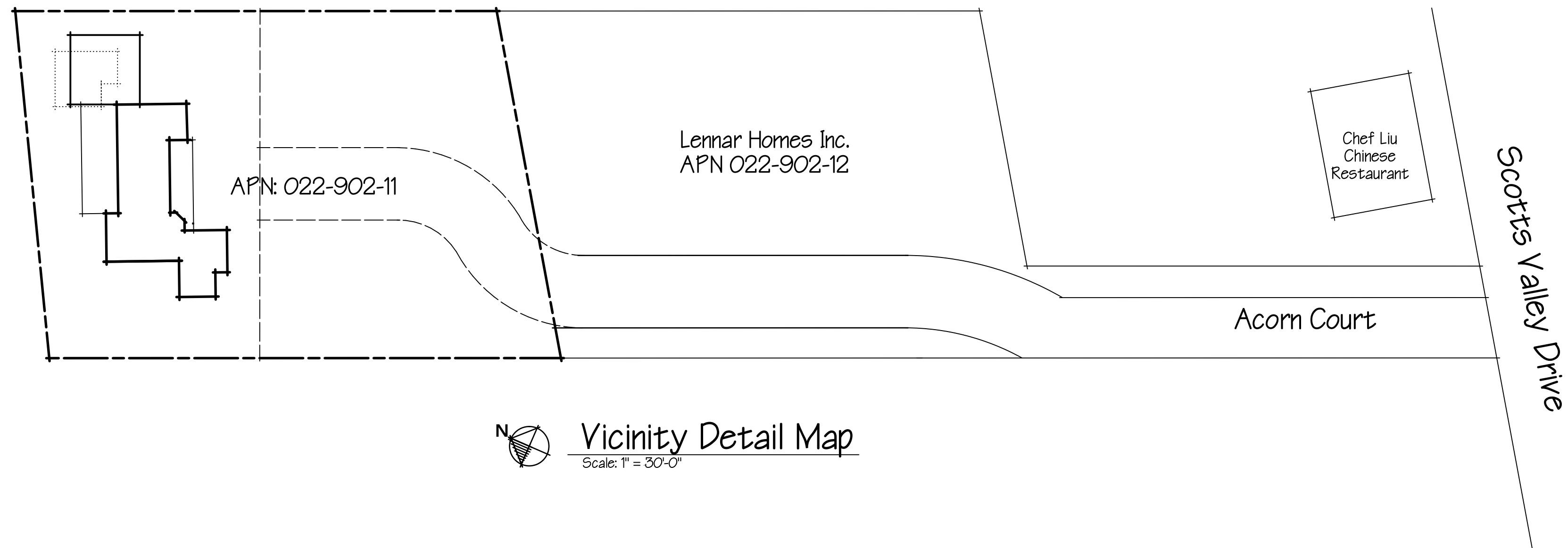


Project Site



Proposed Site Plan
Scale: 1" = 10'-0"

Note: The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.



LOT 3

PROJECT DATA

Existing Parcel:
Address: 4303 B Scotts Valley Dr. Scotts Valley, CA
Parcel Number: Existing: 022-902-11
Parcel Size: 8,680 sq. ft.
Water Supply: Public
Waste Water: Sewer
Occupancy Classification Group: U, Wood Frame
Construction Type: VB.

Fire sprinklers are NOT required, nor proposed.

PROJECT DESCRIPTION

Remove Existing 338 sq. ft. Accessory Building and Construct 520 sq. ft. Detached Garage on Lot 3 of three unit Planned Development per Conditions of Approval (June 16, 2021) of Permits: ND20-002, PD19-004, MLD19-002, DR19-014

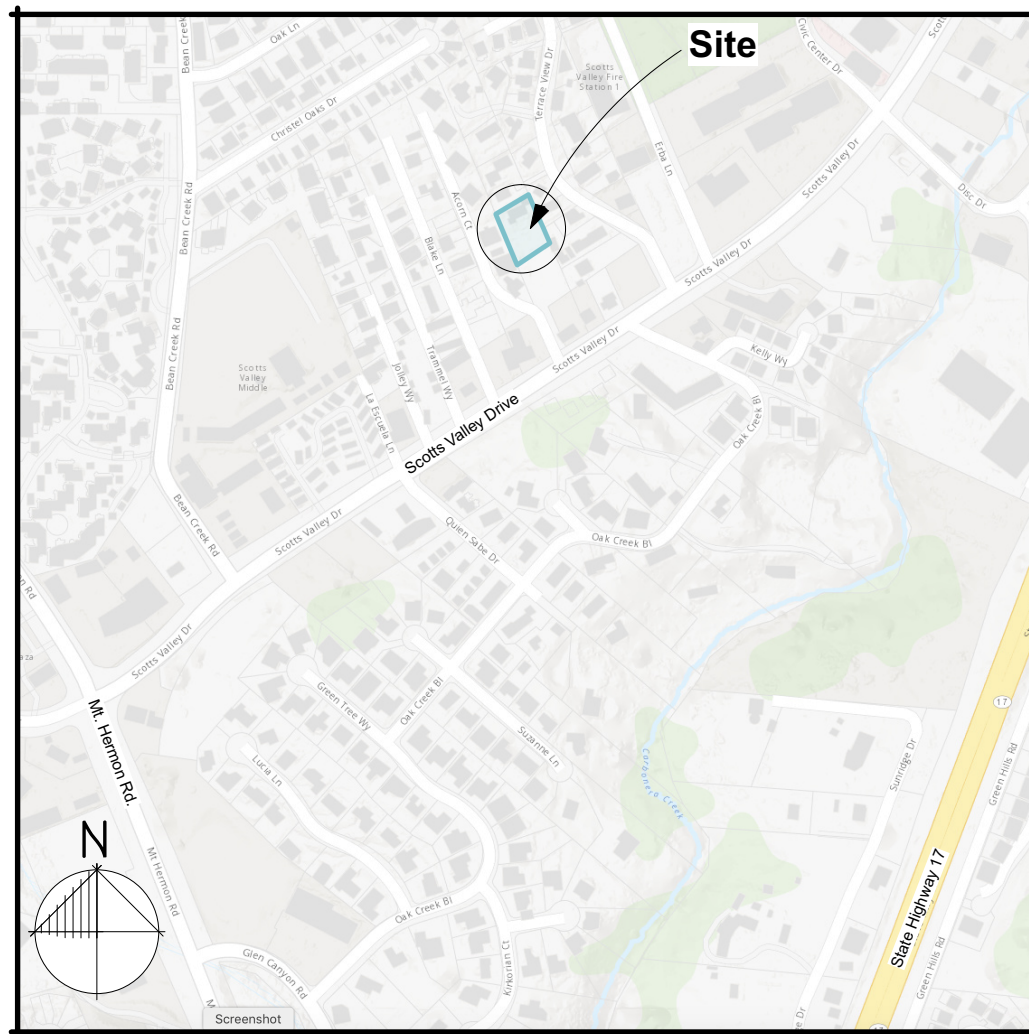
LIST OF DEFERRED SUBMITTALS

Deferred Submittal items shall not be installed until after deferred submittal documents have been approved by the building official. CBC 107.3.4.1

1. Manufactured Roof Truss Design

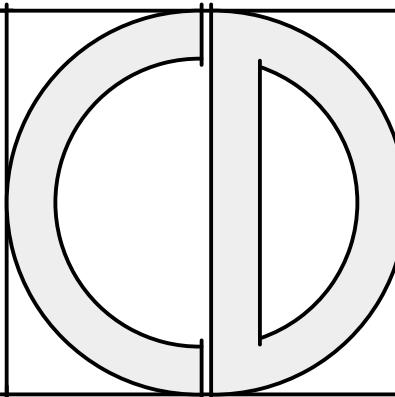
Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them & forward two (2) copies to the building official with a notating indicating that the deferred submittal documents have been reviewed & found to be in general conformance to the design intent for the building. The deferred submittal items shall not be installed until these deferred submittal documents have been approved by the building official.

VICINITY MAP (n.t.s.)



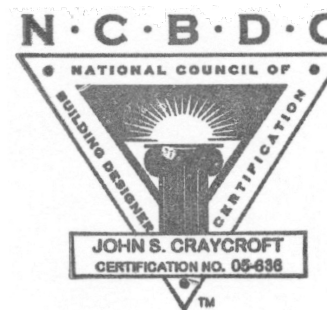
SHEET INDEX

A11	Cover Sheet & Site Plan
A1.1a	Conditions of Approval
A1.2	Site Plan (Design Permit)
A1.3	Fence Details (Design Permit)
A1.4	Exterior Lighting (Design Permit)
A2.1	Garage Plans
GR.1	Green Building Mandatory Measures
G1	Garage Structural Plans
T1	Tree Protection Plan
C-1	Grading & Drainage Plan
C-2	Utility Plan
C-3	Civil Eng. Details
C-4	Civil Eng. Cross Sections
C-5	Erosion Control Plan
C-6	Existing Slope Areas Map
L1	Planting Plan
L2	Hydrozone Plan
L3	Irrigation Plan
L4	Details
L5	Specifications



CRAYCROFT DESIGN

455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



John S. Craycroft
7/1/21

SURVEYOR

Paul Hanagan LS
305-C Soquel Ave
Santa Cruz, CA 95062
831-469-3428

GEOTECHNICAL ENGINEER

Rock Solid
Engineering, Inc.
1100 Main Street, Ste. A
Watsonville, CA 95076
831-724-5868

CIVIL ENGINEER

Ryan Haley, PE QSD
Cornerstone Civil Inc.
2528 Charlene Lane
Santa Cruz, CA
831-346-5446

LANDSCAPE ARCHITECT

Gregory Lewis
Landscape Architect
736 Park Way
Santa Cruz, CA
831-359-0960

ARBORIST

Gregory Lewis
Arborist Consultant
826 Monterey Ave.
Capitola, CA
831-359-3607

OWNER

Rick Hochler
325 Canham Road
Scotts Valley, CA
831-818-0919
hochwave@comcast.net

PROJECT

Proposed Development
4303 B Scotts Valley Dr.
Scotts Valley, CA
APN: 022-902-11

VERSION	
date	remarks
7/15/21	Building Permit Submittal
11/10/21	Revised Per Plan Check
10/25/23	Proposed Change Order

Coversheet & Site Plan

A1.1

Request amendment to condition #4
To eliminate construction of a two car garage

RECEIVED
NOV 13 2023
CITY OF SCOTTS VALLEY

In the Minor Land Division Proposal for Coastal Oak Court, formally 4303 B, Scotts Valley Drive, initially dated Dec 17, 2019, the final recorded map shows 310 Coastal Oak Court with a detached laundry room and single car garage next to the existing house. At the time of purchase of this property (Feb 2019), the single car garage had already been closed up to create an office. It is unknown when this was done. During our original construction proposal, I, as owner-developer, came up with the plan to tear down the laundry room and single car garage/office, and replace it with a two-car garage, because I thought it would make the property more valuable. After the development plan was approved by the City, I sold the project to Chuck Berg. He was not interested in building the two car garage, due to the considerable expense involved (estimated at \$100,000) and we (Chuck and I) naively assumed that if we did not pick up the building permit, the two car garage would not have to be built. The city more recently informed us that the two-car garage was a condition of the approval of the project.

The Minor Land Division has been completed and the two new houses have been built. We are now in the final stages of the project, putting in the driveways and parking for the three houses. After meeting with the City Planners to discuss our dilemma it was their suggestion that we come before the Planning Commission to request amendment to Condition #4, which describes building a two car garage next to the existing house. The Community Development Director along with the Planners responded by giving us three options:

Option 1, to build the two car garage as approved, or

Option 2, to go before the Planning Commission to request conversion of the existing office structure into a single car garage and provide surface parking, or

Option 3, to go before the Planning Commission to request that we leave the existing structure (laundry room and office) as they are while demonstrating adequate surface parking without a garage (minimum 3 spaces).

We would like to eliminate the two car garage from the development plan. Our preference is Option 3, to not alter the existing structure while providing adequate parking (meeting the parking requirements). However, we are amenable to Option 2, if necessary.

These are our reasons for this request:

As stated above the existing house, which is two bedrooms 1200 square feet, originally had a single car garage, which is shown on the final recorded map.

We can provide 3 – 4 parking spaces at the existing house, without altering the existing structure of Laundry room and office (planning only requires 3 spaces). See site plan.

Many of the houses in the surrounding neighborhood (Terrace View Dr.) have no garages at all. Some have carports or single car garages. The closest houses on Coastal Oak Court: Lennar's 6 condos have single car garages. Acorn Court Apartments have uncovered parking and carport parking, with no garages. See photos for specific examples.

The State law now allows for conversion of garages to ADU's, with no additional parking requirements, so if we are required to build a garage, it could later be converted into an ADU (according to new State guidelines). This would defeat the purpose of requiring covered and enclosed parking.

As of Jan, 2023, State law states the "cities can no longer impose minimum parking requirements within one half mile of public transit" (which we are).

Exhibits: Minor Land Division Conditions of Approval

Site plan demonstrating parking available

Photos of existing neighborhood parking

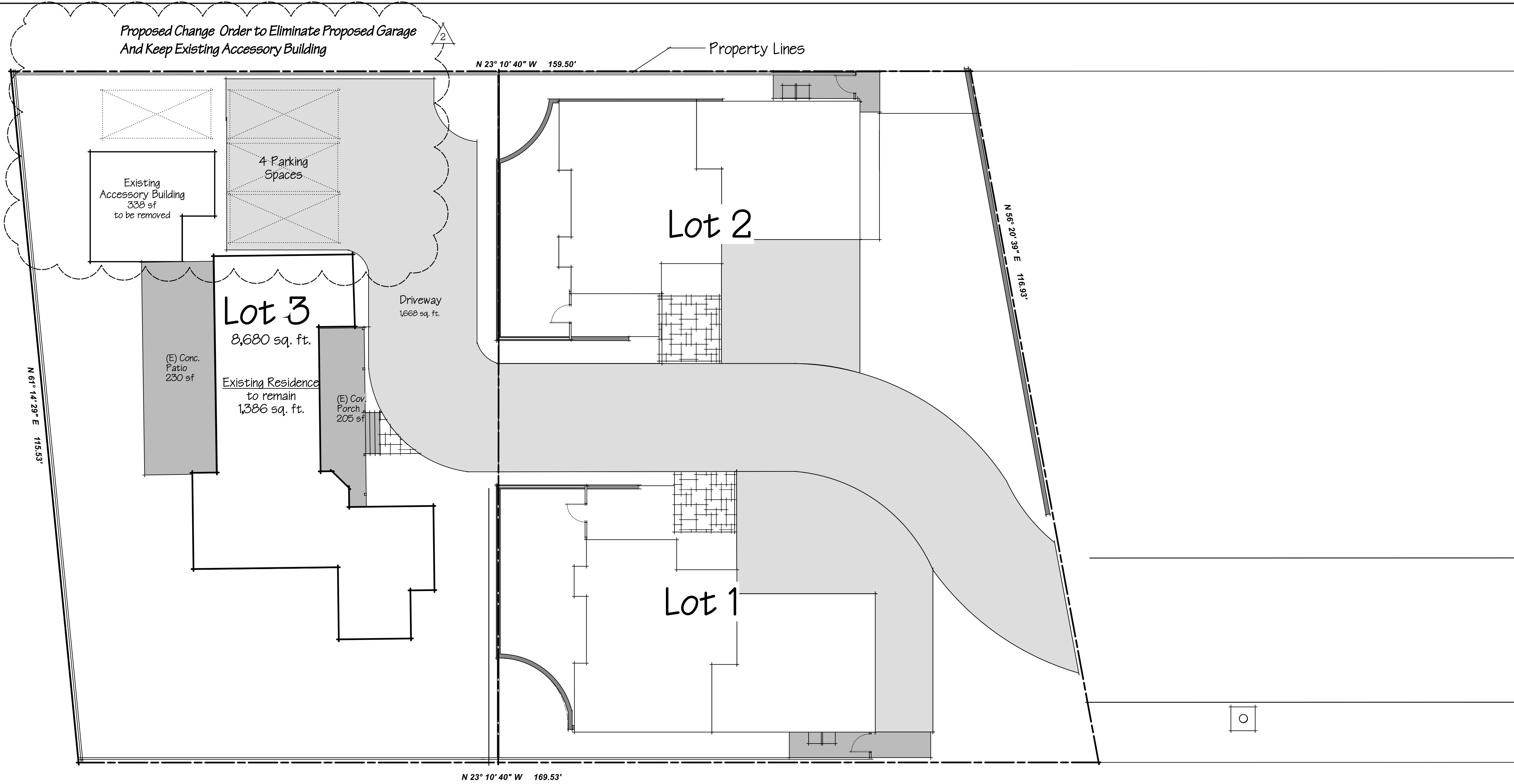
Thank You for your consideration,

Rick Hochler 831-818-0919

hochwave@comcast

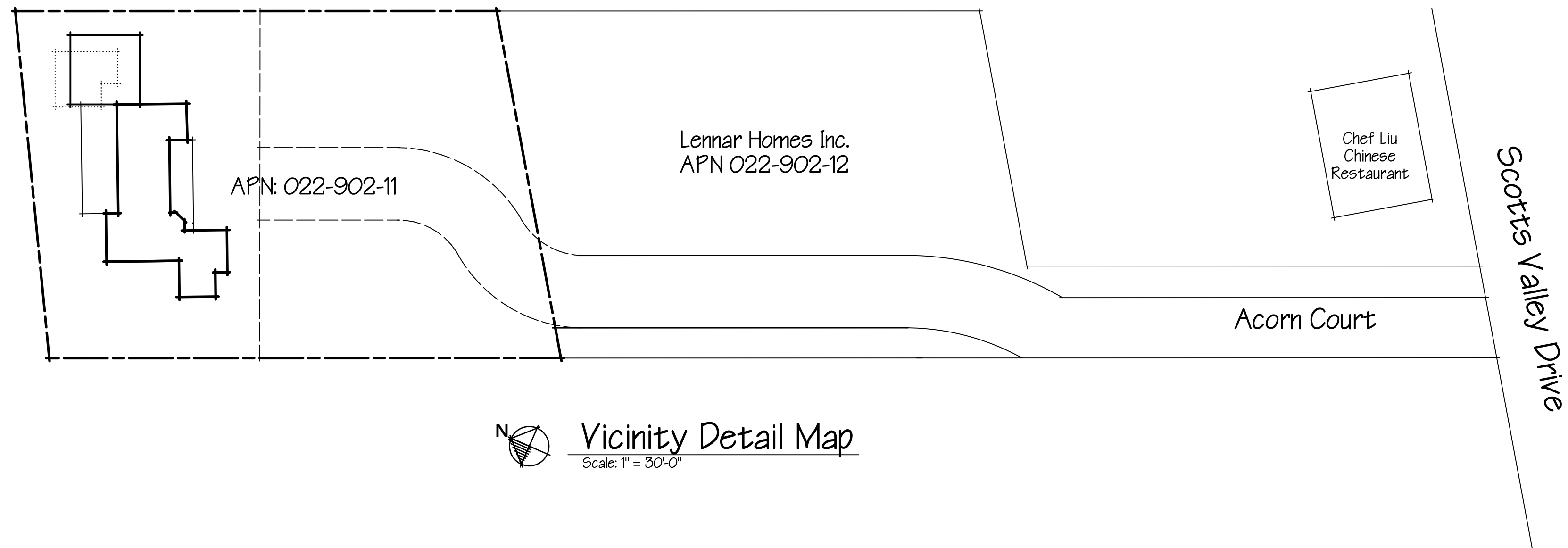
Chuck Berg 831-818-1779

charlesberg@comcast.net



Proposed Site Plan
Scale: 1" = 10'-0"

Note: The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.



LOT 3

PROJECT DATA

Existing Parcel:
Address: 4303 B Scotts Valley Dr. Scotts Valley, CA
Parcel Number: Existing: 022-902-11
Parcel Size: 8,680 sq. ft.
Water Supply: Public
Waste Water: Sewer
Occupancy Classification Group: U, Wood Frame
Construction Type: VB.

Fire sprinklers are NOT required, nor proposed.

PROJECT DESCRIPTION

Remove Existing 338 sq. ft. Accessory Building and Construct 520 sq. ft. Detached Garage on Lot 3 of three unit Planned Development per Conditions of Approval (June 16, 2021) of Permits: ND20-002, PD19-004, MLD19-002, DR19-014

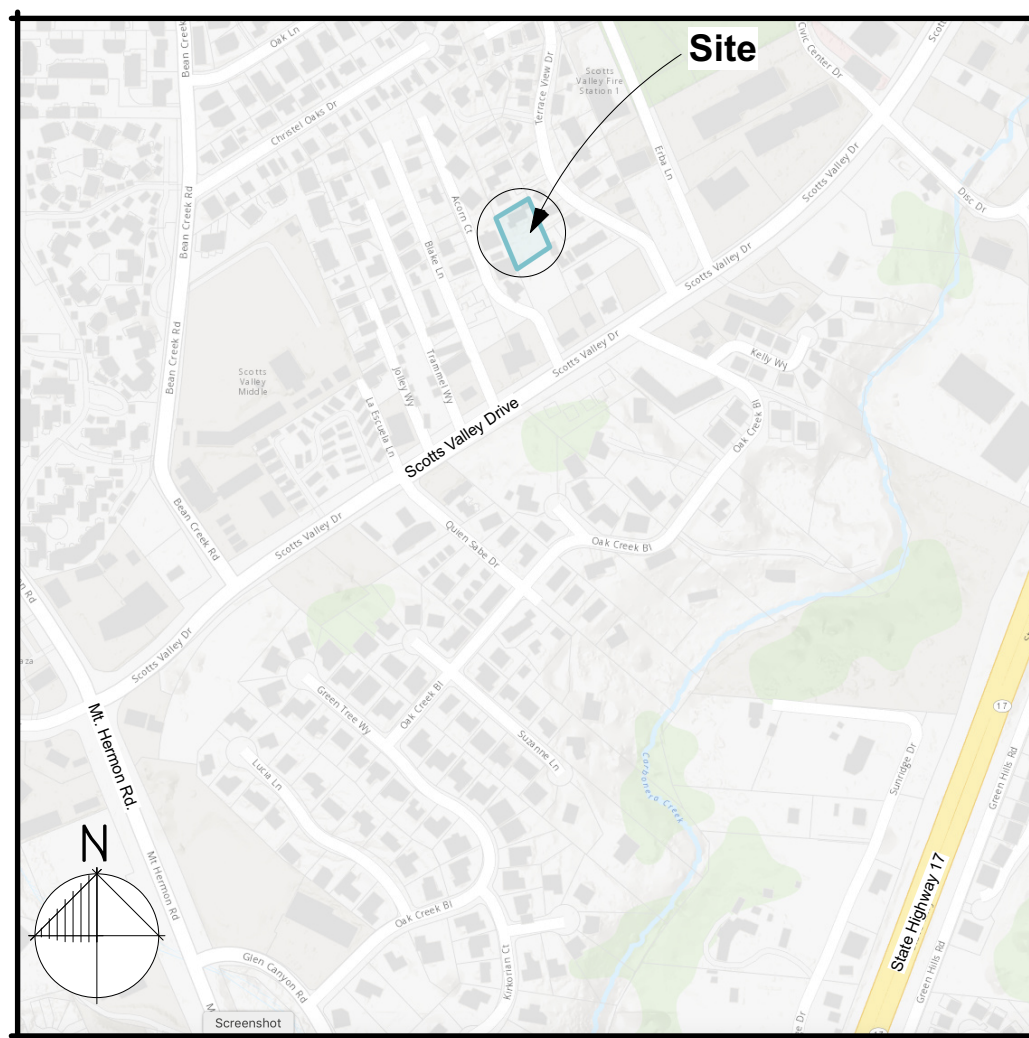
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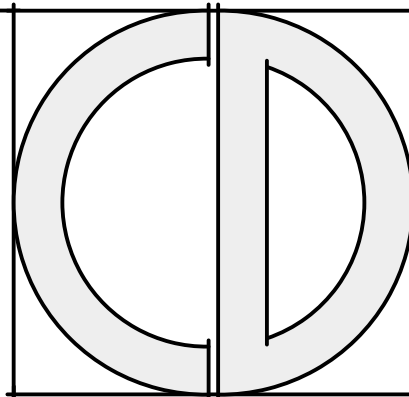
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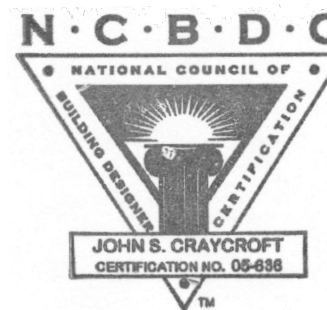
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1100 Main Street, Ste. A
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Cornerstone Civil Inc.
2528 Charlene Lane
Santa Cruz, CA
831-346-5446

LANDSCAPE ARCHITECT

Gregory Lewis
Landscape Architect
736 Park Way
Santa Cruz, CA
831-359-0960

ARBORIST

Gregory Lewis
Arborist Consultant
826 Monterey Ave.
Capitola, CA
831-359-3607

OWNER

Rick Hochler
325 Canham Road
Scotts Valley, CA
831-818-0919
hochwave@comcast.net

PROJECT

Proposed Development
4303 B Scotts Valley Dr.
Scotts Valley, CA
APN: 022-902-11

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11/10/21	Revised Per Plan Check
10/25/23	Proposed Change Order

Coversheet & Site Plan

A1.1















ACORN COURT
COASTAL OAK COURT













City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: June 16, 2021

TO: Honorable Mayor and Members of the City Council

FROM: Paula Bradley, Consulting Planner

APPROVED: Tina Friend, City Manager

SUBJECT: **PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION OF APPROVAL FOR A PLANNED DEVELOPMENT ZONING PERMIT, MINOR LAND DIVISION, ENVIRONMENTAL REVIEW AND DESIGN REVIEW APPLICATION IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL, FOR TWO NEW SINGLE-FAMILY DWELLINGS AND A NEW DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY DWELLING ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE, APN 022-902-11**

SUMMARY OF ISSUE

The project proposes to create a three-lot subdivision and one common parcel for two new single-family dwellings and a new detached two-car garage for an existing single-family dwelling and related site improvements. The site is zoned R-H High Density Residential General Plan and Zoning District, is 0.43-acres in size, and is currently developed with a single-family dwelling, located at 4303 B Scotts Valley Drive. The project requires a Planned Development District Zoning / Permit, Design Review, Minor Land Division and Environmental Review for the proposed residential development.

The project site is at the terminus of a new private road (Coastal Oak Court) also serving the Lennar Homes multiple-family residential project which is currently under construction. A new private road will provide access to the three dwelling units. Existing land uses on adjacent parcels include single and multi-family housing.

PLANNED DEVELOPMENT / MINOR LAND DIVISION The project is requesting a Planned Development to establish specialized development standards that reflect exceptions from the proposed R-H Residential zoning regulations to accommodate the proposed residential development. Exceptions to the development standards through the Planned Development process are requested for: 1) reduced lot sizes; 2) reduced lot depth; 4) reduced front, and rear yard setbacks. In addition, the proposed retaining walls topped with wood fences are higher than three-feet in portions of the

front yard setbacks and exceed six-feet in height in portions of the side and rear yards and are subject to Design Review.

PLANNING COMMISSION REVIEW

The project was reviewed by the Planning Commission on May 13, 2021 and recommended for approval. A complete analysis of the project's General Plan and zoning compliance is contained in the Planning Commission staff report for the May 13th hearing (see attachment). The Commission discussed project specific details including the reduced setbacks and lot sizes for some of the lots as allowed by the Planned Development district. The project meets the single-family parking requirements by providing a two-car garage for each unit driveway spaces for two additional vehicles. A common lot, Parcel A, provides a shared private access road benefitting the three lots, utilities, on-site stormwater retention facilities. Lot 2 includes a dual-purpose emergency vehicle turnaround as required by the fire department and stormwater retention facilities. The emergency vehicle turn-around would be required to be available at all times for exclusive use for emergency vehicles. There is no off-site (street) parking provided for this project.

At the hearing the applicant requested that the Planning Commission consider a revised plan for a detached garage instead of the proposed attached garage. The detached garage would be on the same footprint of the existing accessory building and would have a rear yard setback of ten feet instead of 15 feet, and a side yard setback of side yard setback of five feet instead of seven feet. The Planning Commission recommended approval of the detached garage. The three-lot subdivision, as designed, with two new two-story single-family homes with private yards, and two-car garage parking is consistent with other single and multi-family homes in the surrounding area.

PUBLIC COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of this date no comments were received.

FISCAL IMPACT

No significant fiscal impacts to the City as a result of the proposed development have been identified.

STAFF RECOMMENDATION

The Planning Commission recommended that the City Council approve the three-lot subdivision, the Planned Development District and Permit, and Design Review subject to findings and conditions of approval contained in the attached Resolution, with the addition of the revised detached garage plan sheets A1.1, A1.2, A3.1, received 5/11/21, as listed below:

1. Adopt Resolution No.1998 to approve the Negative Declaration,
2. Introduce for first reading Ordinance 16-ZC-231 to approve the Planned Development District;
3. Adopt a Resolution No. 1998.1 to approve the Minor Land Division; and,
4. Adopt Resolution No. 1998.2 to approve the Planned Development Permit and the Design Review.

ATTACHMENTS

PAGE NO.

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All documents are available electronically on the city website at:

<http://www.scottsvally.org/242/Current-Projects>

RESOLUTION NO. 1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING THE NEGATIVE DECLARATION FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 22-902-11

WHEREAS, the Planning Department of the City of Scotts Valley has received applications filed by Rick Hochler, of the Hochler & Ross Family Trust for a three lot residential subdivision for two single-family homes and a detached two-car garage for the existing single family home to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive; (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust (referred to as “applicant”) has presented substantial evidence which supports the application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021 to consider the application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated June 16, 2021.

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** City consultant conducted an Initial Study for the project and prepared a Negative Declaration and determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment, wildlife or plant resources with the implementation of identified standard conditions of approval.
2. ***The Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from March 30, 2021 to April 30, 2021.
3. ***The environmental determination represents the independent judgment of the City.*** The Negative Declaration was prepared by City Consultant. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.
4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public on the City's website.
5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** The project site is within an area known to contain habitat for a federally listed endangered insect species. An updated Entomological report (dated February 20, 2020) was prepared for the project and confirmed, as did the previous report in 2005 that the project site is not suitable habitat for the endangered Mount Hermon June Beetle or the Zayante Band Winged grasshopper. Therefore, the project will not result in any adverse impacts to fish and wildlife resources.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves the Negative Declaration for the three lot residential subdivision for the construction of two single-family homes, and a detached two-car garage for the existing single family home, and related property improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive / APN 22-902-11.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 16th day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Derek Timm, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

ORDINANCE NO. 16-ZC-231

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED DEVELOPMENT DISTRICT OVERLAY (PD19-004) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 022-902-11.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, of the Hochler & Ross Family Trust for Planned Development No. PD19-004 for a three-lot residential subdivision and a common parcel, for two single-family homes and a detached two-car garage for the existing single family home and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust (referred to as “applicant”) has presented substantial evidence which supports the Application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Negative Declaration for the project by adoption of Resolution No. 1998.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated June 16, 2021:

1. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes two new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The two new single-family homes are two-story and include two covered garage parking spaces and two uncovered parking spaces, private yards. The homes are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for two additional families.
2. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning district. The resulting R-H/PD zone allows specific development standards to address to accommodate unique circumstances related to lot size and shape, intensity, coverage, and appearance of structures. The physical constraints of the site including the location of the existing home, the access road, emergency vehicle turnaround, on-site stormwater retention and tree preservation, resulted in a reduced three-lot subdivision with three new homes.
3. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development and Design Permit will allow two new two-story single-family homes with attached two-car garages, and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements to be developed. The Planned Development zoning allows exceptions to the development standards to accommodate the proposed lot configuration with reduced lot sizes, width and depths, reduced front, side, and rear setbacks. Each new home will have private yard space and two covered garage parking spaces and two uncovered parking spaces.

4. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall siting, mass, and height of the two-story homes, are well proportioned with attractive architectural details and quality materials and are harmonious with conventional new homes in the neighborhood. The two-story homes are approximately 26.5 to 28.5-feet in height feet and similar to other nearby homes in the neighborhood. As designed consistent with the General Plan Action OSA-387. So general). The PD allows exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/finishes/colors, and landscaping will create a visually harmonious project.
5. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Negative Declaration (ND20-002) and determined that there were no potentially significant adverse environmental impacts and the project will not degrade the quality of the environment wildlife or plant resources with the implementation of identified standard conditions of approval.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Planned Development District (PD19-004) for the 4303 B Scotts Valley Drive Planned Development a three-lot single-family residential subdivision and a common parcel for two single-family homes and a detached two-car garage for the existing single family home and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive / APN 022-902-11, pursuant to the Planned Development Zone Map (Exhibit A) which is incorporated herein by this reference.

* * * * *

This ordinance was introduced on the 16th day of June, 2021, and was passed and adopted by the City Council of the City of Scotts Valley on the 4th day of August, 2021, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Derek Timm, Mayor

ATTEST:

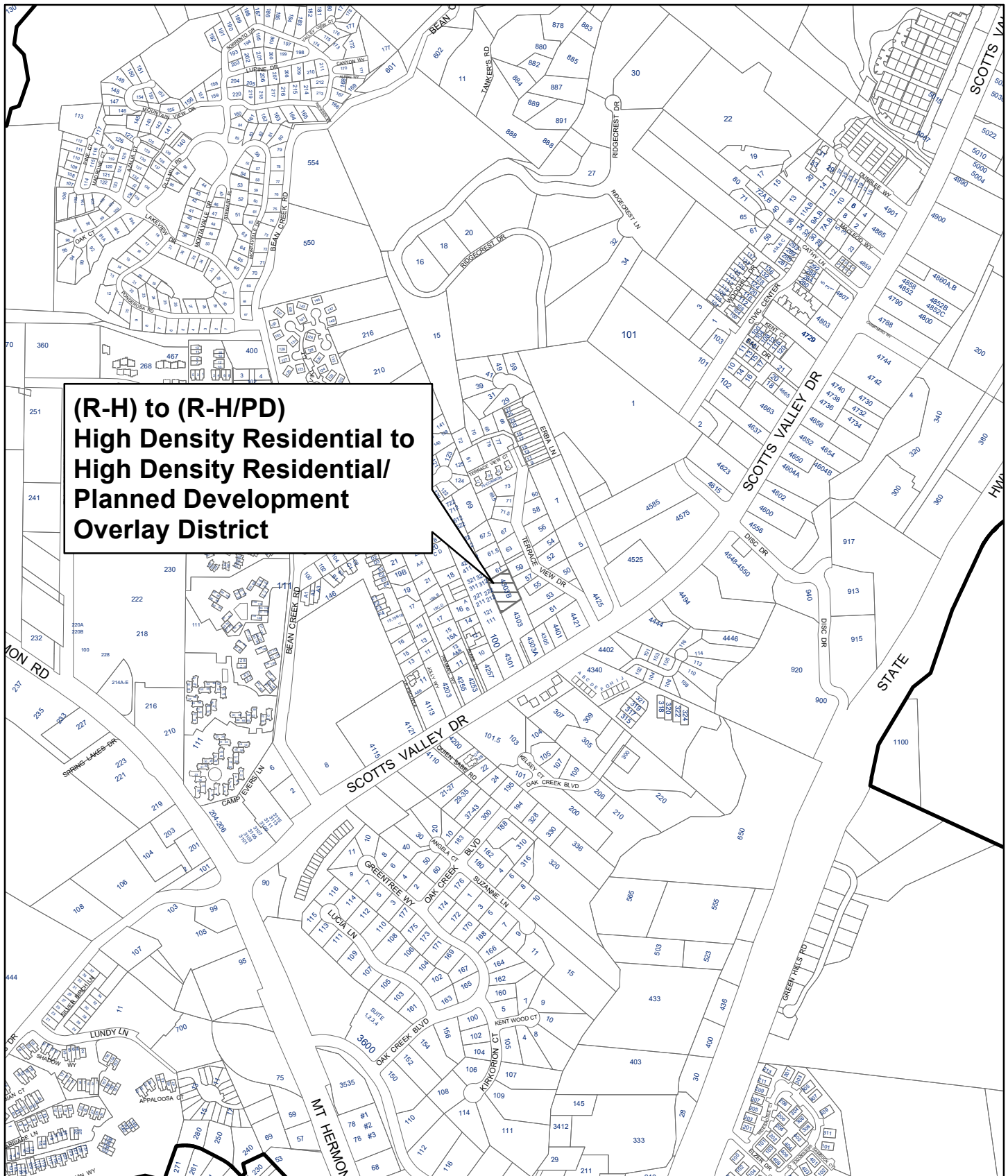
Tracy A. Ferrara, City Clerk

APPROVED AS TO FORM:

Kristen Powell, City Attorney

4303B Scotts Valley Drive
APN 022-902-11

Exhibit A



RESOLUTION NO. 1998.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A MINOR LAND DIVISION NO. (MLD19-002) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 022-902-11.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, of the Hochler & Ross Family Trust for a Minor Land Division No. MLD19-002 for a three-lot residential subdivision and a common parcel, for two single-family homes and a detached two-car garage for the existing single family home and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust, (referred to as “applicant”) has presented substantial evidence which supports the Application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Negative Declaration for the project by adoption of Resolution No. 1998; and

WHEREAS, the City Council approved the Planned Development Overlay for the project by Adoption of Ordinance No. 16-ZC-238.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Land Division findings, as further clarified in the staff report dated June 16, 2021:

1. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides two new single-family homes in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.
2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the three-lot residential development on the 0.43-acre site is consistent with the General Plan High Density Residential density as it does not exceed the maximum units per acre. The subdivision design and the related property improvements create two new single-family homes with attached two-car garages and a new two-car garage for the existing home, private yard spaces for each new. The project as proposed and conditioned is consistent with goals and objectives of the General Plan.
3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 0.43-acre site is sufficient in size to accommodate the three-lot subdivision and improvements including two-car garages and private yard areas for each unit. It is an infill lot and will add two new single-family homes. The three-lot subdivision is suitable as it adds two new single-family homes on an underutilized infill lot, and it does not exceed the General Plan and Zoning density. Public services are available, and utilities are of adequate capacity to accommodate the project.
4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the ND found that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish, wildlife or habitat with the implementation of identified standard conditions of approval.
5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Negative

Declaration evaluated that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project site. Common lot Parcel A provides a shared access road benefitting the three lots. It also contains an emergency vehicle turnaround, utilities, on-site stormwater retention facilities and landscaping. A condition of approval requires a road access easement and maintenance management to share in the maintenance of driveways, landscaping, and stormwater infrastructure. Access to the project site is via a 24" wide private road (Coastal Oak Court) which requires an additional ingress egress easement over a corner of the adjacent property to the southeast (Lennar Homes) for the shared private road with an existing access and public utilities easement. The Public Works Department has reviewed the project and recommended approval subject to conditions.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Minor Land Division No. MLD19-002 for a three-lot residential subdivision, on a 0.43-acre site located at 4303 B Scotts Valley Drive subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 16th day of June 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Derek Timm, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all required development and impact fees before starting any grading/earth disturbance or construction on the property.

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, new attached two-car garage to the existing single-family dwelling, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, the Civil Plans dated 12/17/20 and the revised detached garage plan sheets A1.1, A1.2, A3.1, receive 5/11/21, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. To ensure that the tree protection measures conditions of approval are communicated and complied with a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Cultural Resources

Archaeological Resources

8. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
 - a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.
 - b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

- c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.
 - d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
9. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.
10. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

- 11. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
- 12. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
- 13. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
- 14. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
- 15. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery

efforts if necessary.

16. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. All fence and wall design details shall be included on plans submitted for building permit and subject to Planning Department approval.

Trees

Standard

25. All recommendations in the Arborist Report, dated December 10, 2019, are

incorporated as conditions of project approval.

26. No tree removal shall occur until grading/building permit issuance.
27. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
28. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.
29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.
31. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
32. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

Project Specific

33. If any protection is removed, the arborist shall verify that the fencing and other measures were correctly reinstalled.
34. Provide a copy of a contract for the project arborist's services for the Community Development Department Director review and approval.
35. Prior to issuance of any grading or building permits, the arborist shall review the site plan dated 11/20/20, and the grading and improvement plans shall have the arborists recommendations included on the plans. The arborists

recommendations are: 1) Obtain all necessary permits prior to removing or significantly altering any trees on site; 2) Remove trees recommended for removal; 3) Modify locations of retaining walls a minimum of 7-10 feet adjacent to tree #1, coast redwood and a minimum of 10 feet from T13 and 14 coast live oak, if they are to be retained; and 4) Additional tree protection specifications will be required once the final plans sets are completed. The arborist's recommendations for tree preservation shall be incorporated into the plans, and printed on the grading and construction drawings.

36. The project arborist shall routinely inspect the condition and health of the protected trees periodically through the term of construction. The arborist shall provide the notes to the Community Development Department Director review and notify if there are any issues.
37. Landscape plans submitted to the City for site development permits shall include a minimum of ten replacement trees. If additional trees are removed due to construction impacts, these trees shall also require replacement at a 2:1 ratio prior to occupancy and as part of the landscaper warranty. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

Landscaping

38. The landscaping improvements shall be permanently maintained and irrigated.
39. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.
40. A final landscape plan shall be submitted and include the name, number, size, and location for all planting materials, trees and ground covers replacement trees and shall be approved by the Community Development Director prior to issuance of grading or building permits.
41. The ground cover in the emergency turnaround adjacent to the garage on Lot 2 shall include shrubs in addition to ground cover.

Lighting

42. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from

adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

CC&R's and Joint Maintenance

43. CC&R's and/or any joint maintenance agreements and subsequent association for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The ongoing maintenance documents shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.

Building Department

Standard

45. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
46. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
47. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
48. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
49. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA

Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

50. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
51. Structural calculations shall be submitted and wet-signed by the Engineer of record.
52. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
53. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.
56. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
57. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
58. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

Grading

59. All recommendations in the geotechnical report prepared for the project shall

be incorporated as conditions of project approval.

60. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
61. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
62. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
63. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

The following Air Quality BMPs shall be included in the construction contract for the project and be implemented during site grading:

64. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
65. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
66. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
67. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
68. Roadway(s) along the project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
69. No grading activities shall occur during days of high wind velocity.
70. Finished graded areas that are designated as open space and landscape areas of project shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
71. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

72. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Hazardous Materials and Hydrology

73. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
74. Construction materials shall not be stockpiled or stored where they could be accidentally discharged down slope or into Scotts Valley Drive.
75. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Public Works Department

76. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
77. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
78. Engineered Improvement Plans shall be submitted for all onsite and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

79. Engineered improvement plans for all work, signed, and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
80. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
81. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
82. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
83. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
84. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

Stormwater Management Plan:

85. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
86. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
87. See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works
88. Impervious area must be shown on coversheet.
89. Applicant shall pay the cost to accomplish the utility design and construction to

underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.

90. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording
91. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed in both paper and electronic files
92. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
93. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
94. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

DEPARTMENT OF PUBLIC WORKS -PARKS AND RECREATION DIVISION

95. The developer shall comply with SVMC chapter 16.35, dedication of land for parks and recreational purposes. Any fees shall be paid prior to issuance of a grading and/or building permit.

FIRE DEPARTMENT

96. This project shall comply with the California Fire Code as amended by the Scotts Valley Fire Protection District

97. The emergency vehicle turnaround shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Name and Signature of Property Owner

Date

RESOLUTION NO. 1998.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT (PD19-004) AND DESIGN REVIEW (DR19-014) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 022-902-11.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, of the Hochler & Ross Family Trust for Planned Development No. PD19-004 and Design Review No. DR19-014 for a three-lot subdivision and a common parcel for two single-family homes, and a detached two-car garage for the existing single family home on a 0.43-acre site located at 4303 B Scotts Valley Drive (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust (referred to as “applicant”) has presented substantial evidence which supports the Application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1998; and

WHEREAS, the City Council approved the Planned Development Zoning for the project by adoption of Ordinance No. 16-ZC-231; and

WHEREAS, the City Council approved the Minor Land Division for the project by adoption of Resolution No. 1998.1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Planned Development Permit findings, as further clarified in the staff report dated June 16, 2021:

1. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes two new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The two new single-family homes are two-story and include two covered garage parking spaces and two uncovered parking spaces, and private yards. The homes are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for two additional families.
2. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning district. The resulting R-H/PD zone allows specific development standards to address to accommodate unique circumstances related to lot size and shape, intensity, coverage, and appearance of structures. The physical constraints of the site including the location of the existing home, the access road, emergency vehicle turnaround, on-site stormwater retention and tree preservation, resulted in a reduced three-lot subdivision with three new homes.
3. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development and Design Permit will allow two new two-story single-family homes with attached two-car garages, and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements to be developed. The Planned Development zoning allows exceptions to the development standards to accommodate the proposed lot configuration with reduced lot sizes, width and depths, reduced front, side, and rear setbacks. Each new home will have private yard space and two covered garage parking spaces and two uncovered parking spaces.
4. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The

project meets the requirements of this finding in that the overall siting, mass, and height of the two-story homes, are well proportioned with attractive architectural details and quality materials and are harmonious with conventional new homes in the neighborhood. The two-story homes are approximately 26.5 to 28.5-feet in height feet and similar to other nearby homes in the neighborhood. As designed consistent with the General Plan Action OSA-387. So general). The PD allows exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.

5. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Negative Declaration (ND20-002) and determined that there were no potentially significant adverse environmental impacts and the project will not degrade the quality of the environment wildlife or plant resources with the implementation of identified standard conditions of approval.

SECTION 2: The City Council of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated June 16, 2021:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and located at the terminus of the private road. The site gently slopes towards Scotts Valley drive and for level building pads retaining walls are required for Lots 1 and 2. The steeper portion of the site are behind the existing home will remain undisturbed except where the new two-car garage is proposed. The physical constraints of the site require exceptions from the development standards as allowed in a PD district, which are common on infill developments in the area such as the flag lot type driveway and requirements for on-site stormwater retention. As proposed the single-family homes are suited to the property, setting, and zoning context.
2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the proposed single-family homes are two-story in height, utilize conventional stucco and hardi-board type shingle siding exterior, composition shingle roofing with brackets under the gables, belly bands separating the stories on all sides. Included are shed roof details over some doors and windows and windows are white vinyl single hung and vary with single, double, and triple windows with multiple lights and wood trim. The color scheme incorporates natural color tones of light grey and blue green with white trim. The variety of quality materials, exterior treatments, finish details and exterior colors are appropriate and consistent with the City's design review criteria.

3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project, landscape design as depicted and described in the applicant schematic revisions dated October 20, 2020 would meet the requirements of this finding in that the project will provide new landscaping including replacement trees and shrubs, ground cover, and planted bioretention swales. The retaining walls along a portion of the front and rear yard property line for Lots 1 & 2 including a landscaping buffer. Preliminary landscaping and irrigation details have been reviewed. A condition of approval requires that final landscape and irrigation plans be submitted for staff review and approval by the Community Development Director.
4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each proposed single-family home has an attached two-car garage. A detached two-car one-story garage will be developed for the existing single-family home to become consistent with the parking requirements. The site requires an access road and an emergency vehicle turnaround which includes pervious pavers. The front entry walkways will also incorporate pervious pavers. Each of the driveways that serve the homes provides a minimum of two uncovered parking space which meet or exceed the City's single-family parking standard.
5. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site and to the homes driveways is through a shared, common, private parcel. This private road connects to "Coastal Oak Court" off Acorn Court, a newly constructed private road for the adjacent townhome development to the southeast. The project's vehicle access and circulation plan, at the end of a private road, is designed to accommodate an on-site emergency vehicle turn-around to accommodate City Fire Department emergency vehicles.
6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project includes retaining walls over three feet in height for a portion of Lots 1 and 2 front yard areas towards Lot 3. The concrete retaining walls vary from three to six feet in height. The interior retaining walls are topped with five-foot height redwood fences with a combined total height of eight to 11.5 feet. The retaining walls are required for new Lots 1 and 2 to create two level building pads. For Lots 1 and 2, along the property line of Lot 3, are similarly designed walls topped with redwood fences with an overall combined height of 9.5 to 11.5 feet. Along the shared driveway the landscape plans include plantings to screen and soften the appearance of the front yard retaining walls. For Lot 3 a portion of the side property line adjacent to the new one-story garage will require a retaining wall of 2.5 feet to three feet height, topped with a six-foot height redwood fence for a combined height of 6.5 feet to 8.5 feet. The retaining walls are an Allen block type concrete block with a light brown color finish. A new six-foot height wood good neighbor type perimeter fence will be constructed.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Planned Development Permit No. PD19-004 and Design Review No. DR19-014 for the development of a three-lot subdivision and a common parcel, for two single-family homes, and a detached two-car garage for the existing single family home on a 0.43-acre site located at 4303 B Scotts Valley Drive, subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 16th day of June 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Derek Timm, Mayor

ATTEST:

Tracy A. Ferrara, City Clerk

Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all required development and impact fees before starting any grading/earth disturbance or construction on the property.

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, new attached two-car garage to the existing single-family dwelling, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, the Civil Plans dated 12/17/20 and the revised detached garage plan sheets A1.1, A1.2, A3.1, receive 5/11/21, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. To ensure that the tree protection measures conditions of approval are communicated and complied with a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Cultural Resources

Archaeological Resources

8. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
 - a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.
 - b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

- c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.
 - d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
9. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.
10. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

- 11. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
- 12. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
- 13. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
- 14. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
- 15. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery

efforts if necessary.

16. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. All fence and wall design details shall be included on plans submitted for building permit and subject to Planning Department approval.

Trees

Standard

25. All recommendations in the Arborist Report, dated December 10, 2019, are

incorporated as conditions of project approval.

26. No tree removal shall occur until grading/building permit issuance.
27. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
28. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.
29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.
31. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
32. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

Project Specific

33. If any protection is removed, the arborist shall verify that the fencing and other measures were correctly reinstalled.
34. Provide a copy of a contract for the project arborist's services for the Community Development Department Director review and approval.
35. Prior to issuance of any grading or building permits, the arborist shall review the site plan dated 11/20/20, and the grading and improvement plans shall have the arborists recommendations included on the plans. The arborists

recommendations are: 1) Obtain all necessary permits prior to removing or significantly altering any trees on site; 2) Remove trees recommended for removal; 3) Modify locations of retaining walls a minimum of 7-10 feet adjacent to tree #1, coast redwood and a minimum of 10 feet from T13 and 14 coast live oak, if they are to be retained; and 4) Additional tree protection specifications will be required once the final plans sets are completed. The arborist's recommendations for tree preservation shall be incorporated into the plans, and printed on the grading and construction drawings.

36. The project arborist shall routinely inspect the condition and health of the protected trees periodically through the term of construction. The arborist shall provide the notes to the Community Development Department Director review and notify if there are any issues.
37. Landscape plans submitted to the City for site development permits shall include a minimum of ten replacement trees. If additional trees are removed due to construction impacts, these trees shall also require replacement at a 2:1 ratio prior to occupancy and as part of the landscaper warranty. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

Landscaping

38. The landscaping improvements shall be permanently maintained and irrigated.
39. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.
40. A final landscape plan shall be submitted and include the name, number, size, and location for all planting materials, trees and ground covers replacement trees and shall be approved by the Community Development Director prior to issuance of grading or building permits.
41. The ground cover in the emergency turnaround adjacent to the garage on Lot 2 shall include shrubs in addition to ground cover.

Lighting

42. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from

adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

CC&R's and Joint Maintenance

43. CC&R's and/or any joint maintenance agreements and subsequent association for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The ongoing maintenance documents shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.

Building Department

Standard

45. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
46. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
47. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
48. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
49. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA

Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

50. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
51. Structural calculations shall be submitted and wet-signed by the Engineer of record.
52. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
53. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.
56. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
57. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
58. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

Grading

59. All recommendations in the geotechnical report prepared for the project shall

be incorporated as conditions of project approval.

60. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
61. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
62. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
63. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

The following Air Quality BMPs shall be included in the construction contract for the project and be implemented during site grading:

64. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
65. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
66. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
67. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
68. Roadway(s) along the project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
69. No grading activities shall occur during days of high wind velocity.
70. Finished graded areas that are designated as open space and landscape areas of project shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
71. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

72. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Hazardous Materials and Hydrology

73. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
74. Construction materials shall not be stockpiled or stored where they could be accidentally discharged down slope or into Scotts Valley Drive.
75. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Public Works Department

76. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
77. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
78. Engineered Improvement Plans shall be submitted for all onsite and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

79. Engineered improvement plans for all work, signed, and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
80. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
81. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
82. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
83. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
84. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

Stormwater Management Plan:

85. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
86. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
87. See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works
88. Impervious area must be shown on coversheet.
89. Applicant shall pay the cost to accomplish the utility design and construction to

underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.

90. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording
91. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed in both paper and electronic files
92. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
93. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
94. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

DEPARTMENT OF PUBLIC WORKS -PARKS AND RECREATION DIVISION

95. The developer shall comply with SVMC chapter 16.35, dedication of land for parks and recreational purposes. Any fees shall be paid prior to issuance of a grading and/or building permit.

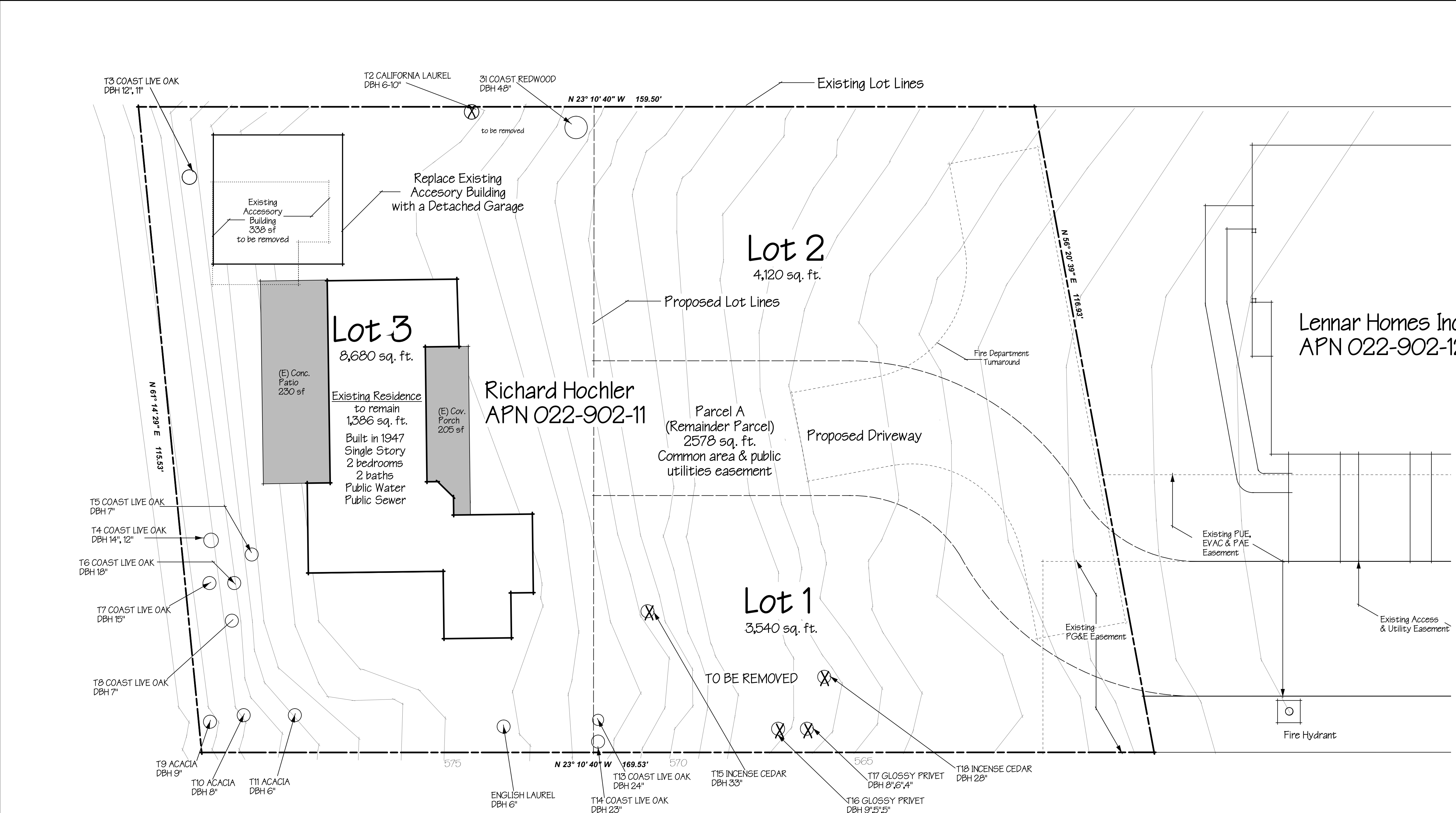
FIRE DEPARTMENT

96. This project shall comply with the California Fire Code as amended by the Scotts Valley Fire Protection District

97. The emergency vehicle turnaround shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Name and Signature of Property Owner

Date



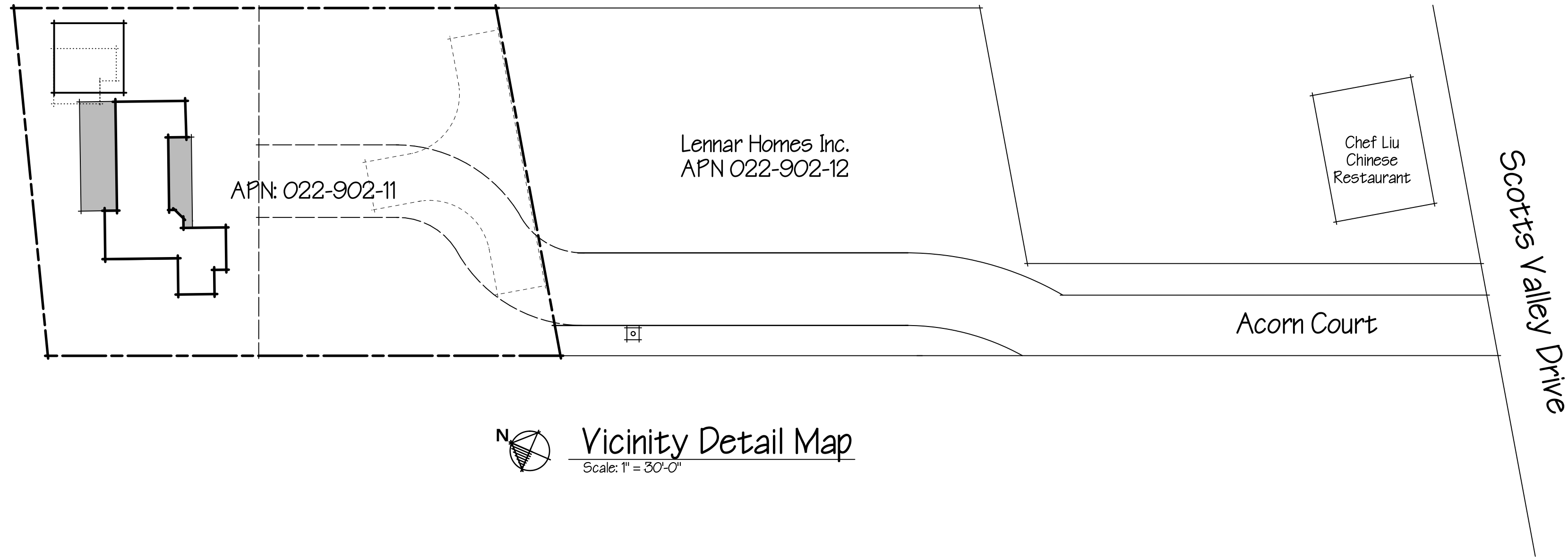
ARBORIST RECOMMENDATIONS
Kurt Fouts ISA Certified Arborist WE0681A
1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove trees recommended for removal.
3. Retaining walls a minimum of 7-10 feet, adjacent to tree T1, coast redwood and a minimum of 10 feet from T13 & 14 coast live oak, if they are to be retained.
4. Additional tree protection specifications will be required once final plan sets are completed.

Tree Protection Zone
The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.
The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone. Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances. Tree protection may also involve the arming of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. See Tree Protection Guidelines & Restrictions - Appendix E.
Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.
Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Critical Root Zone
Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance
No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, on one side of the trunk, and is supported by several research studies including (Smiley, Fraedrich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

Existing Site Plan
Scale: 1" = 10'-0"
Showing Location of the Existing Home & Trees and Proposed Access and Land Division



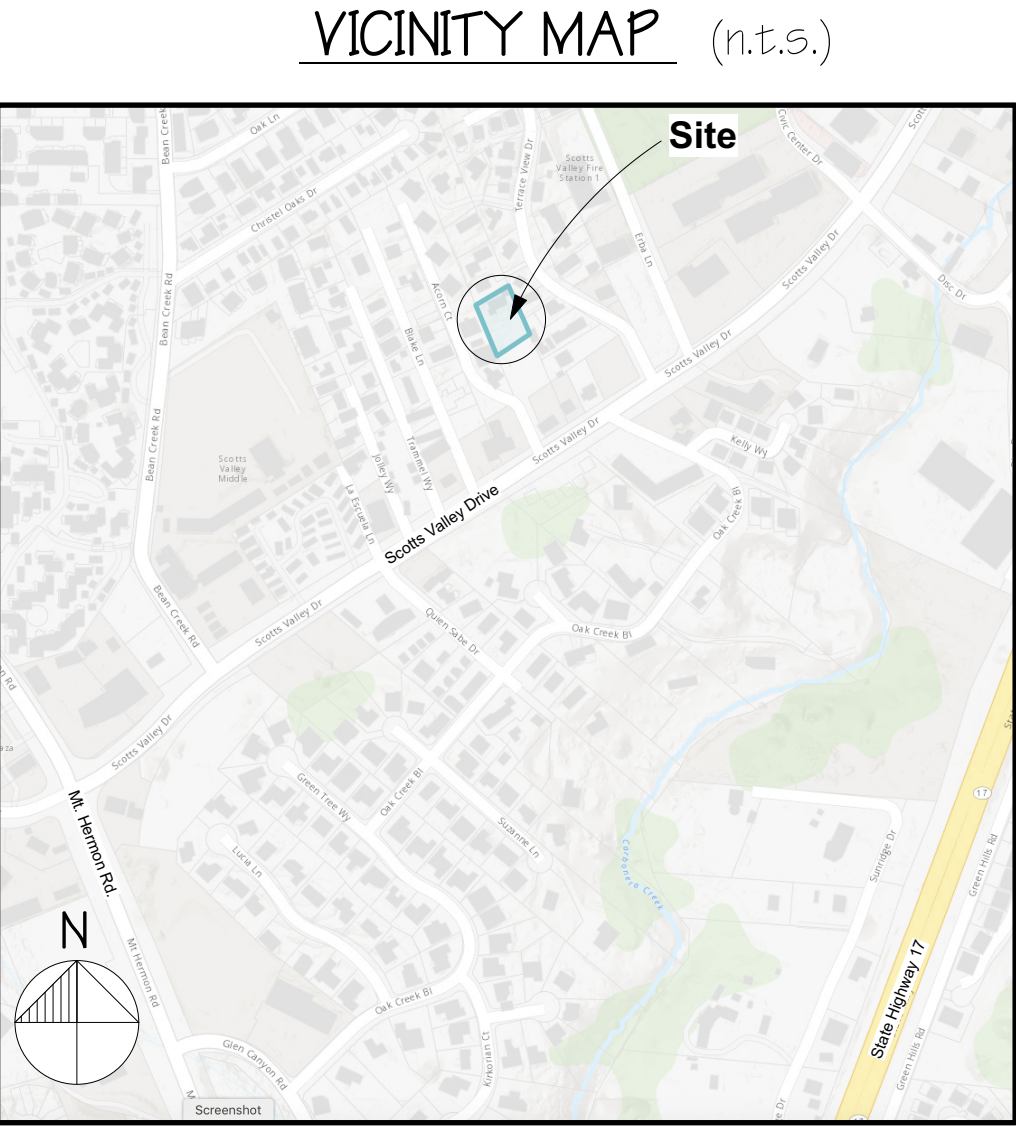
PROJECT DATA

Existing Parcel:
Address: 4303 B Scotts Valley Dr. Scotts Valley, CA
Parcel Number: 022-902-11
Parcel Size: 18,918 sq. ft.
Water Supply: Public
Waste Water: Sewer
Occupancy Classification Group: R2, U Wood Frame
Construction Type: VB.

Proposed Areas & Development Standards
See Tables A & B--Sheet A1.2

PROJECT DESCRIPTION

The proposed development is for a three unit Planned Development, subdividing the parcel with an existing single family dwelling at 4303 Scotts Valley Drive into 3 lots, along with a "remainder parcel" for the access road and utilities. The existing family dwelling will be retained. The new homes have been designed to fit within the context of the established neighborhood and the new Lennar homes on the adjacent parcel. The proposed design will utilize a shared driveway access with the Lennar home project, incorporating a shared fire turn-around, underground utility services and providing open space between the properties.



SHEET INDEX

A1.1	Cover Sheet & Existing Site Plan
A1.2	Proposed Site Plan
A1.3	Site Plan with Neighboring Properties
A1.4	Site Plan with Retaining Walls/Fences
A1.5	Site Plan with Exterior Lighting
A2.1	Lot 1 - Proposed Residence Plans
A2.2	Lot 2 - Proposed Residence Plans
A3.1	Colors & Materials Descriptions
C-1	Civil - Grading & Drainage Plan
C-2	Civil - Utility Plan
C-3	Civil - Details
C-4	Civil - Cross Sections
C-5	Civil - Erosion Control Plan
C-6	Civil - Shaded Slope Plan
L1	Landscape Planting Plan
L2	Landscape Hydrozone Plan
SU1	Tentative Parcel Map
SU2	Survey

CRAYCROFT DESIGN

455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048

N.C.B.D.C.
NATIONAL COUNCIL OF
CRAYCROFT
CERTIFICATION NO. 08-686
John S. Craycroft
12/10/19

SURVEYOR

Paul Hanagan LS
305-C Soquel Ave
Santa Cruz, CA 95062
831-469-3428

GEOTECHNICAL ENGINEER

Rock Solid
Engineering, Inc.
1100 Main Street, Ste. A
Watsonville, CA 95076
831-724-5868

CIVIL ENGINEER

Ryan Haley, PE QSD
Cornerstone Civil Inc.
2528 Charlene Lane
Santa Cruz, CA
831-346-5446

LANDSCAPE ARCHITECT

Gregory Lewis
Landscape Architect
736 Park Way
Santa Cruz, CA
831-359-0960

ARBORIST

Gregory Lewis
Arborist Consultant
826 Monterey Ave.
Capitola, CA
831-359-3607

OWNER

Rick Hochler
325 Canham Road
Scotts Valley, CA
831-818-0919
hochwave@comcast.net

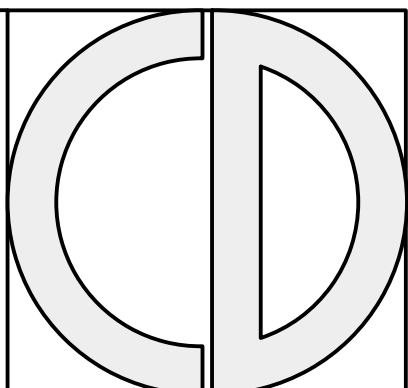
PROJECT

Proposed Development
4303 B Scotts Valley Dr.
Scotts Valley, CA
APN: 022-902-11

VERSION	
date	remarks
12/10/19	Design Permit Submittal
4/14/20	Design Permit Resubmittal
8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal
5/11/21	Lot 3-detach garage

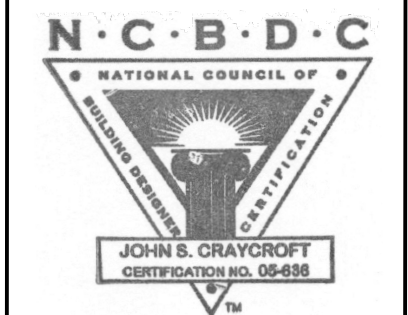
Coversheet & Exist. Site Plan

A1.1



CRAYCROFT DESIGN

455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



John Craycroft
12/10/19

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8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal
4/19/21	Table A & B data revised
5/11/21	Lot 3-detach garage

Proposed Site Plan A1.2

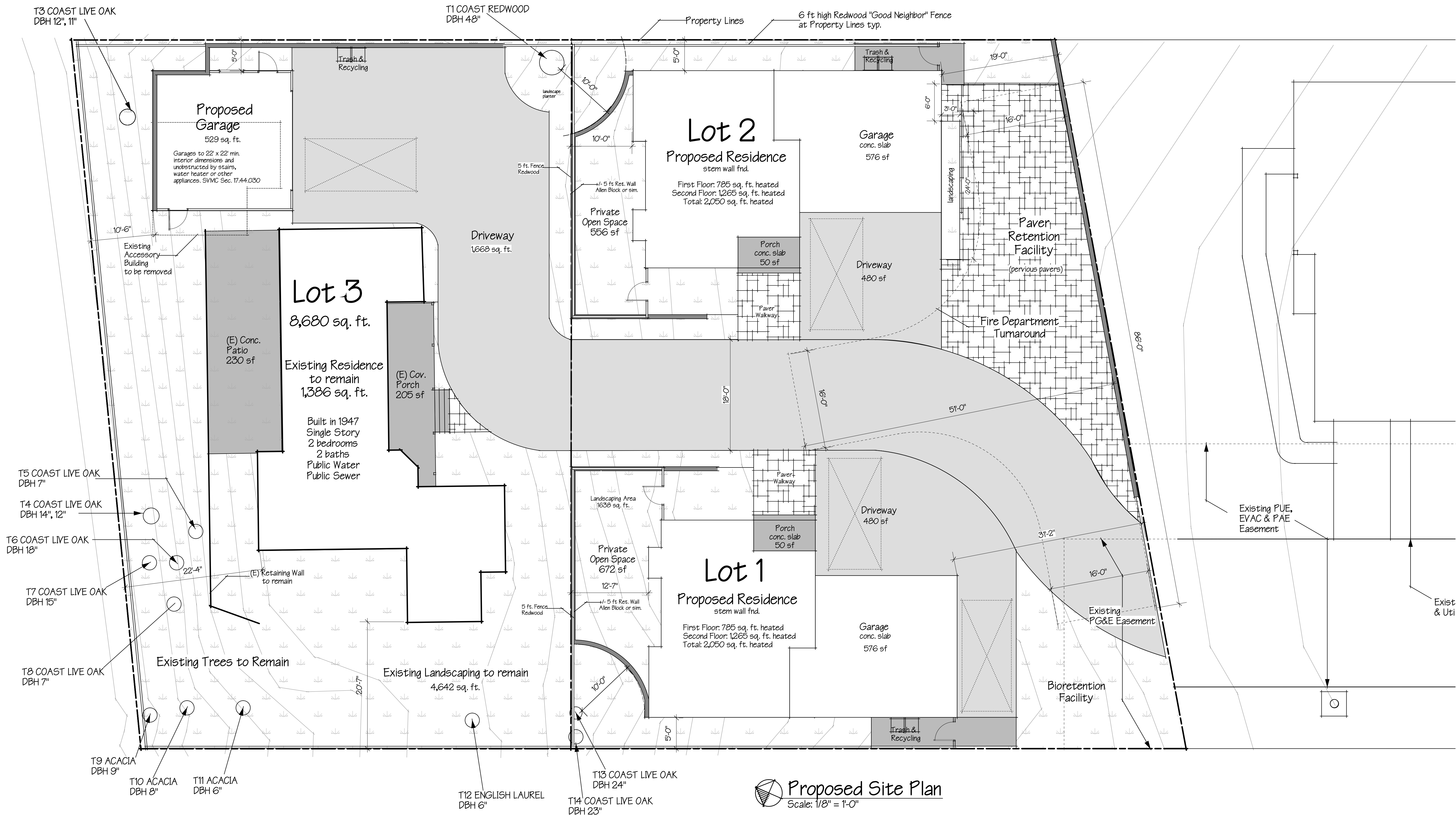
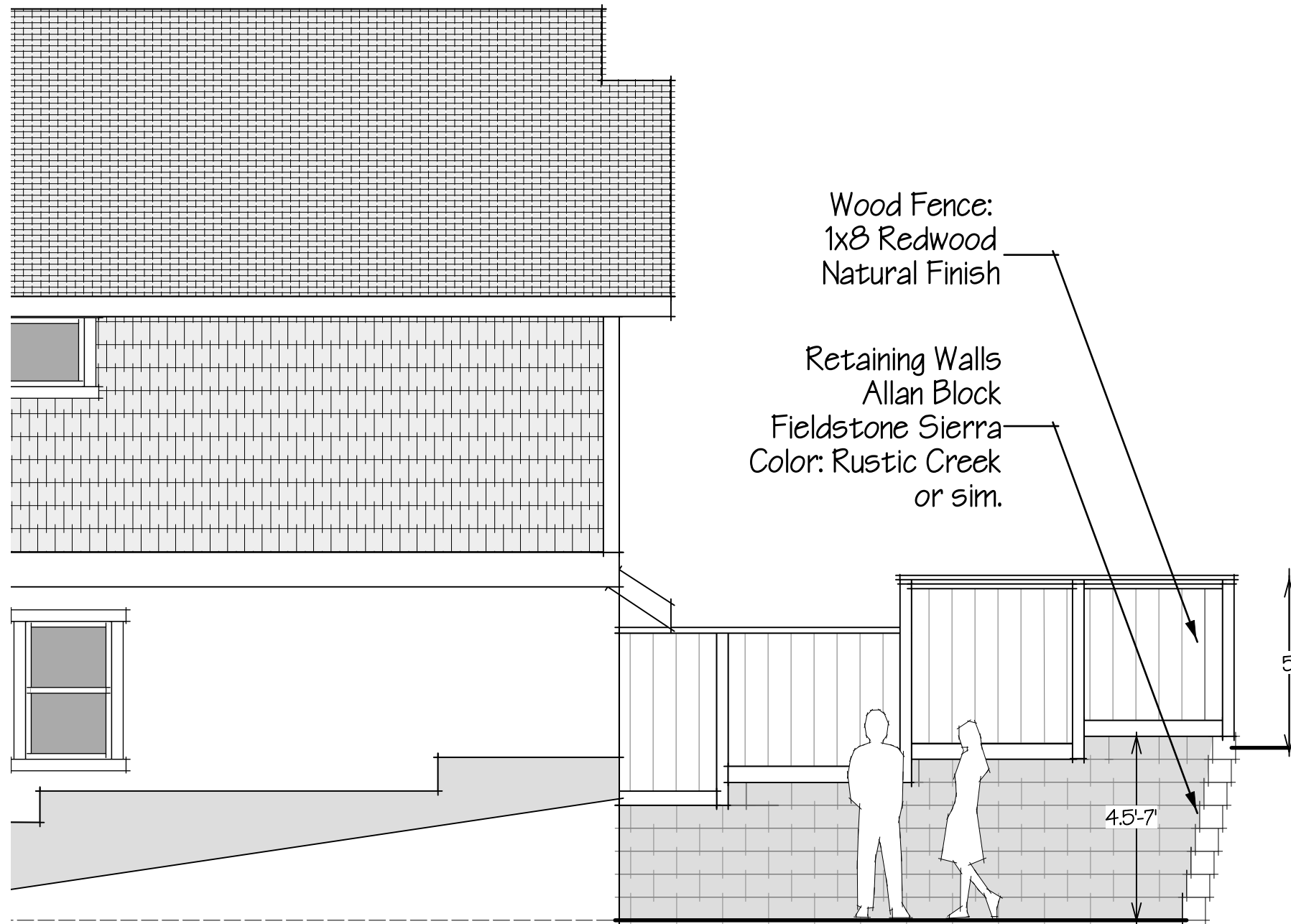


Table A
Project Area Calculations

Lot #	Lot Area	First Floor	Second Floor	Total Heated (sq. ft.)	Garage	Covered Porch	Landscaping Area	Landscaping Percentage	Lot Coverage	Density %	Bedrooms	Private Open Space	Parking
Lot 1	3540	785	1265	2050	576	53	1458	0.412	1414	0.579	3	556	3
Lot 2	4120	785	1265	2050	576	53	988	0.24	1414	0.498	3	672	3
Lot 3	8680	1386		1386	530	205	4642	0.535	2121	0.16	3	4682	3
Remainder Lot	2578												
Totals	10238			4100	1152	106		0.593	2828	0.412			6

Table B
Project Development Standards

Requirement	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Required
Front Yard	8.5 ft	8.5 ft	10.8 ft	20 ft
Side Yard	12.53 ft & 12 ft	10 ft & 19 ft	7.61 ft & 20.6 ft	5'-10" (Hillside District: 11'-16.5')
Rear Yard	5 ft	5 ft	14.35 ft	15 ft - 25 ft
Max. Height	28.5 ft	28.5 ft		35 ft max
Density	3,412 sq. ft. per dwelling	3,412 sq. ft. per dwelling		3,000 sq. ft. min per dwelling
Private Open Space	556 sq. ft. to 4682 sq. ft.	556 sq. ft. to 4682 sq. ft.		90 sq. ft. min
Parking	9	9		12 (4 each per dwelling)
Lot Coverage	41%	41%		55%



3 Retaing Wall and Fence Detail
Scale: 1/4" = 1'-0"



Redwood "Good Neighbor" Fence"



Retaining Walls:
Allan Block
Fieldstone Sierra Series
Color: Rustic Creek
or sim.



Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray



Siding:
Hardi Panel Shingle Siding
Stucco



Windows:
Marvin Elevate Series or equiv.
Vinyl or Fiberglass White



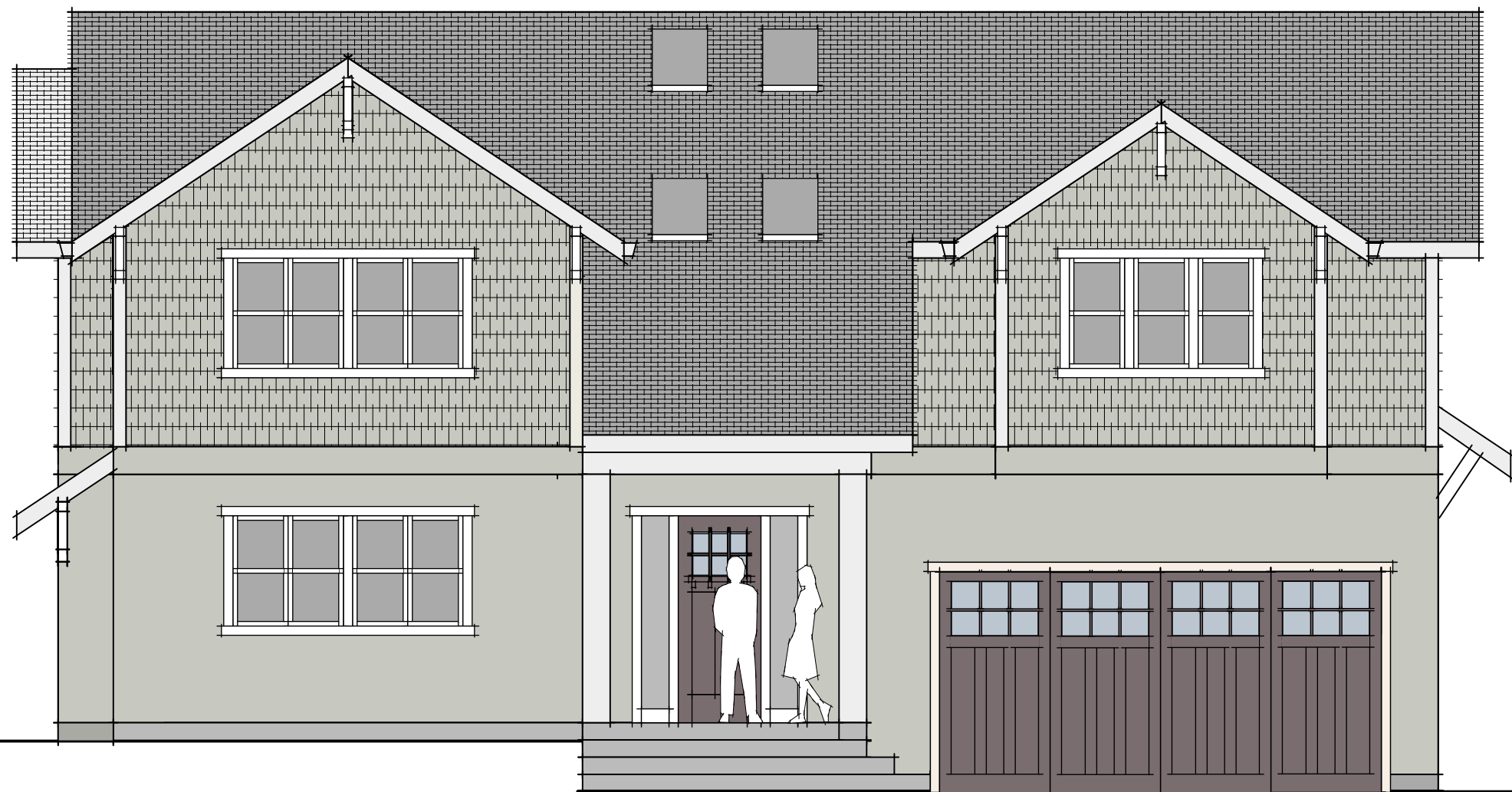
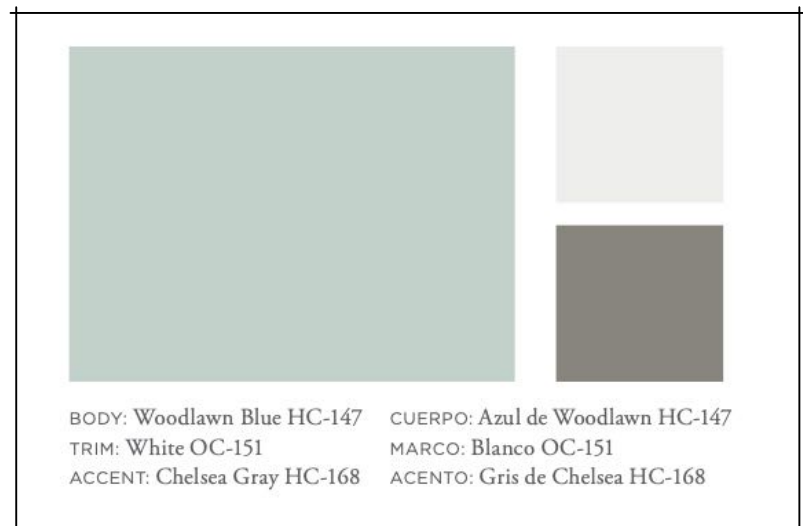
Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray

Windows:
Marvin
Elevate Series
(or equiv.)



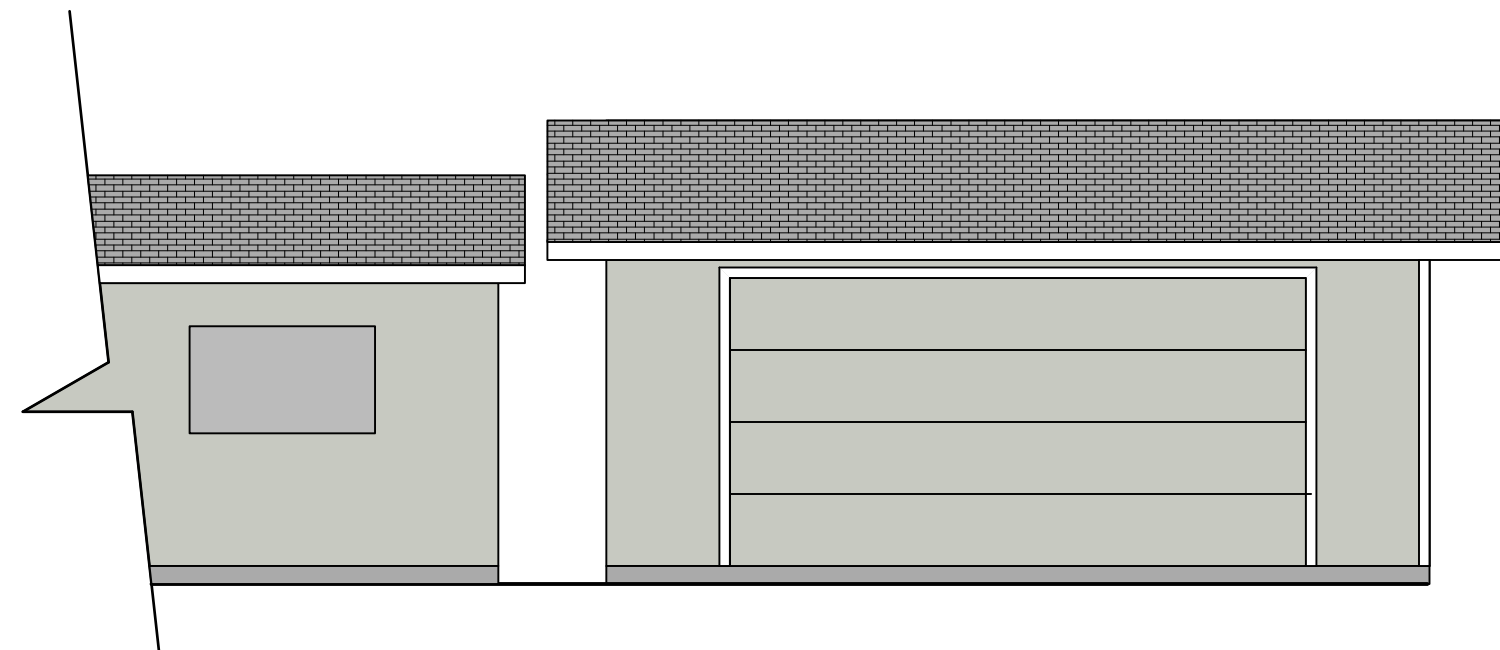
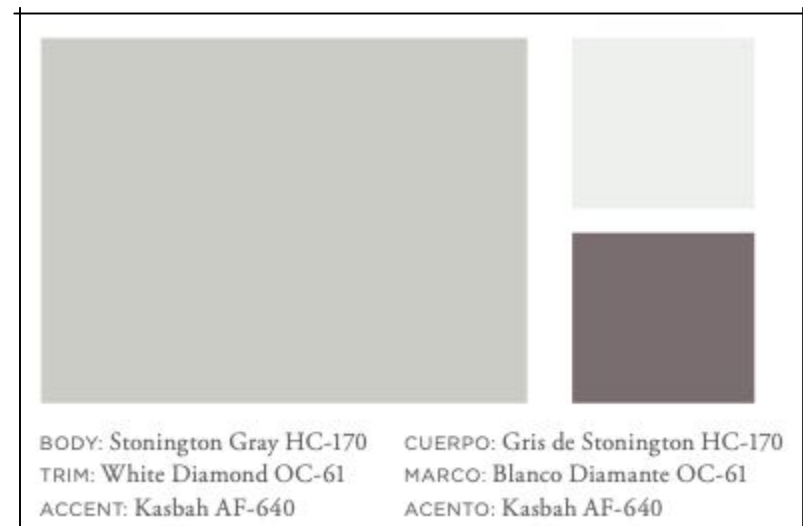
1 Front Elevation - Lot 1
Scale: 3/16" = 1'-0"

First Floor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Woodlawn Blue HC-147
Trim, Gutters: White OC-151
Accent-Doors: Chelsea Gray HC-168



2 Front Elevation Lot 2
Scale: 3/16" = 1'-0"

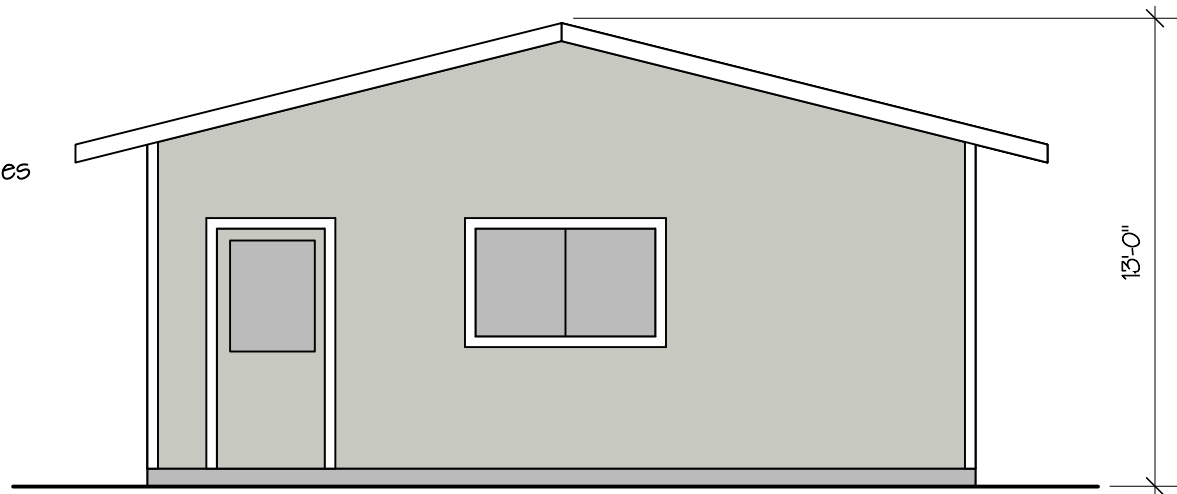
First Floor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Stonington Gray HC-170
Trim, Gutters: White Diamond OC-61
Accent-Doors: Kasbah AF-640



4 Front Elevation
Scale: 3/16" = 1'-0"

Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray

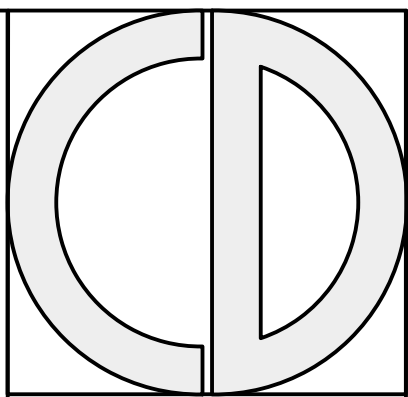
Siding:
Plywood Siding
to match existing



5 Right Elevation
Scale: 3/16" = 1'-0"

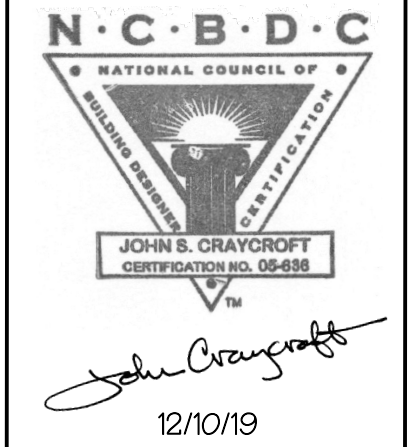
Lot 3 Garage Elevations

Colors: Benjamin Moore
Body, Doors, Downspouts: Stonington Gray HC-170
Trim, Gutters: White Diamond OC-61



CRAYCROFT DESIGN

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8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal
5/11/21	Lot 3-detach garage

Lot 2 Proposed Plans

A3.1



Minutes

Scotts Valley Planning Commission Meeting was Remote Access Only

Date: May 13, 2021

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on May 7, 2021, at City Hall and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Rosanna Herrera, Chair Lori Gentile, Vice Chair David Hodgkin, Commissioner Steven Horlock, Commissioner Chuck Maffia, Commissioner Eric Taylor, Cultural Resource Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner Jonathan Kwan, Contract Planner Paula Bradley, Contract Planner Steve Tolar, Consultant

CALL TO ORDER: 6:06 pm

ROLL CALL: Present: Gentile, Herrera, Hodgkin, Horlock and Maffia

PUBLIC COMMENT: John Swift addressed the Planning Commission regarding storage facilities in the Commercial Service Zoning District.

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

A. Action Meeting Minutes from the February 18, 2021 meeting.

M/S: Hodgkin / Gentile

To approve the minutes from the February 18, 2021 meeting.

Carried: 5-0-0

Ayes: Gentile, Herrera, Hodgkin, Horlock and Maffia.

Noes: None

ALTERATIONS TO PUBLIC HEARING AGENDA: None.

PUBLIC HEARING AGENDA:

1. **Title:** Capital Improvement Program for FY2021/2026 Consistency Report with the City's General Plan
Address: City-wide
Applicant: City of Scotts Valley
Property Owner: City of Scotts Valley
Project Description: State law requires cities to adopt a Capital Improvement Program (CIP) to implement the cities' General Plan. The CIP is a list of the proposed public works projects. The City's Public Works Department develops the CIP as a 5-year program and updates the program each year. By law, the Planning Commission must review the CIP for consistency with the General Plan.
Staff: Steve Tolar, Consultant, stolar@managementpartners.com
M/S: Horlock / Maffia
To approve Resolution No. 1757 for FY2021/2026 Consistency Report with the City's General Plan.
Carried: 5-0-0
Ayes: Gentile, Herrera, Hodgins, Horlock and Maffia.
Noes: None

2. **Title:** Bay Village Planned Development
Address: Erba Lane (no situs) / APNs 022-481-18 and 22
Planning Permit Application: CR20-001
Applicant: Charlie Eadie, Eadie Consultants
Property Owner: Larry Abitbol
Project Description: Consideration of a Cultural Resource Alteration Application for the proposed construction of 10 single-family dwellings, including two duplex/duets.
Staff: Paula Bradley, Contract Planner, pbradley@mbakerintl.com
M/S: Taylor / Maffia
To approve Resolution No. 1758 for CR20-001 for the Bay Village Planned Development.
Carried: 6-0-0
Ayes: Gentile, Herrera, Hodgins, Horlock, Maffia and Taylor
Noes: None

3. **Title:** Target Remodel
Address: 270 Mount Hermon Road / APN 022-231-17
Planning Permit Application: PD21-022, DR21-002
Applicant: Brian Leung, Kimley-Horn and Associates
Property Owner: Kevin Pratt, Scotts Valley Phase II, LP
Project Description: Consideration of a Planned Development and Design Review for a proposed Target store located at the existing 57,780 square foot building at the Scotts Valley Square Shopping Center. The project includes exterior modifications to the building design, parking lot modifications for ADA compliance and the Target Drive Up program and new signage.

Staff: Jonathan Kwan, Contract Planner, jonathank@csgengr.com

M/S: Horlock / Maffia

To approve Resolution No. 1759 for PD21-022 and DR21-022 for the Target Remodel.

Carried: 5-0-0

Ayes: Gentile, Herrera, Hodgins, Horlock and Maffia.

Noes: None

4. **Title:** Bay Village Planned Development

Address: Erba Lane (no situs) / APNs 022-481-18 and 22

Planning Permit Applications: PD19-001, LD19-001, DR19-005, EA19-003,

Applicant: Charlie Eadie, Eadie Consultants

Property Owner: Larry Abitbol

Project Description: Consideration of a Planned Development, Land Division, Design Review and Environmental Assessment for the Bay Village Planned Development to subdivide a 1.04-acre site into 10 lots for the construction of 10 units (six detached single-family dwellings and two attached duet/duplexes) and related site improvements, in the High Density Residential General Plan and Zoning District located at Erba Lane (not situs).

Staff: Paula Bradley, Contract Planner, pbradley@mbakerintl.com

M/S: Hodgins / Horlock

To approve Resolution No. PD19-001, LD19-001, DR19-005 and EA19-003 for the Bay Village Planned Development.

Carried: 5-0-0

Ayes: Gentile, Herrera, Hodgins, Horlock and Maffia.

Noes: None

5. **Title:** 4303-B Scotts Valley Drive Planned Development

Address: 4303-B Scotts Valley Drive

Planning Permit Applications: PD-19-004, MLD19-002, DR19-014, EA-19-010

Applicant / Property Owner: Rick Hochler, Hochler and Ross Family Trust

Project Description: Consideration of a Planned Development, Minor Land Division, Design Review and Environmental Assessment, for a three-lot subdivision and a common parcel on a 0.43-acre site in the High Density Residential General Plan and Zoning District. Two new single-family dwellings and a new attached two-car garage for an existing single family dwelling is proposed.

Staff: Paula Bradley, Contract Planner, pbradley@mbakerintl.com

M/S: Gentile / Horlock

To approve Resolution No. PD19-004, MLD19-002, DR19-014 and EA19-010 for the 4303-B Scotts Valley Drive Planned Development.

Carried: 5-0-0

Ayes: Gentile, Herrera, Hodgins, Horlock and Maffia.

Noes: None

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 9:34 pm

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date: May 13, 2021

**Applicant /
Property Owner:** Rick Hochler, Hochler & Ross Family Trust

Applications: Planned Development Permit PD19-004, Minor Land Division
MLD19-002, Design Review DR19-014, Environmental
Assessment EA19-010 and Environmental Review/Negative
Declaration ND20-002

Location: 4303 B SV Drive/ APN: 022-902-11

General Plan / Zoning: High Density Residential / R-H, Residential High Density

Environmental Status: Negative Declaration

Request: Consideration of a Planned Development, Minor Subdivision,
Environmental Review, and a Design Review application for a
three-lot subdivision and a common parcel on a 0.43-acre site in
the High Density Residential General Plan and Zoning District.
Two new single-family dwellings and a new attached two-car
garage for an existing single family is proposed

Staff Planner: Paula Bradley, Contract Planner, (831) 345-5482
pbradley@mbakerintl.com

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A.

SITE AND PROJECT DESCRIPTION

The project proposes to subdivide an existing 18,918 square foot (0.43 acre) parcel of land to create a three-lot subdivision with one common lot. The proposed residential lot sizes are: 3,540 square feet (Lot 1), 4,120 square feet (Lot 2), 8,680 square feet (lot 3) containing an

existing single-family home, and the common lot would be 2,578 square feet. The project includes the construction of two new single-family homes with attached two-car garages and a new attached two-car garage for the existing single-family home. The common lot provides a shared access road to each unit's garage, public utility and a stormwater retention infrastructure and an emergency vehicle (fire) turnaround serving the three lots. The project site slopes from the existing home towards Lots 1 and 2 and Scotts Valley Drive with the steeper area primarily located along the northwest property line behind the existing single-family home. The project includes retaining walls to create level building pads for Lots 1 and 2.

The project site is at the terminus of a new private road (Coastal Oak Court) also serving the Lennar Homes multiple-family residential project which is currently under construction. Existing land uses on adjacent parcels includes single and multi-family housing. All public utilities necessary to serve the proposed development are available to the site.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Planned Development Zoning – The proposed project is requesting to establish specialized planned development zoning standards that are exceptions from lot size, shape, and lot coverage standards of the R-H zoning regulations.
2. Minor Subdivision – The project proposes to subdivide an existing 0.43-acre site into three residential lots and one common lot that provides shared vehicle access to the three parcels and includes public utilities and the required on-site stormwater retention facilities that serve the minor subdivision.
3. Design Review – Architectural and site plan review is required for all structures, alterations to structures and signage in the R-H zoning district pursuant to Municipal Code (R-H) Section 17.10.050. Design review is also required for the retaining walls and fences over three feet height in the front yard setback and over six feet height on the sides or rear yard setbacks.

Each of these requested entitlements and the proposed development's compliance with General Plan and Zoning standards are discussed below.

DISCUSSION AND ANALYSIS

The project is requesting approval of a Planned Development Zoning, Minor Subdivision, Design Review, and Environmental Review. The following section provides an analysis of the relevant general plan and zoning standards, requested development entitlements and environmental conditions associated with the proposed project.

PLANNED DEVELOPMENT / MINOR LAND DIVISION:

The project is situated in the R-H, High Density Residential Zoning District. The table below provides lot sizes and site coverage proposed with the proposed subdivision.

Lot Size and Coverage Table					
	Lot Area	Dwelling Footprint including porch	Lot Width	Lot Depth	Site Coverage
Lot 1	3540	1414	99.67	45.5'	40%
Lot 2	4120	1414	72.07'	45.5'	34%
Lot 3	8680	2121	115.54"	69.86'	24%
Common Lot	2578	0	Irregularly shaped	irregularly shaped'	0

The project is requesting a Planned Development to establish specialized development standards that reflect exceptions from the proposed R-H residential zoning regulations to accommodate the proposed residential development. Requested exceptions include: 1) minimum lot size; 2) lot depth; 3); reduced front and rear yard setbacks. The proposed retaining walls topped with five-foot interior fences and six-foot perimeter fences are greater than three-feet in height in the front yard areas and greater than six-feet in height in the side and rear yard areas are subject to Design Review. The Zoning Code requires every Planned Development District to be combined with an alternative base zoning district. In this case, the alternative base zone requested for this development is the High-Density Residential District (R-H).

The table below describes the projects compliance with the R-H, zoning standards and the requested development exceptions.

Zoning Compliance Table – 4303 B Scotts Valley Drive				
R-H, High-Density Residential				
	Standard	Proposed	Compliance	Comment
Density	6 units, 3,000 sf/du; and 9-15 units/acre	3 units, 6,306 sf/unit average	Yes	
Lot Area	6,000 sf	Lots 1 3,540 sf, Lot 2 4,120 sf; Lot 3, 8,680 sf	Partial	PD needed for Lots 1 & 2
Lot Width	60'	Lot 1: 100'; Lot 2 72'; Lot 3, 115.5'	Yes	
Lot Depth	60'	Lots 1 & 2, 45.5'; Lot 3, 70'	Partial	PD needed for Lots 1 & 2
Setbacks - Front	20'	Lots 1 & 2, 8'5"; Lot 3, 10'8"	No	PD needed
- Side Hillside Combining District	10% of lot width, 5' min Add 3'; Lots 1 & 2 top plate is 18')	Lots 1, 12.53'+, Lot 2, 10'+; Lot 3, 7.61' and 20.6' (8' required)	Yes	
- Rear	20% of lot depth, 15' min	Lot 1, 12'7"; Lot 2, 10', Lot 3 15'4"	Partial	PD needed for Lots 1 & 2
Height	35'	26.5' - 28.6'	Yes	
Site Coverage	55%	26% overall; Lot 1 60%, Lot 2 50%, Lot 3 16%	Yes	

Parking	2-car garage + 1 uncovered	2-car garage + 2 uncovered	Yes	
Retaining Walls	Design Review for retaining walls/fences <3' in front yards, and >6' inside or rear yards	Interior walls topped by 5' fences vary from 8' – 11'ft height in front yards, and 6.5' – 11' height in side and rear yards	No	Subject to Design Review

Note: *Hillside Combining District regulations require one-foot added to each side yard for each one foot of height above which the top plate line exceeds 15' in height.

According to the General Plan, the purpose of Planned Development Zoning is to provide the means to tailor zoning regulations and to apply specific standards for the development of a particular site. This process enables the City Council to consider the unique characteristics of a site and its surroundings to better implement the citywide objectives, goals, and policies of the General Plan and to provide site-specific development standards. Anytime Planned Development zoning is utilized, the standards established for the zoning district, which reflects the General Plan designation are tailored as part of a planned development. Tailored zoning regulations include, but are not limited to, lot size and shape, intensity, coverage, and appearance of structures. The three-lot subdivision, as designed, with two new two-story single-family homes with private yards, and garage parking consistent with other single and multi-family homes in the surrounding area.

The applicant originally proposed a four-lot subdivision with four new single-family, two-story homes and to demolish the existing home units, which would have been consistent with the density designation. The physical constraints of the site resulted in a reduction to a three-lot subdivision as circulation was constricted.

The following sections provide an analysis of the requested exceptions:

Lot Area: The minimum lot area in the R-H zoning district is 6,000 square feet. Based on this standard, the existing 18,918 square foot lot could be subdivided into three lots. The applicant is proposing a subdivision, which provides three single-family homes with private yard spaces and attached garage parking. Lots 1 and 2 are below the minimum 6,000 square foot lot area standard and require an exception through the Planned Development process.

Front yard Setback: The proposed development's private common lot provides shared vehicle access road to the three homes. As proposed, the front setback, for Lots 1 and 2 measured from the building to the property line of the common parcel, is 8.5 feet. The zoning code standard for the front yard setback is 20-feet from the building to roadway right-of-way. Although an exception to the zoning code standard is required for both the front setback and the reduced front setback can be authorized through the Planned Development process.

Reduced front, side and rear yard setbacks within a planned development is a standard practice to achieve appropriate residential densities and can be allowed through the Planned Development process.

Side and Rear Yard Setbacks: The minimum side yard setback in the R-H zone is five-feet. The proposed lot configuration is such that for Lots 1 & 2 the lot width is greater than the lot

depth, so the larger yards are the side yards and the rear yard setback is only five feet. Exceptions are requested for the front and rear yard setbacks. The adjacent home to the northeast has a rear setback of 10 feet to one corner and the adjacent duplex has a rear setback of 20 feet from the property line. To the southwest is the Acorn Apartments with a 15-foot setback from the property line. The new townhomes to the southeast have a setback of 30-feet from the property and is the side where the fire turnaround is located.

The Hillside Combining District regulations apply to this residential site since it has an average slope of 15.5%. However, the area of 10% slope or more is primarily to the rear of the existing home and proposed one story garage. The Hillside Combining District regulations require one-foot added to each side yard for each one-foot of height above which the top plate line exceeds 15-feet in height. In this case, the two-story homes on Lots 1 and 2 the top plate is 18-feet and an additional three-feet could apply but the side yard setbacks meet this standard. Proposed for Lot 1 the side yard setback is 12.53-feet and 12-feet or more; Lot 2 is 10-feet and 19-feet. Lot 3 the one-story garage has a top plate under 15-feet with a side yard setback of 20.6-feet and 7.61 feet next to the garage.

Site Coverage: Site coverage is defined as the percentage of site area that may be covered by impervious surfaces, including all structures, open or enclosed or projections of structures. As shown in the tables above, the maximum allowable site coverage in the R-H zoning district is 55-percent. Project plans indicate an overall site coverage of 26-percent, which is below the maximum site coverage. The common parcel includes permeable paving for the emergency vehicle turn around area, which is not included in the site coverage.

On-Site Parking and Driveway Design: The project meets the single-family parking requirements by providing a two-car garage for each unit driveway spaces for two additional vehicles. The subject property is located at the terminus of a new road (Coastal Oak Court) serving the subject project and the two triplexes townhouse project (Lennar Homes) to the east. A paved area to the right Lot 2 is a dual-purpose emergency vehicle turnaround as required by the fire department and stormwater retention facilities. The private road and emergency vehicle turnaround area would be striped and signed pursuant to Fire Department standards no parking except for emergency vehicles. The emergency vehicle turn-around would be required to be a dedicated area to be available at all times for exclusive use for emergency vehicles. There is no off-site (street) parking provided for this project which is something that potential owners of these new homes will need to consider in their purchase decision.

With regards to the road paving, City standards limit the amount of paved area in front yards, allowing for landscaping to provide visual relief. However, in this case, the front common parcel provides shared and combined vehicle access serving all three of the proposed homes and is the only means of vehicle access to each of the homes. To retain stormwater on site, the emergency turnaround is designed with pervious pavers and subsurface on-site stormwater retention facility, and an engineered landscaped bio-retention facility on Lot 1. A landscape planting area was added adjacent to the Lot 2 garage and a condition of approval will require shrubs in addition to the proposed ground cover for a green buffer. The front walkway pavers will be permeable pavers. These landscape areas provide visual relief and help soften the surrounding hardscape although the landscaping is groundcover (grasses).

Road access easement

Common lot Parcel A provides a shared access road benefitting the three lots. It also contains an emergency vehicle turnaround, utilities, on-site stormwater retention facilities and landscaping. A condition of approval requires a road access easement and maintenance management to share in the maintenance of roads, landscaping, and stormwater infrastructure. Access to the project site is via a 24" wide private road (Coastal Oak Court) which requires an additional ingress egress easement over a corner of the adjacent property to the southeast (Lennar Homes) for the shared private road with an existing access and public utilities easement.

DESIGN REVIEW: The Design Review process requires architectural and site plan review for all structures by the Planning Commission. The Design Review process is established to carry out the objectives of the City's General Plan and related zoning regulations and to ensure that permits for construction will be carried out in a manner which is not detrimental to the surrounding uses and is consistent with the overall planning goals of the city. Architectural and Site Plan Design Review is required for all new structures in the R-H zoning district subject to design criteria specified in Section 17.50.030.

Building architecture and site design: The development proposes two new, two story homes, in addition to the existing home. The two new homes are two-story, 26.5-feet to 28.5 feet in height, with gable roof forms with an 8:12 pitch in the front and sides elevations. The front facing two-car garages will feature trellises over the doors, and walkways to the front porch entry.

The two new homes mirror each other and incorporate stucco exterior on the first floor and hardi-panel shingle siding on the second floor, belly bands separating the stories on all sides, and brackets under the gables. There are shed roof details over some doors and windows. Windows are white vinyl single hung and vary with single, double, and triple windows with multiple lights. For the Lot 1 home, the proposed stucco body and second floor hardi-panel shingle siding are a light blue-green color. The trim and gutters would be white with a darker gray color door. For the Lot 2 home, the first-floor stucco body, and the second floor hardi-panel shingle siding are a light gray color, the trim, and gutters are white, with a darker gray color door. The new homes garage doors are a wood carriage type with four sections with six divided lights at the top of each panel. The roofs would be a Timberline series dark gray or brown color composition shingle. For the new one-story, two-car garage, colors and materials would match the existing home (plywood siding) with a roll-up garage door gray with white trim. The architectural details, materials, mass, and colors of the proposed residential units are consistent with similar newer single-family homes, and compatible with the surrounding area.

Retaining Walls and Fences: The project site slopes downward from the existing home towards Lots 1 and 2 and the townhouses to the southeast. The walls are Allen block type brown color finish topped with five-foot height redwood plank fences in the interior and a six-foot redwood fence along the perimeter, all a good neighbor design. As previously stated, retaining walls over three-feet in height in front yards and six-feet in the side and rear yards are subject to design review.

Retaining walls are also designed at the corner of Lot 1 to preserve a 24" diameter at breast height (dbh) and 23" dbh coast live oak and for Lot 2 to preserve a 48" dbh coast redwood. A condition of approval will require specific tree preservation methods for the grading and construction to preserve these trees. Site plan (sheet A1.4) shows the details for retaining walls and fences.

Landscaping: The project proposes to incorporate irrigated landscape areas, consisting of ground cover for Lot 1 and Lot 2, planters in front of the front yard walls and shrubs and trees along the rear walls. Trees and shrubs are proposed for the front yards. Ten 15-gallon replacement trees are included on the landscape plan. Lot 3 will retain the existing landscaping. The bioretention areas will include ground cover and native grasses in accordance with industry standards.

Lighting: The project proposes exterior lighting to include recessed lights in the front porch ceiling in the front entry for Lots 1 and 2. A decorative bollard light is proposed for each of the three walkways and is proposed as the public art (sheet A1.5). Lot 3 will retain the existing exterior front lights. Wall mounted lights are proposed above the garage doors. Wall mounted photo-voltaic lights are proposed in the side yards and the sides of the garage doors for Lots 1 and 2. To insure that exterior lighting does not add glare on neighboring properties, a condition of approval is included that all exterior lighting be down directed with shielded light sources.

Trees: The applicant has submitted an arborist report, dated December 10, 2019, which evaluates 14 protected trees. Five of the 14 protected trees on site would be directly impacted by the proposed development and are proposed to be removed including two incense cedars, two glossy privets, and one California laurel. The Lot 1 and Lot 2 rear yard retaining walls were designed to preserve two protected coast live oaks and one redwood tree. Tree protection recommendations are included in the arborist's report to preserve the remaining trees and these measures and recommendations will be required to be included as conditions of approval. The three trees to be saved will be impacted by the grading and construction and the arborist will be required to monitor construction during grading and retaining wall construction.

ENVIRONMENTAL DETERMINATION

An Initial Study / Negative Declaration (ND) was prepared for the proposed development consistent with the requirements of the California Environment Quality Act. No project related environmental impacts were identified, and no mitigation measures were required. The ND was circulated for 30 days as required, from March 30th through April 30, 2021. As discussed in the individual sections, the project would not degrade the quality of the environment, including effects on animals or plants, or humans, either directly or indirectly with the implementation of identified standard conditions of approval.

PUBLIC NOTICE & COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no comments have been received on the proposed development.

FINDINGS AND CONCLUSION

Staff finds that the project’s architectural and site plans respond appropriately to the site and surrounding area and recommends that the Planning Commission forward an affirmative recommendation to the City Council on the proposed four lot residential subdivision, Planned Development District and Permit, and Design Review subject to findings and conditions contained in the attached Resolution and Conditions of approval.

ATTACHMENTS

Resolution and Conditions of Approval (Action Item)	9
1. Location Map	27
2. Project Plans	28
3. Draft Initial Study (3/30/2021) and attached reports	49
a. Entomological Report by Entomological Conservation Resources, dated February 20, 2020	
b. Entomological Report by Entomological Conservation Resources, dated 9/26/2005	
c. Arborist Report, Tree Inventory & Preliminary Assessment, dated December 10, 2019	
d. Geotechnical Soils Report by Rock Solid Engineering, dated 10/14/2019	
e. Stormwater Control Plan, dated 07/28/20 and Drainage Map	

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A NEGATIVE DECLARATION (ND20-002), MINOR LAND DIVISION (MLD19-002) PLANNED DEVELOPMENT OVERLAY AND PERMIT (PD19-004), DESIGN REVIEW (DR19-014) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT CONSISTING OF A THREE-LOT SUBDIVISION AND A COMMON PARCEL ON A 0.43-ACRE SITE IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT. TWO NEW SINGLE-FAMILY DWELLINGS AND A NEW ATTACHED TWO-CAR GARAGE FOR AN EXISTING SINGLE-FAMILY DWELLING AND RELATED SITE IMPROVEMENTS, SUBJECT TO CONDITIONS OF APPROVAL, ON A 0.43-ACRE SITE AT 4303 B SCOTTS VALLEY DRIVE // APN 022-902-11

WHEREAS, the City of Scotts Valley has received an application and technical reports from Rick Hochler, of the Hochler & Ross Family Trust, applicant and property owner, to subdivide a 0.43-acre site into three lots and one common lot, to construct two single-family dwellings and a new attached two-car garage for an existing single family dwelling and related site improvements at 4303 B Scotts Valley Drive, as shown on project plans on file with the Planning Department / APN 022-902-11; and

WHEREAS, the applicant has presented substantial evidence which supports the application; and

WHEREAS, the application is a “project” pursuant to the California Environmental Quality Act (“CEQA”), which requires environmental review; and

WHEREAS, the City conducted an Initial Study and prepared a Negative Declaration (IS/ND), in accordance with the State CEQA Guidelines and requirements. The IS/ND was duly noticed, published, and distributed for a 30-day public review period from March 30, 2021 through April 30, 2021 (5:00PM), and was made available for public review, on the City’s website; and

WHEREAS, the Planning Commission held duly published and noticed public hearing on May 13, 2021, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Scotts Valley (“Commission”) that the Commission hereby recommends to the City Council:

SECTION 1: That the IS/ND has been completed in compliance with the requirements of CEQA and that the Planning Commission has reviewed and considered the information within the Initial Study / Negative Declaration (IS/ND).

SECTION 2: That the IS/ND represents the independent judgment and analysis of the City.

SECTION 3: That the City Council certify the Negative Declaration based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15074:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** City consultant conducted an Initial Study for the project and prepared a Negative Declaration and determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment, wildlife or plant resources with the implementation of identified standard conditions of approval.
2. ***The Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Negative Declaration was completed in compliance with CEQA, was published and distributed to the applicable agencies, and was made available for public review for a 30-day period from March 30, 2021 to April 30, 2021.
3. ***The environmental determination represents the independent judgment of the City.*** The Negative Declaration was prepared by City Consultant. All reports and supporting information have been reviewed and approved by the applicable City Department Heads.
4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Negative Declaration and the referenced technical and/or environmental studies that were submitted for the project have been made available to the public on the City's website.
5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the Negative Declaration and comments of appropriate reviewing agencies, to indicate that the proposed project could have any potential for an adverse effect on fish and wildlife resources or the habitat upon which it depends.*** The project site is within an area known to contain habitat for a federally listed endangered insect species. An updated Entomological report (dated February 20, 2020) was prepared for the project and confirmed, as did the previous report in 2005 that the project site is not suitable habitat for the endangered Mount Hermon June Beetle or the Zayante Band Winged grasshopper. Therefore, the project will not result in any adverse impacts to fish and wildlife resources.

SECTION 4: Approve the Planned Development District Overlay and Permit based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

6. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes two new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The two new single-family homes are two-story and include two covered garage parking spaces and two uncovered parking spaces, private yards. The homes are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for two additional families.
7. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning district. The resulting R-H/PD zone allows specific development standards to address to accommodate unique circumstances related to lot size and shape, intensity, coverage, and appearance of structures. The physical constraints of the site including the location of the existing home, the access road, emergency vehicle turnaround, on-site stormwater retention and tree preservation, resulted in a reduced three-lot subdivision with three new homes.
8. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development and Design Permit will allow two new two-story single-family homes with attached two-car garages, and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements to be developed. The Planned Development zoning allows exceptions to the development standards to accommodate the proposed lot configuration with reduced lot sizes, width and depths, reduced front, side, and rear setbacks. Each new home will have private yard space and two covered garage parking spaces and two uncovered parking spaces.
9. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall siting, mass, and height of the two-story homes, are well proportioned with attractive architectural details and quality materials and are harmonious with conventional new homes in the neighborhood. The two-story homes are approximately 26.5 to 28.5-feet in height feet and similar to other nearby homes in the neighborhood. As designed consistent with the General Plan Action OSA-387. So general). The PD allows exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.
10. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Negative Declaration (ND20-002) and determined that

there were no potentially significant adverse environmental impacts and the project will not degrade the quality of the environment wildlife or plant resources with the implementation of identified standard conditions of approval.

SECTION 5: Approve the Minor Land Division based on the following findings, and as shown on the plans submitted, subject to Conditions of Approval (Exhibit B) attached hereto and incorporated herein:

11. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides two new single-family homes in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.
12. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the three-lot residential development on the 0.43-acre site is consistent with the General Plan High Density Residential density as it does not exceed the maximum units per acre. The subdivision design and the related property improvements create two new single-family homes with attached two-car garages and a new two-car garage for the existing home, private yard spaces for each new. The project as proposed and conditioned is consistent with goals and objectives of the General Plan.
13. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 0.43-acre site is sufficient in size to accommodate the three-lot subdivision and improvements including two-car garages and private yard areas for each unit. It is an infill lot and will add two new single-family homes. The three-lot subdivision is suitable as it adds two new single-family homes on an underutilized infill lot, and it does not exceed the General Plan and Zoning density. Public services are available, and utilities are of adequate capacity to accommodate the project.
14. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the ND found that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish, wildlife or habitat with the implementation of identified standard conditions of approval.
15. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Negative Declaration evaluated that the project is not expected to cause serious public health problems.

16. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project site. Common lot Parcel A provides a shared access road benefitting the three lots. It also contains an emergency vehicle turnaround, utilities, on-site stormwater retention facilities and landscaping. A condition of approval requires a road access easement and maintenance management to share in the maintenance of driveways, landscaping, and stormwater infrastructure. Access to the project site is via a 24" wide private road (Coastal Oak Court) which requires an additional ingress egress easement over a corner of the adjacent property to the southeast (Lennar Homes) for the shared private road with an existing access and public utilities easement. The Public Works Department has reviewed the project and recommended approval subject to conditions.

SECTION 6: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

17. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and located at the terminus of the private road. The site gently slopes towards Scotts Valley drive and for level building pads retaining walls are required for Lots 1 and 2. The steeper portion of the site are behind the existing home will remain undisturbed except where the new two-car garage is proposed. The physical constraints of the site require exceptions from the development standards as allowed in a PD district, which are common on infill developments in the area such as the flag lot type driveway and requirements for on-site stormwater retention. As proposed the single-family homes are suited to the property, setting, and zoning context.
18. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the proposed single-family homes are two-story in height, utilize conventional stucco and hardi-board type shingle siding exterior, composition shingle roofing with brackets under the gables, belly bands separating the stories on all sides. Included are shed roof details over some doors and windows and windows are white vinyl single hung and vary with single, double, and triple windows with multiple lights and wood trim. The color scheme incorporates natural color tones of light grey and blue green with white trim. The variety of quality materials, exterior treatments, finish details and exterior colors are appropriate and consistent with the City's design review criteria.
19. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project, landscape design as depicted and described in the applicant schematic revisions dated October 20, 2020 would meet the requirements of this finding in that the project will provide new landscaping including replacement trees and shrubs, ground cover, and

planted bioretention swales. The retaining walls along a portion of the front and rear yard property line for Lots 1 & 2 including a landscaping buffer. Preliminary landscaping and irrigation details have been reviewed. A condition of approval requires that final landscape and irrigation plans be submitted for staff review and approval by the Community Development Director.

20. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each proposed single-family home has an attached two-car garage. A detached two-car one-story garage will be developed for the existing single-family home to become consistent with the parking requirements. The site requires an access road and an emergency vehicle turnaround which includes pervious pavers. The front entry walkways will also incorporate pervious pavers. Each of the driveways that serve the homes provides a minimum of two uncovered parking space which meet or exceed the City's single-family parking standard.
21. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site and to the homes driveways is through a shared, common, private parcel. This private road connects to "Coastal Oak Court" off Acorn Court, a newly constructed private road for the adjacent townhome development to the southeast. The project's vehicle access and circulation plan, at the end of a private road, is designed to accommodate an on-site emergency vehicle turn-around to accommodate City Fire Department emergency vehicles.
22. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project includes retaining walls over three feet in height for a portion of Lots 1 and 2 front yard areas towards Lot 3. The concrete retaining walls vary from three to six feet in height. The interior retaining walls are topped with five-foot height redwood fences with a combined total height of eight to 11.5 feet. The retaining walls are required for new Lots 1 and 2 to create two level building pads. For Lots 1 and 2, along the property line of Lot 3, are similarly designed walls topped with redwood fences with an overall combined height of 9.5 to 11.5 feet. Along the shared driveway the landscape plans include plantings to screen and soften the appearance of the front yard retaining walls. For Lot 3 a portion of the side property line adjacent to the new one-story garage will require a retaining wall of 2.5 feet to three feet height, topped with a six-foot height redwood fence for a combined height of 6.5 feet to 8.5 feet. The retaining walls are an Allen block type concrete block with a light brown color finish. A new six-foot height wood good neighbor type perimeter fence will be constructed.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley recommends City Council certify a Negative Declaration ND20-002 and approve Planned Development Overlay and Permit PD19-004, a Minor Land Division MLD19-002, and Design Review DR19-014, for the planned development consisting of two single-family homes, homes

and an attached two-car garage for the existing single family dwelling to be consistent with the parking requirements, and related site improvements, on a 0.43-acre site located at 4303 B Scotts Valley Drive / APN 022-902-11 subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 13th day of May 2021, by a vote as follows:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Planning Commission Chair

Attest: _____
Taylor Bateman
Community Development Director

Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all required development and impact fees before starting any grading/earth disturbance or construction on the property.

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, new attached two-car garage to the existing single-family dwelling, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.
6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. To ensure that the tree protection measures conditions of approval are communicated and complied with a preconstruction meeting shall be conducted prior

to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Cultural Resources

Archaeological Resources

8. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
 - a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.
 - b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.
 - c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.
 - d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
9. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.
10. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the

appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

11. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
12. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
13. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
14. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
15. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.
16. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.

23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. All fence and wall design details shall be included on plans submitted for building permit and subject to Planning Department approval.

Trees

Standard

25. All recommendations in the Arborist Report, dated December 10, 2019, are incorporated as conditions of project approval.
26. No tree removal shall occur until grading/building permit issuance.
27. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
28. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.
29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.
31. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
32. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

Project Specific

33. If any protection is removed, the arborist shall verify that the fencing and other measures were correctly reinstalled.
34. Provide a copy of a contract for the project arborist's services for the Community Development Department Director review and approval.

35. Prior to issuance of any grading or building permits, the arborist shall review the site plan dated 11/20/20, and the grading and improvement plans shall have the arborists recommendations included on the plans. The arborists recommendations are: 1) Obtain all necessary permits prior to removing or significantly altering any trees on site; 2) Remove trees recommended for removal; 3) Modify locations of retaining walls a minimum of 7-10 feet adjacent to tree #1, coast redwood and a minimum of 10 feet from T13 and 14 coast live oak, if they are to be retained; and 4) Additional tree protection specifications will be required once the final plans sets are completed. The arborist's recommendations for tree preservation shall be incorporated into the plans, and printed on the grading and construction drawings.
36. The project arborist shall routinely inspect the condition and health of the protected trees periodically through the term of construction. The arborist shall provide the notes to the Community Development Department Director review and notify if there are any issues.
37. Landscape plans submitted to the City for site development permits shall include a minimum of ten replacement trees. If additional trees are removed due to construction impacts, these trees shall also require replacement at a 2:1 ratio prior to occupancy and as part of the landscaper warranty. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

Landscaping

38. The landscaping improvements shall be permanently maintained and irrigated.
39. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.
40. A final landscape plan shall be submitted and include the name, number, size, and location for all planting materials, trees and ground covers replacement trees and shall be approved by the Community Development Director prior to issuance of grading or building permits.
41. The ground cover in the emergency turnaround adjacent to the garage on Lot 2 shall include shrubs in addition to ground cover.

Lighting

42. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

CC&R's and Joint Maintenance

43. CC&R's and/or any joint maintenance agreements and subsequent association for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The ongoing maintenance documents shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.

Affordable Housing

45. Prior to the issuance of any building or grading permit, the developer shall comply with applicable affordable housing requirements including the payment of in-lieu fees.

Building Department

Standard

46. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
47. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
48. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
49. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
50. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.
51. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
52. Structural calculations shall be submitted and wet-signed by the Engineer of record.

53. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
54. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
55. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
56. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.
57. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
58. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
59. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

Grading

60. All recommendations in the geotechnical report prepared for the project shall be incorporated as conditions of project approval.
61. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
62. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
63. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
64. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

The following Air Quality BMPs shall be included in the construction contract for the project and be implemented during site grading:

65. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
66. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
67. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
68. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
69. Roadway(s) along the project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
70. No grading activities shall occur during days of high wind velocity.
71. Finished graded areas that are designated as open space and landscape areas of project shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
72. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.
73. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Hazardous Materials and Hydrology

74. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
75. Construction materials shall not be stockpiled or stored where they could be accidentally discharged down slope or into Scotts Valley Drive.
76. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Public Works Department

77. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.

78. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
79. Engineered Improvement Plans shall be submitted for all onsite and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.
80. Engineered improvement plans for all work, signed, and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
81. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
82. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
83. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
84. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
85. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

Stormwater Management Plan:

86. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.

87. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
88. See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works
89. Impervious area must be shown on coversheet.
90. Applicant shall pay the cost to accomplish the utility design and construction to underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This under grounding of utilities to remove utility poles comes in addition to the state required under grounding of transmission for the project and any new service connections.
91. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording
92. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed in both paper and electronic files
93. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
94. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
95. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

DEPARTMENT OF PUBLIC WORKS -PARKS AND RECREATION DIVISION

96. The developer shall comply with SVMC chapter 16.35, dedication of land for parks and recreational purposes. Any fees shall be paid prior to issuance of a grading and/or building permit.

FIRE DEPARTMENT

97. This project shall comply with the California Fire Code as amended by the Scotts Valley Fire Protection District

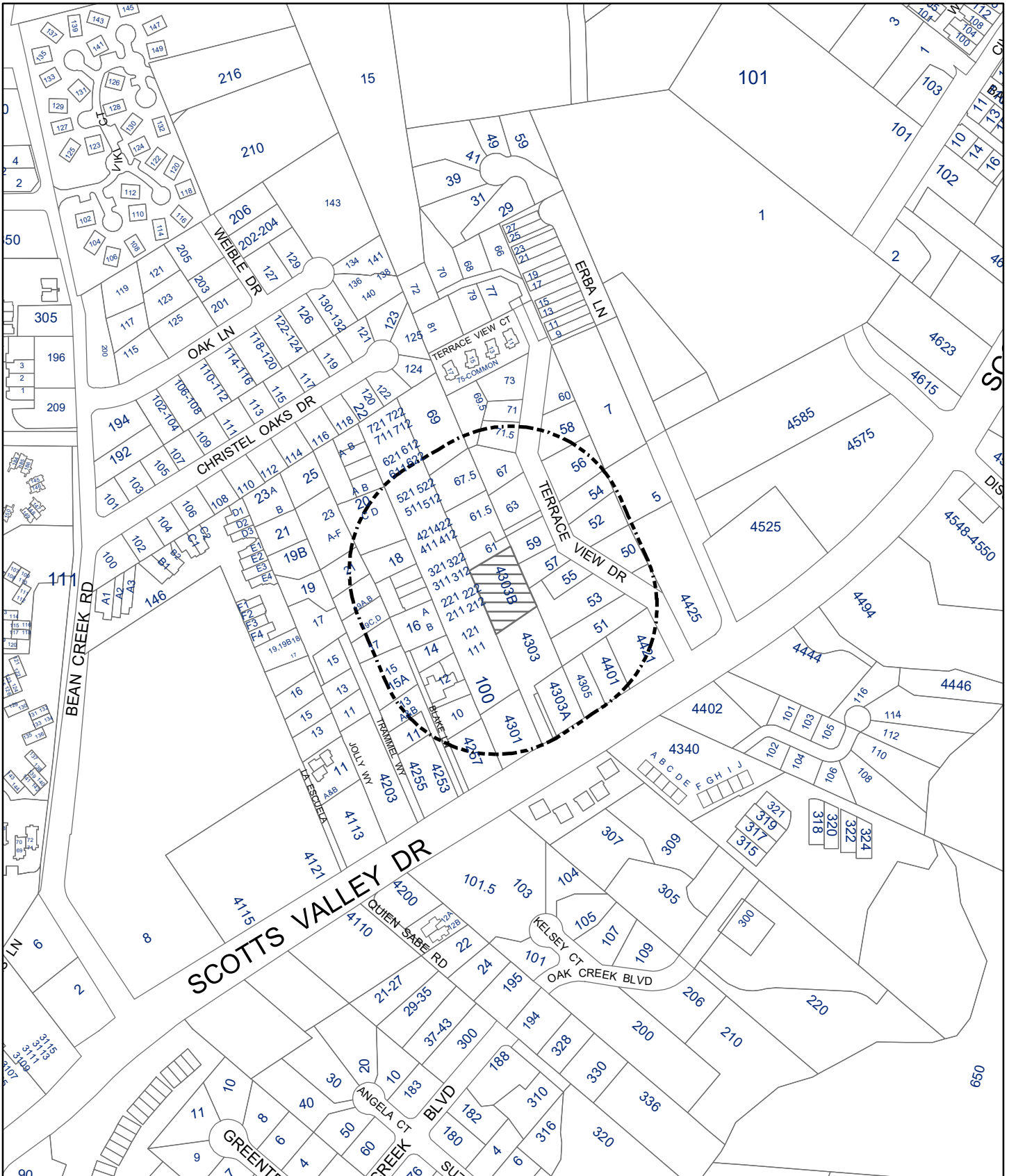
98. The emergency vehicle turnaround shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

Name and Signature of Property Owner

Date

Project Location

4303 B Scotts Valley Drive / APN 022-902-11



 Project Site



Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray



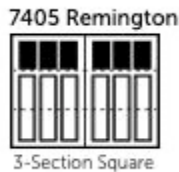
Siding:
Hardi Panel Shingle Siding
Stucco



Windows:
Marvin Elevate Series or equiv.
White Vinyl or Fiberglass
with dividers as shown or similar



Garage Door:
Wayne Dalton Garage Doors
Carriage House Wood Doors
Series 7400 or similar



Front Elevaton - Lot 1

Scale: 1/8" = 1'-0"

First Foor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Woodlawn Blue HC-147
Trim, Gutters: White OC-151
Accent-Doors: Chelsea Gray HC-168





Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray



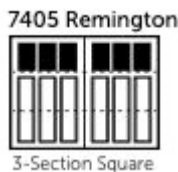
Siding:
Hardi Panel Shingle Siding
Stucco



Windows:
Marvin Elevate Series or equiv.
White Vinyl or Fiberglass
with dividers as shown or similar



Garage Door:
Wayne Dalton Garage Doors
Carriage House Wood Doors
Series 7400 or similar



Front Elevation Lot 2

Scale: 1/8" = 1'-0"

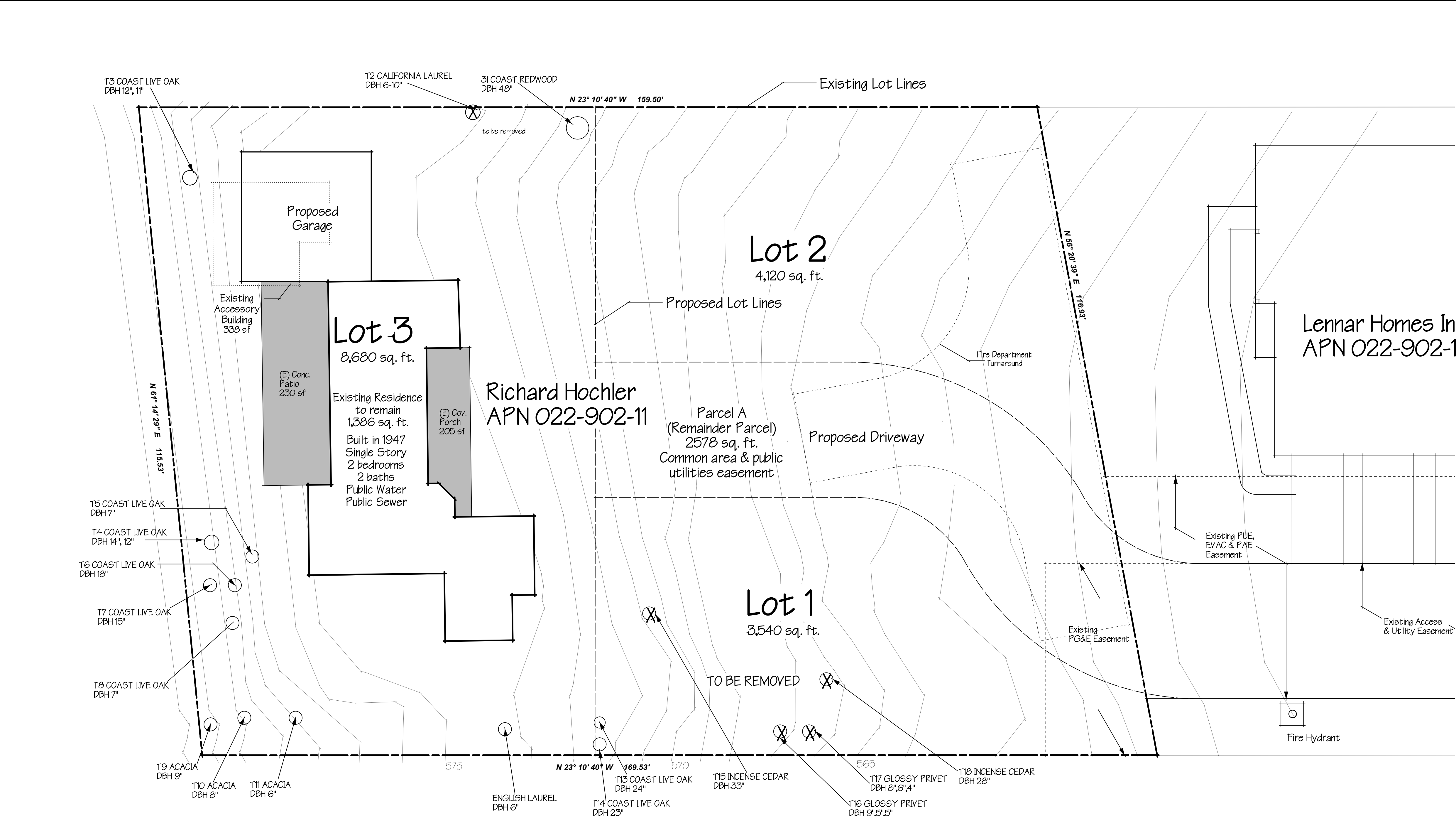
First Floor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Stonington Gray HC-170
Trim, Gutters: White Diamond OC-61
Accent-Doors: Kasbah AF-640

BODY: Stonington Gray HC-170	CUERPO: Gris de Stonington HC-170
TRIM: White Diamond OC-61	MARCO: Blanco Diamante OC-61
ACCENT: Kasbah AF-640	ACENTO: Kasbah AF-640

Proposed Planned Development
4303 B Scotts Valley Drive
Scotts Valley, CA

APN: 022-902-11

10/28/20 Page 248 of 562



ARBORIST RECOMMENDATIONS
Kurt Fouts ISA Certified Arborist WE0681A
1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove trees recommended for removal.
3. Retaining walls a minimum of 7-10 feet, adjacent to tree T1, coast redwood and a minimum of 10 feet from T13 & 14 coast live oak, if they are to be retained.
4. Additional tree protection specifications will be required once final plan sets are completed.

Tree Protection Zone
The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.
The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone. Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances. Tree protection may also involve the arming of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. See Tree Protection Guidelines & Restrictions - Appendix E.
Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.
Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattie may also be used as a trunk wrap and secured with orange plastic fencing.

Critical Root Zone
Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance
No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, on one side of the trunk, and is supported by several research studies including (Smiley, Fraedrich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

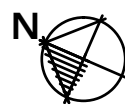
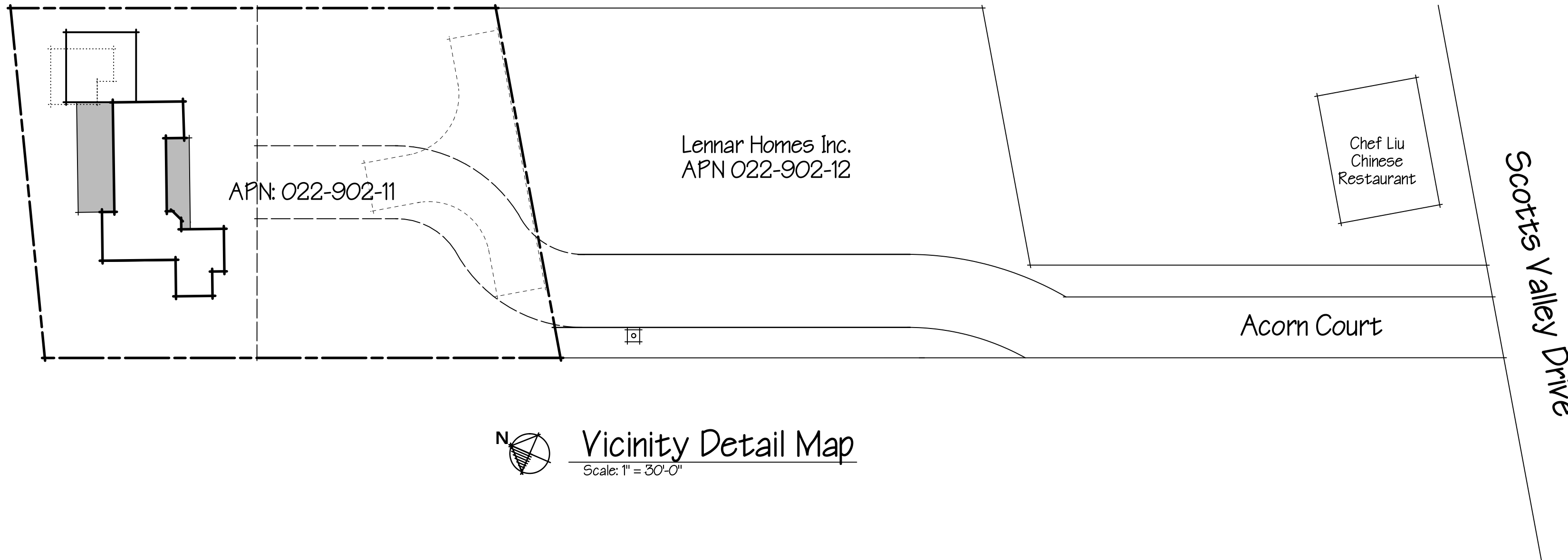
X- Trees to be Removed



Existing Site Plan

Scale: 1" = 10'-0"

Showing Location of the Existing Home & Trees and Proposed Access and Land Division



Vicinity Detail Map

Scale: 1" = 30'-0"

PROJECT DATA

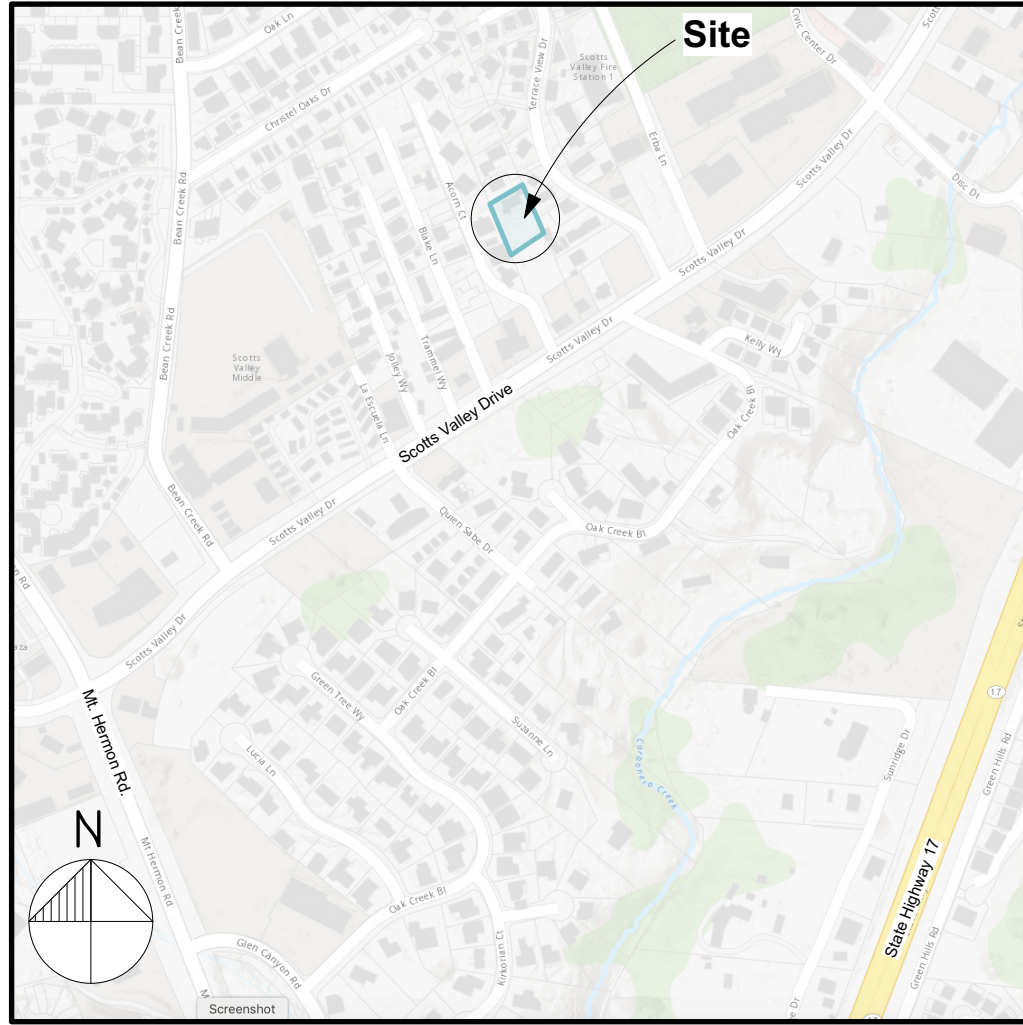
Existing Parcel:
Address: 4303 B. Scotts Valley Dr. Scotts Valley, CA
Parcel Number: 022-902-11
Parcel Size: 18,918 sq. ft.
Water Supply: Public
Waste Water: Sewer
Occupancy Classification Group: R2, U Wood Frame
Construction Type: VB.

Proposed Areas & Development Standards
See Tables A & B--Sheet A1.2

PROJECT DESCRIPTION

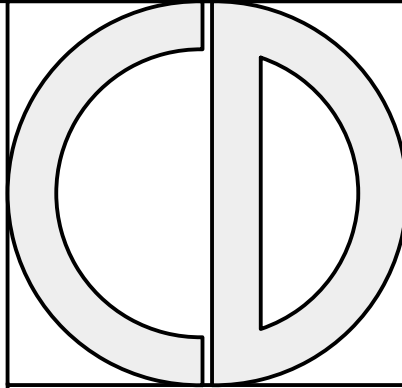
The proposed development is for a three unit Planned Development, subdividing the parcel with an existing single family dwelling at 4303 Scotts Valley Drive into 3 lots, along with a "remainder parcel" for the access road and utilities. The existing family dwelling will be retained. The new homes have been designed to fit within the context of the established neighborhood and the new Lennar homes on the adjacent parcel. The proposed design will utilize a shared driveway access with the Lennar home project, incorporating a shared fire turn-around, underground utility services and providing open space between the properties.

VICINITY MAP (n.t.s.)



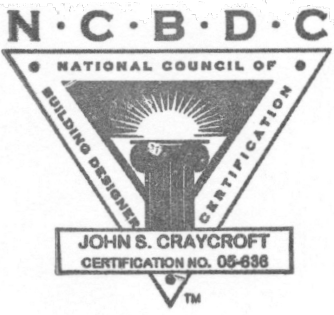
SHEET INDEX

A1.1	Cover Sheet & Existing Site Plan
A1.2	Proposed Site Plan
A1.3	Site Plan with Neighboring Properties
A1.4	Site Plan with Retaining Walls/Fences
A1.5	Site Plan with Exterior Lighting
A2.1	Lot 1 - Proposed Residence Plans
A2.2	Lot 2 - Proposed Residence Plans
A3.1	Colors & Materials Descriptions
C-1	Civil - Grading & Drainage Plan
C-2	Civil - Utility Plan
C-3	Civil - Details
C-4	Civil - Cross Sections
C-5	Civil - Erosion Control Plan
C-6	Civil - Shaded Slope Plan
L1	Landscape Planting Plan
L2	Landscape Hydrozone Plan
SU1	Tentative Parcel Map
SU2	Survey



**CRAYCROFT
DESIGN**

455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



John Craycroft
12/10/19

SURVEYOR

Paul Hanagan LS
305-C Soquel Ave
Santa Cruz, CA 95062
831-469-3428

**GEOTECHNICAL
ENGINEER**

Rock Solid
Engineering, Inc.
1100 Main Street, Ste. A
Watsonville, CA 95076
831-724-5868

**CIVIL
ENGINEER**

Ryan Haley, PE QSD
Cornerstone Civil Inc.
2528 Charlene Lane
Santa Cruz, CA
831-346-5446

**LANDSCAPE
ARCHITECT**

Gregory Lewis
Landscape Architect
736 Park Way
Santa Cruz, CA
831-359-0960

ARBORIST

Arborist Consultant
826 Monterey Ave.
Capitola, CA
831-359-3607

OWNER

Rick Hochler
325 Canham Road
Scotts Valley, CA
831-818-0919
hochwave@comcast.net

PROJECT

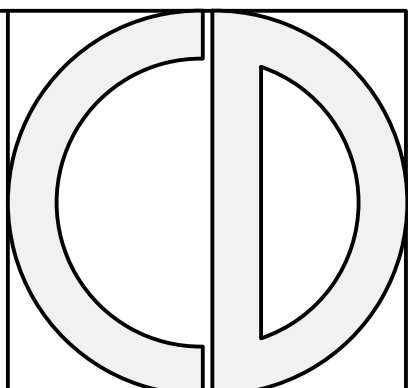
Proposed Development
4303 B Scotts Valley Dr.
Scotts Valley, CA
APN: 022-902-11

VERSION

date	remarks
12/10/19	Design Permit Submittal
4/14/20	Design Permit Resubmittal
8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal

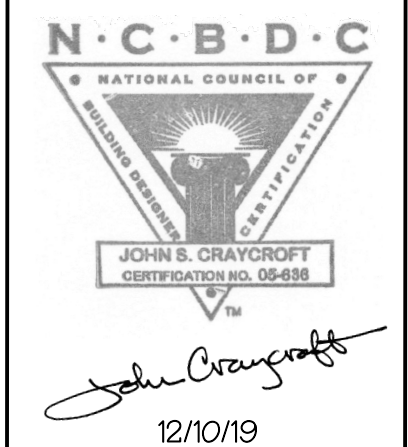
**Coversheet &
Exist. Site Plan**

A1.1



CRAYCROFT DESIGN

455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



SURVEYOR

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305-C Soquel Ave
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736 Park Way
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831-359-3607

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Scotts Valley, CA
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hochwave@comcast.net

PROJECT

Proposed Development
4303 B Scotts Valley Dr.
Scotts Valley, CA
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VERSION	
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12/10/19	Design Permit Submittal
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8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal
4/19/21	Table A & B data revised

Proposed Site Plan

A1.2

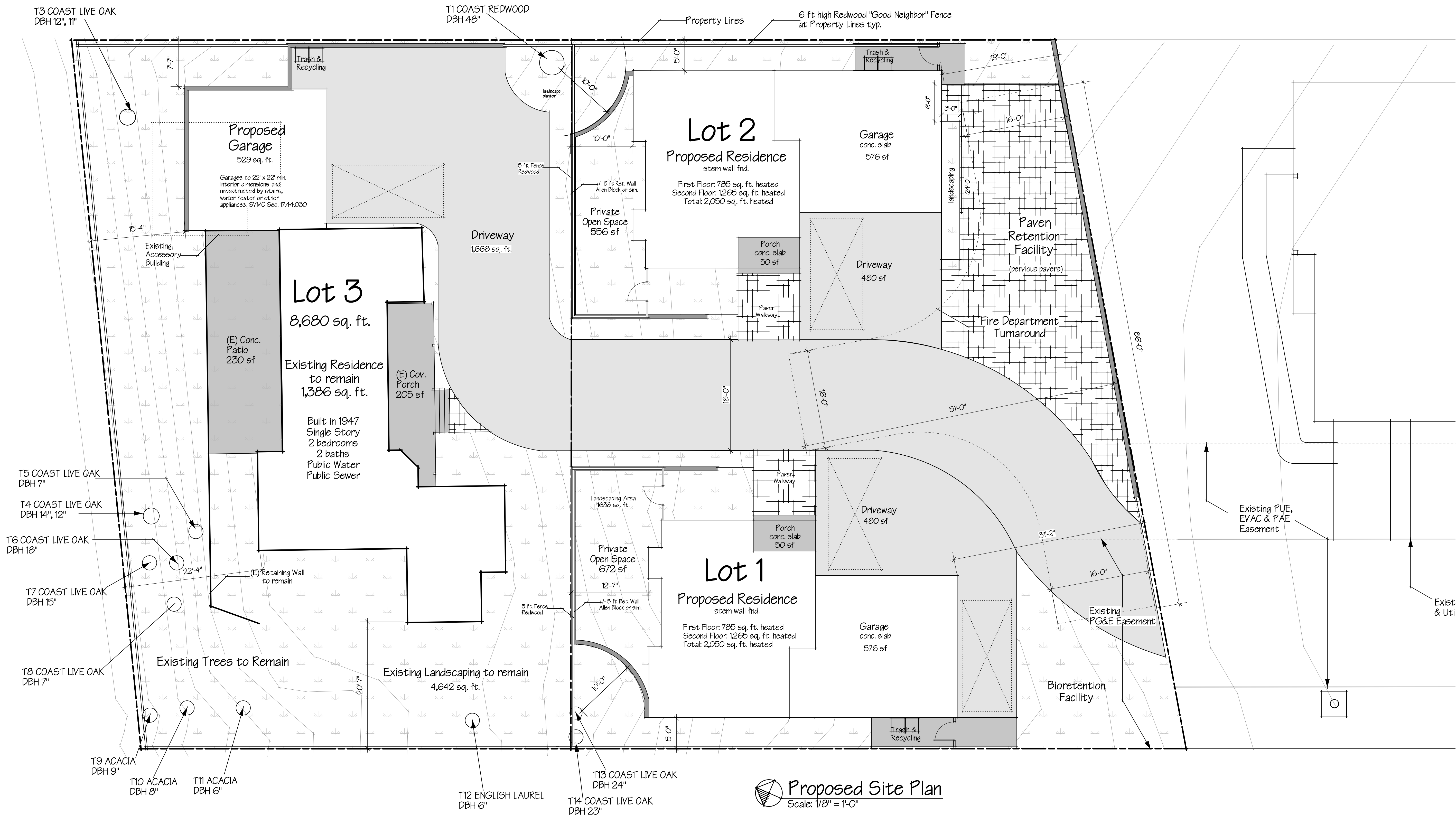
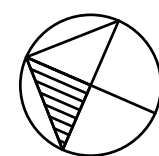


Table A
Project Area Calculations

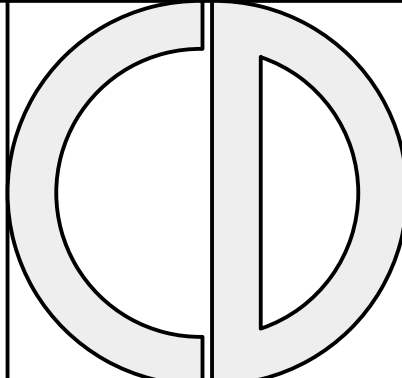
Lot #	Lot Area	First Floor	Second Floor	Total Heated (sq. ft.)	Garage	Covered Porch	Landscaping Area	Landscaping Percentage	Lot Coverage	Density %	Bedrooms	Private Open Space	Parking
Lot 1	3540	785	1265	2050	576	53	1458	0.412	1414	0.579	3	556	3
Lot 2	4120	785	1265	2050	576	53	988	0.24	1414	0.498	3	672	3
Lot 3	8680	1386		1386	530	205	4642	0.535	2121	0.16	3	4682	3
Remainder Lot	2578												
Totals	10238			4100	1152	106		0.593	2828	0.412			6

Table B
Project Development Standards

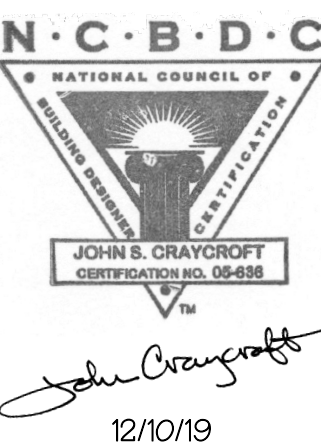
Requirement	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Required
Front Yard	8.5 ft	8.5 ft	10.8 ft	20 ft
Side Yard	12.53 ft & 12 ft	10 ft & 19 ft	7.61 ft & 20.6 ft	5'-10" (Hillside District: 11.5'-16.5')
Rear Yard	5 ft	5 ft	14.35 ft	15 ft - 25 ft
Max. Height	28.5 ft	28.5 ft		35 ft max
Density	3,412 sq. ft. per dwelling	3,412 sq. ft. per dwelling		3,000 sq. ft. min per dwelling
Private Open Space	556 sq. ft. to 4682 sq. ft.	556 sq. ft. to 4682 sq. ft.		90 sq. ft. min
Parking	9	9		12 (4 each per dwelling)
Lot Coverage	41%	41%		55%



Site Plan with Surrounding Properties and Uses
Scale: 1" = 50'-0"
Building Locatons are obtained from aerial mapping data. Dimensions are approximate.



CRAYCROFT
DESIGN
455 Happy Valley Way
Santa Cruz, CA 95065
831-427-3048



SURVEYOR
Paul Hanagan LS
305-C Soquel Ave
Santa Cruz, CA 95062
831-469-3428

**GEOTECHNICAL
ENGINEER**
Rock Solid
Engineering, Inc.
1100 Main Street, Ste. A
Watsonville, CA 95076
831-724-5868

**CIVIL
ENGINEER**
Ryan Haley, PE QSD
Cornerstone Civil Inc.
2528 Charlene Lane
Santa Cruz, CA
831-346-5446

**LANDSCAPE
ARCHITECT**
Gregory Lewis
Landscape Architect
736 Park Way
Santa Cruz, CA
831-359-0960

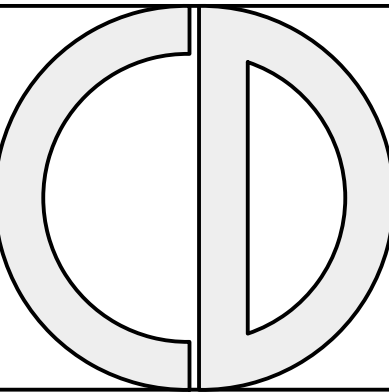
ARBORIST
Gregory Lewis
Arborist Consultant
826 Monterey Ave.
Capitola, CA
831-359-3607

OWNER
Rick Hochler
325 Canham Road
Scotts Valley, CA
831-818-0919
hochwave@comcast.net

PROJECT
Proposed Development
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APN: 022-902-11

VERSION	
date	remarks
4/14/20	Design Permit Resubmittal
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10/28/20	Design Permit Resubmittal

Site Plan
with
Neighboring
Parcels
A1.3



CRAYCROFT
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John B. Craycroft
12/10/19

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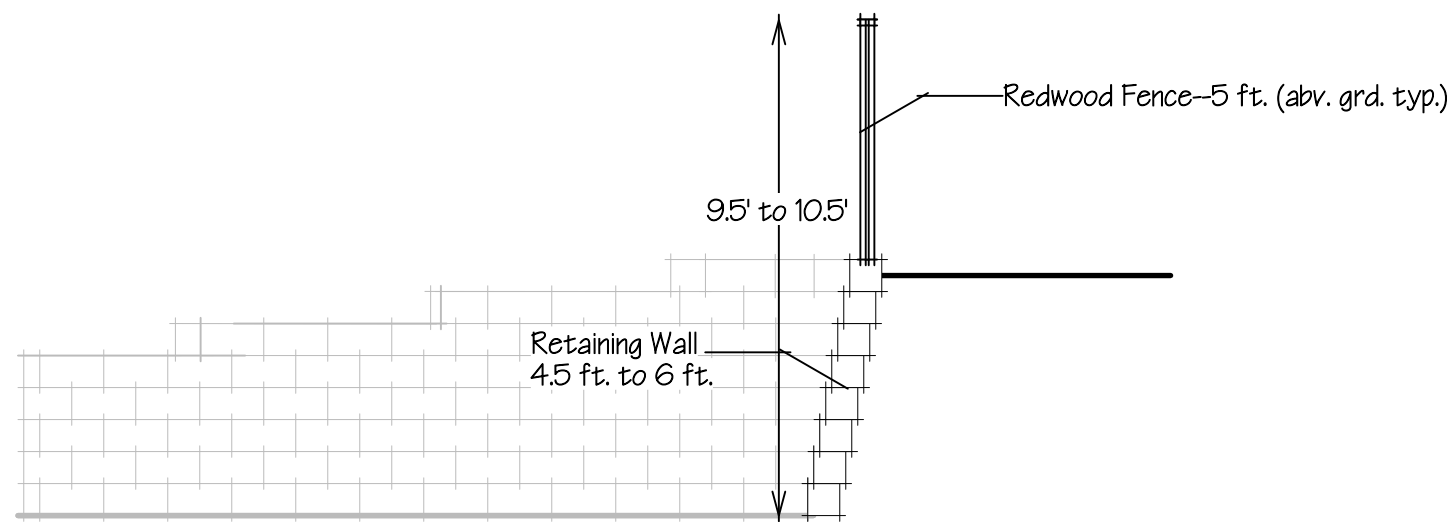
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APN: 022-902-11

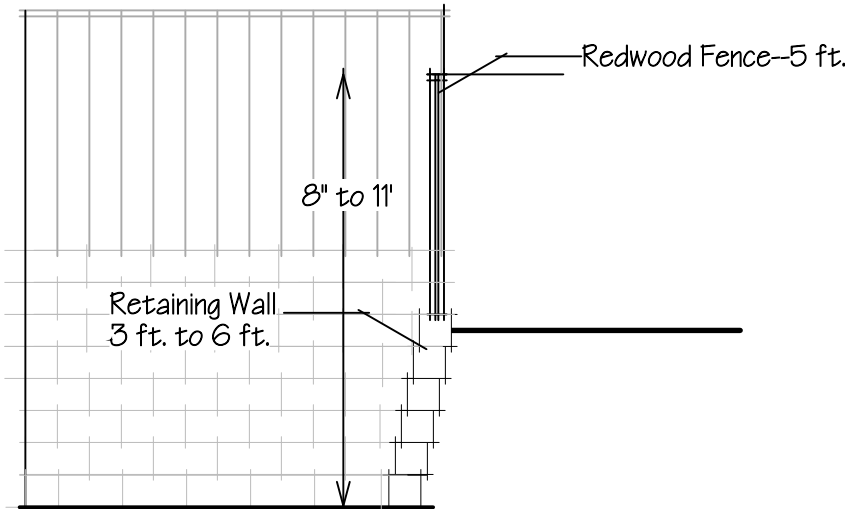
VERSION	
date	remarks
9/26/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal

Site Plan
with
Overheight
fence Details

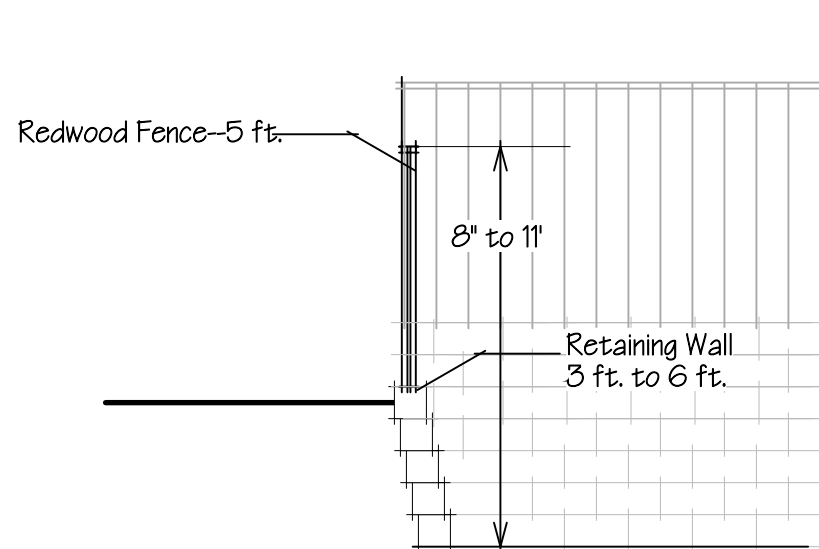
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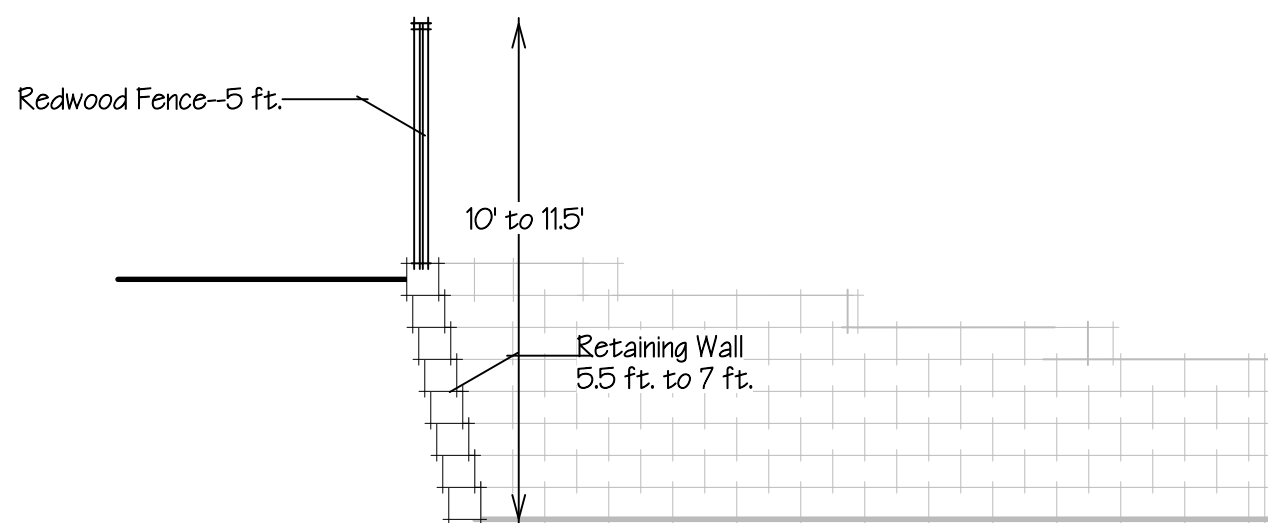
2 Section A
A1.4 Scale: 1/4" = 1'-0"



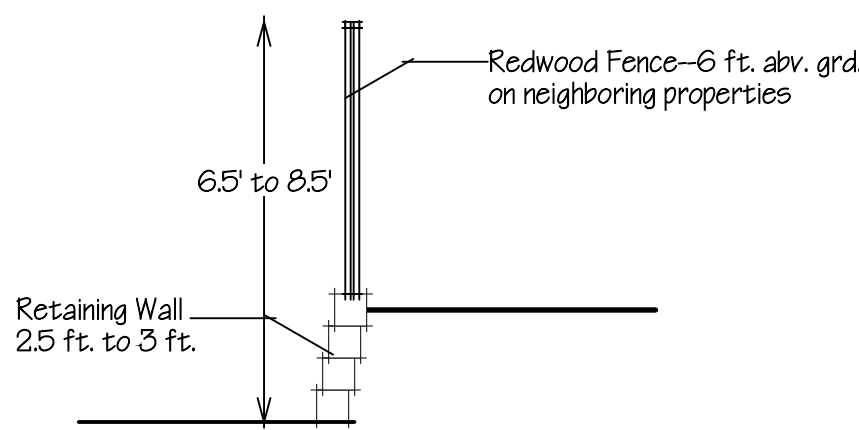
4 Section B
A1.4 Scale: 1/4" = 1'-0"



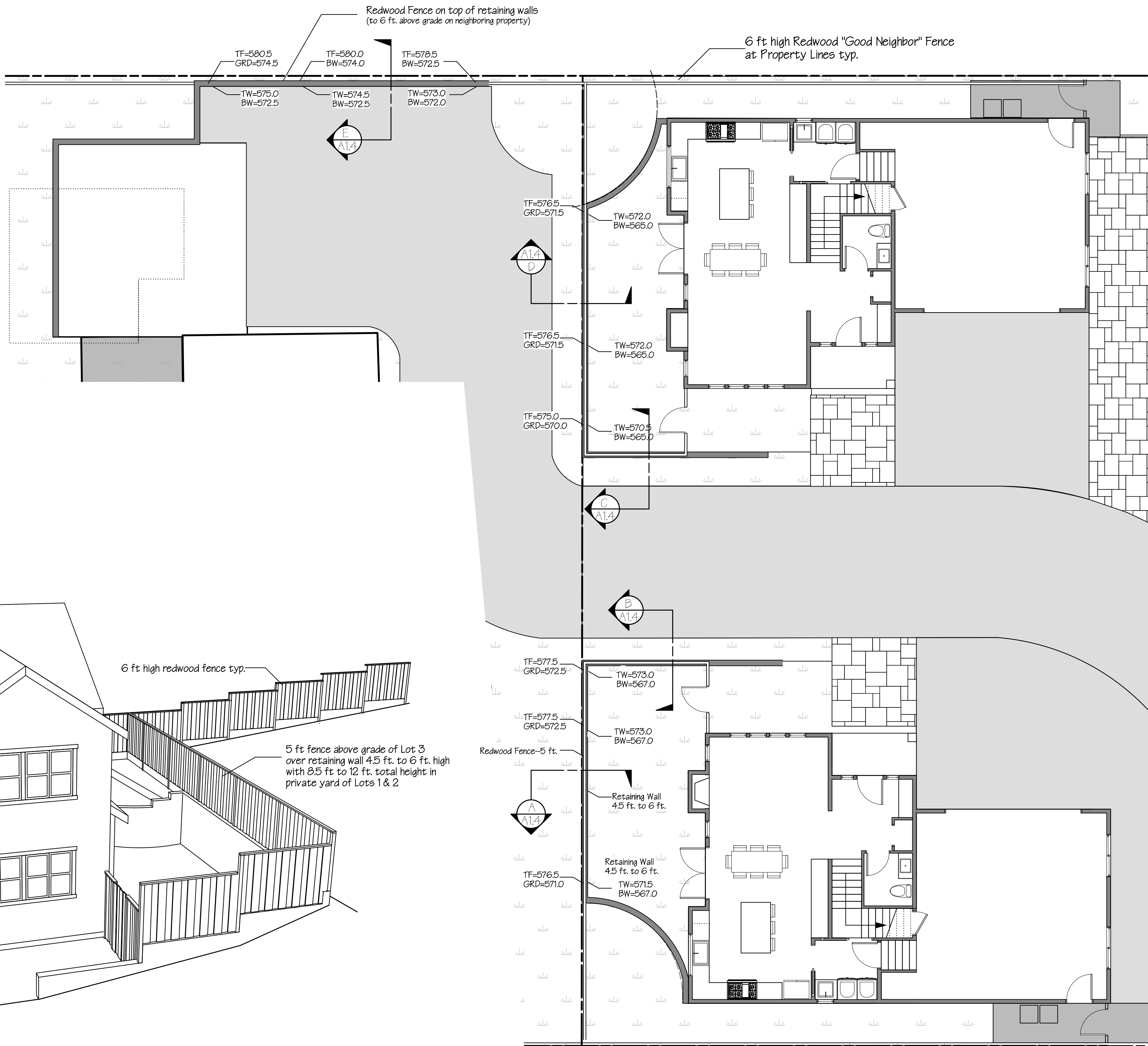
5 Section C
A1.4 Scale: 1/4" = 1'-0"



6 Section D
A1.4 Scale: 1/4" = 1'-0"



7 Section E
A1.4 Scale: 1/4" = 1'-0"



8 Typical View of Fences over Retaining Walls
A1.4

1 Site Plan with Fences on Retaining Walls
A1.4 Scale: 1/8" = 1'-0"

Wall Mount Light A



Good Earth Lighting LED security light Model #SE1097-BP2-02LF0-G provides safety and security by illuminating dark exterior areas such as backyards and driveways. The light is made of rust-proof die cast aluminum housing with a diamond-patterned diffuser lens, that provides a smooth and even light distribution. The LED security light feature swivel joints for easy head positioning and a specially designed universal mounting plate for fast and easy installation. The motion activated security light illuminate as motion is detected and turn off automatically when motion stops only during nighttime hours. The built-in timer and distance control settings can be customized to meet a wide variety of lighting customizations. Maximize energy savings and discourage intruders from coming near the home.

1. The 2 head LED light has a ball in socket design that allows for easy head rotation; providing precise aiming and broad wide light coverage with a color temperature of 5000K bright daylight 180° Adjustable passive infrared sensor (PIR) that detects motion up to 70-ft away
2. Built-in dusk-to-dawn sensor that automatically turns the light on at sunset and off at sunrise for energy savings
3. Time control setting options are available from 1-min, test, 5-min and 10-min to set how long the light will stay on after motion is no longer detected
4. Distance control options are from 10-ft, 20-ft, 50-ft and max which is 70-ft
5. Maximize energy savings and brightness with integrated LEDs that produce 2,138 lumens of light at a low energy consumption of 24-W; Energy Star certified
6. Cold weather rated with a minimum cold start temperature of negative 20°F; Energy Technology Label listed (ETL) to guarantee and strict quality standards with a 8-year limited warranty
7. Sturdy die cast aluminum construction and shatter-resistant lens with ball in socket design for easy head rotation so light can be directed where it is needed most
8. Universal mounting platform allows for maximum flexibility in installation and is designed to meet requirements for wall, eave or surface box mounting; includes pre-attached push-in wire connectors for fast and easy direct wiring

Wall Mount Light B



Kichler Independence 11250BKT30 LED 7 inch Textured Black Outdoor Wall Sconce

- Bulb Category: LED
- Primary Bulb(s): 1 x 11.00 watts
- Color Temperature: 3000K
- Color Rendering Index: 90.0000
- Total Lumens: 350
- Title 24 Approved

Wall Mount Light C



Kichler Ashbern 12.75-in H Textured Black LED Outdoor Wall Light

The 12-inch LED outdoor wall light from the Ashbern(TM) collection features a modern Matte Black finish. Overlapping arcs create visual interest, and coordinate with a variety of architectural home styles, from traditional to soft modern. The classic box shape keeps lines clean for maximum curb appeal. Integrated LED assures energy efficient performance for years to come.

1. Aluminum construction with a textured black finish
2. Integrated soft white (3000K) LED light source delivers 300 lumens
3. Measures 12.75 inches in body height and 6.5 inches in width; extends 6.75 inches from wall
4. Perfect for your entryway, patio, or porch
5. Backplate measures 4.25-in square
6. Warranty is one (1) year from the date of purchase
7. Provides outdoor ambient lighting, which provides overall illumination to the area
8. ETL Listed Wet for open or direct exposure to sun, rain, snow, or water spray and is ideal for pergolas, lanais, open porches and more

Kichler 12V Mission Bollard Path Light Olde Bronze®



15458 OZ

MISSION BOLLARD

The broad roof indicative of mission styling is blended into a garden bollard with honey beige glass.

Housing Brass with honey beige glass

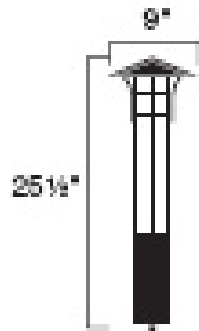
Finish Old Bronze®

Light Source 12V Incandescent T-5 wedge base socket

Power Usage at 12V AC Input
VA MAX: 16.25-W(VA)
Supplied: 11.6-W(VA) 912X (17023) (qty 2)
Optional: 16.25-W(VA) 921X (17025)
6.5-W(VA) 918X (17022)
4-W(VA) 901X (17021)
(2 required)

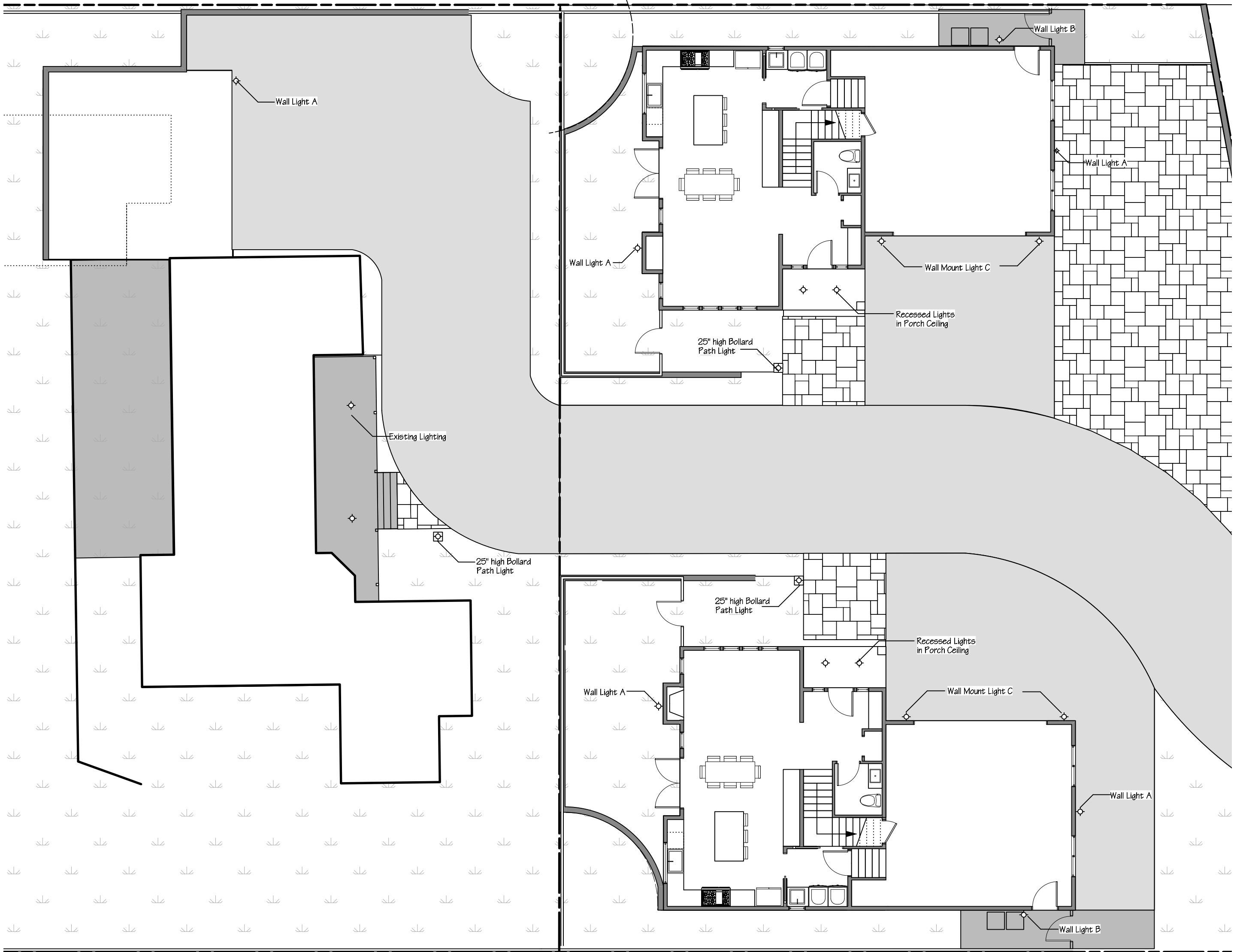
Wiring 22" of usable #18-2, SPT-1-W leads. Cable connector supplied.

Mounting Accessories Included
8" In-ground stake



Photometric with Lamp Supplied (fc)

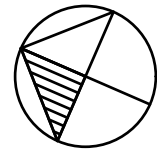
Distance from Light	0'	1'	2'	3'	4'	5'	6'	7'	8'
Footcandle	0.44	1.81	1.26	0.70	0.39	0.25	0.16	0.12	0.10



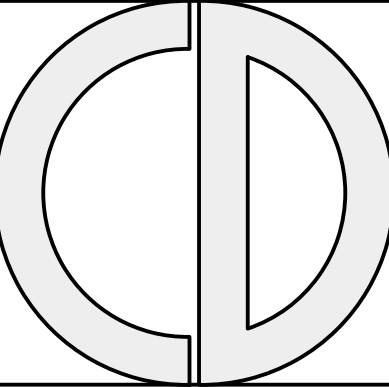
Outdoor Lighting Notes

Outdoor lighting fixtures, shown with ◇ symbol to be typically at +/- 8 ft high on the exterior walls of the building. All exterior lighting shall satisfy the following conditions:

1. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
2. Lights on motion sensor shall not be triggered by movement or activity located off the property on which the light is located.

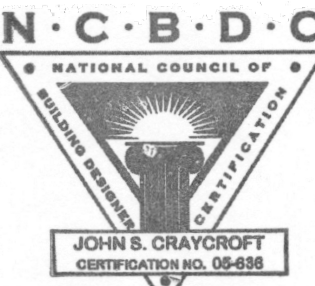


1
A1.5 Exterior Lighting Plan
Scale: 1" = 10'-0"



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John Craycroft
12/10/19

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CIVIL ENGINEER

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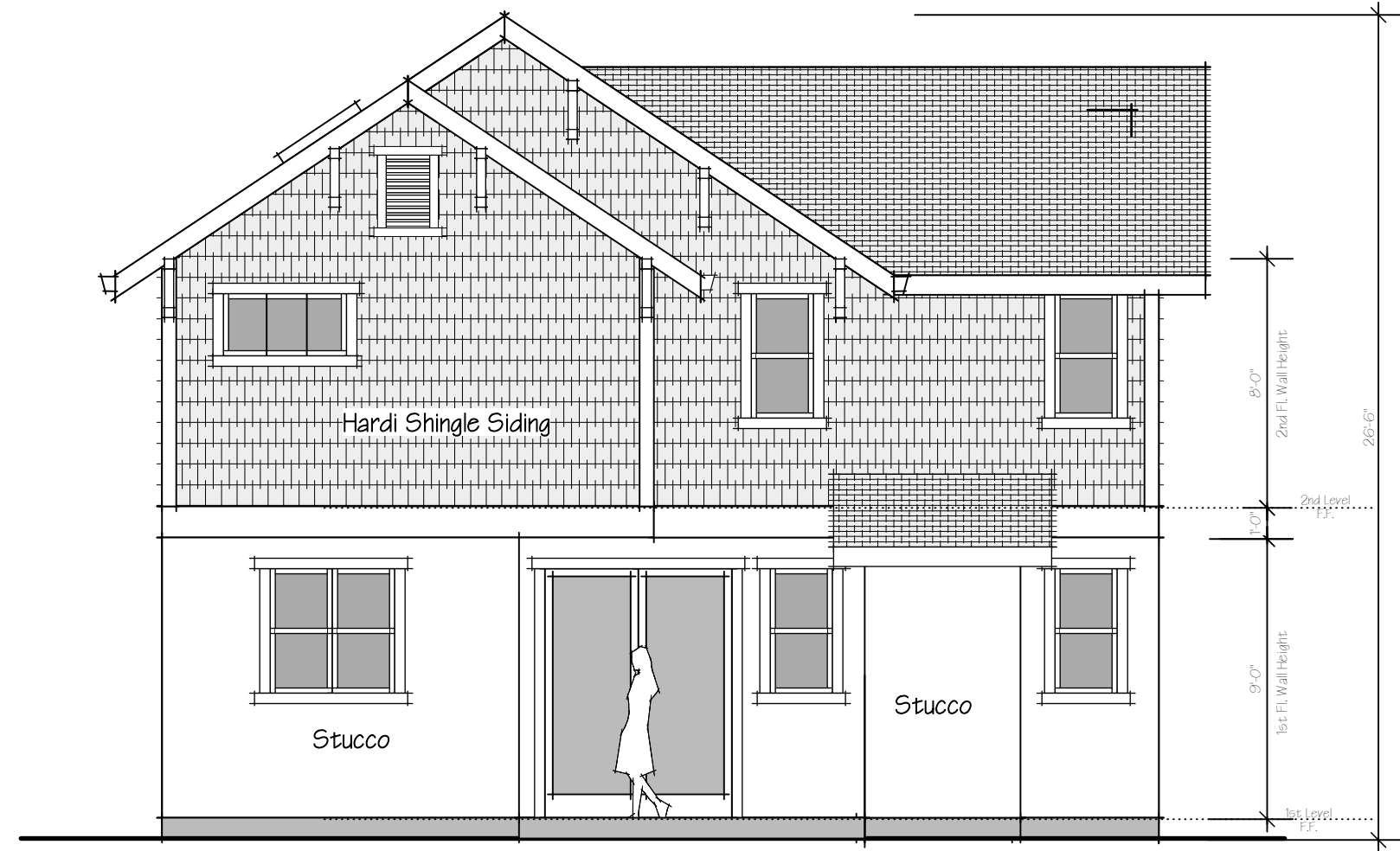
PROJECT

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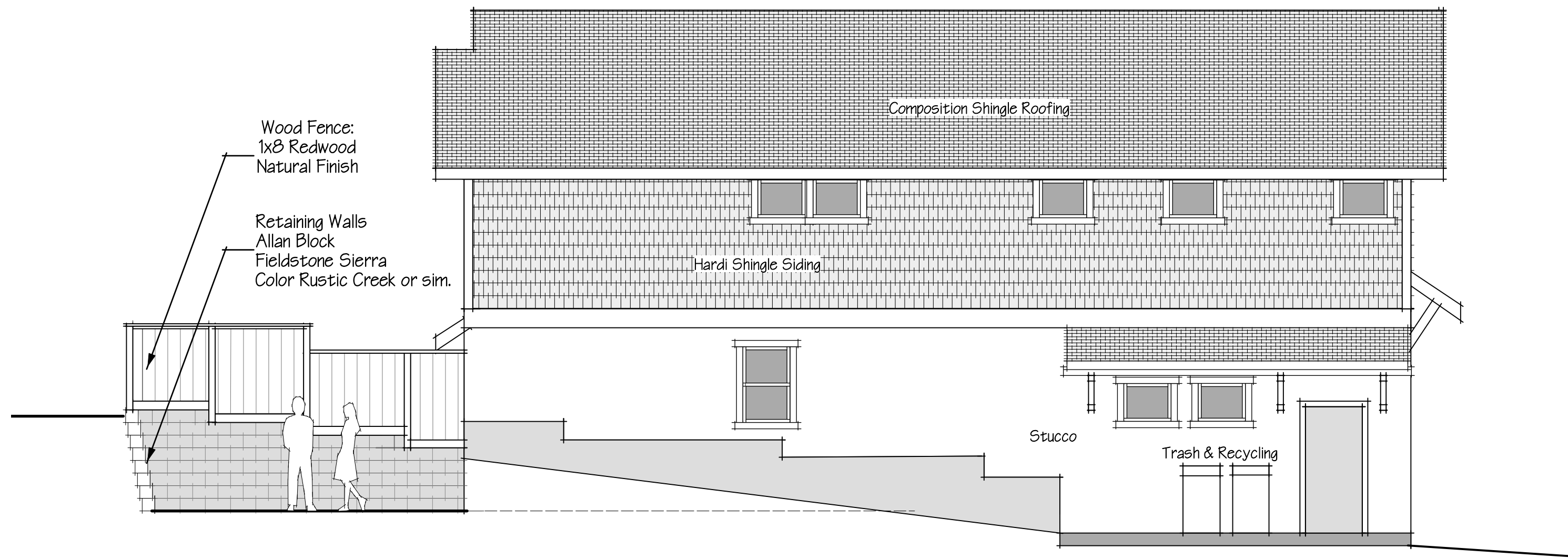
VERSION	
date	remarks
9/26/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal

Site Plan
with
Exterior
Lighting Plan

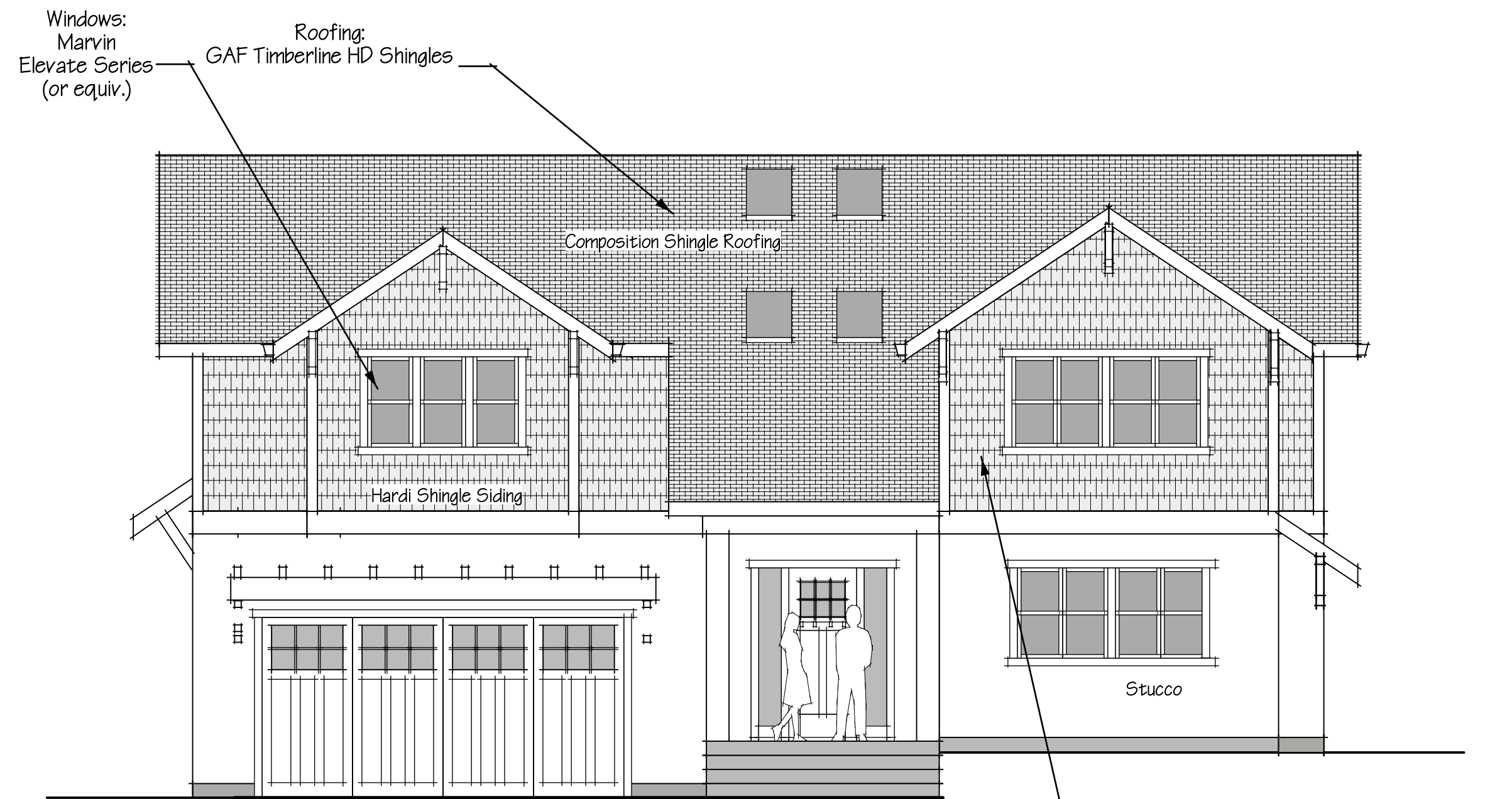
A1.5



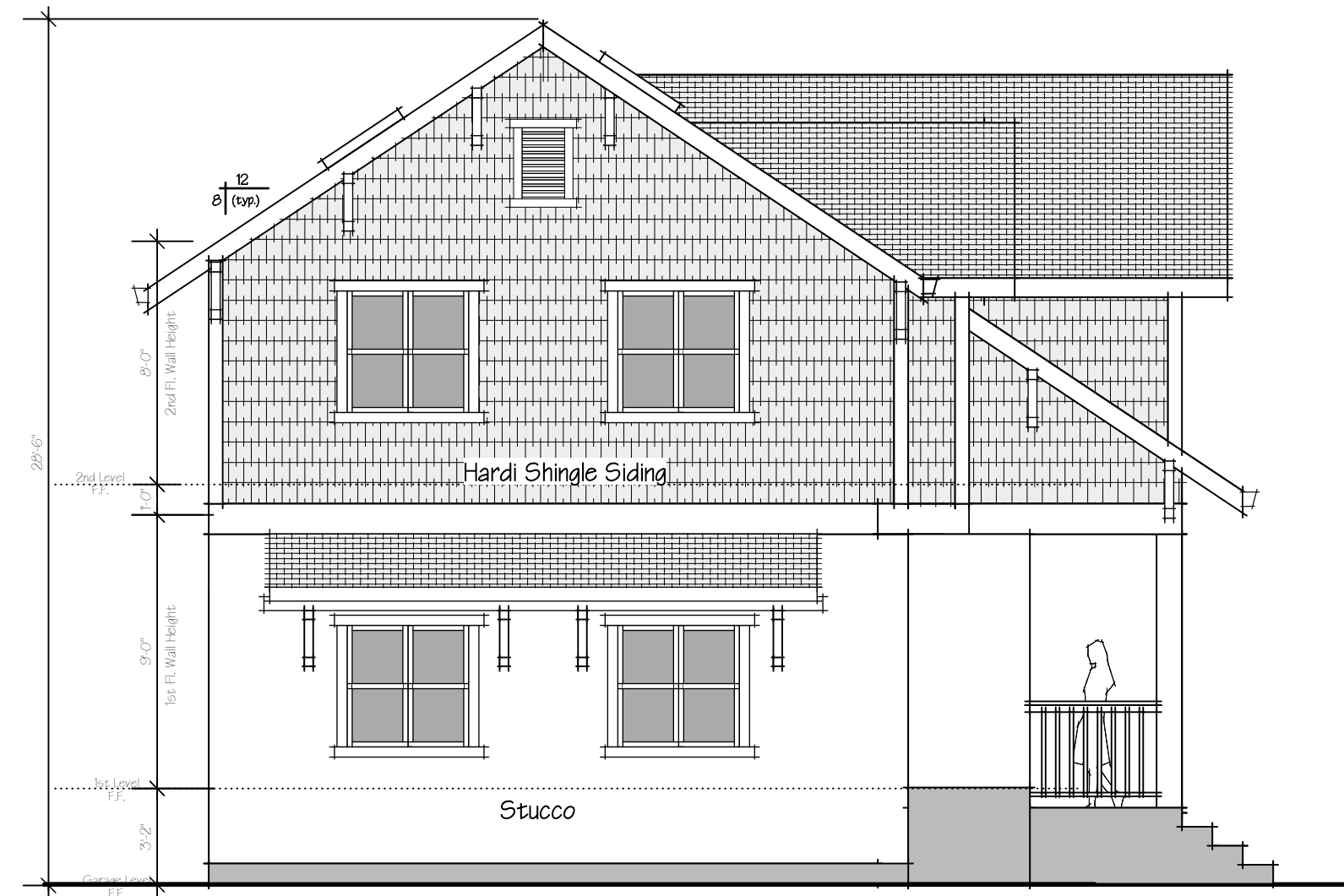
5 Right Elevation
A2.1 Scale: 3/16" = 1'-0"



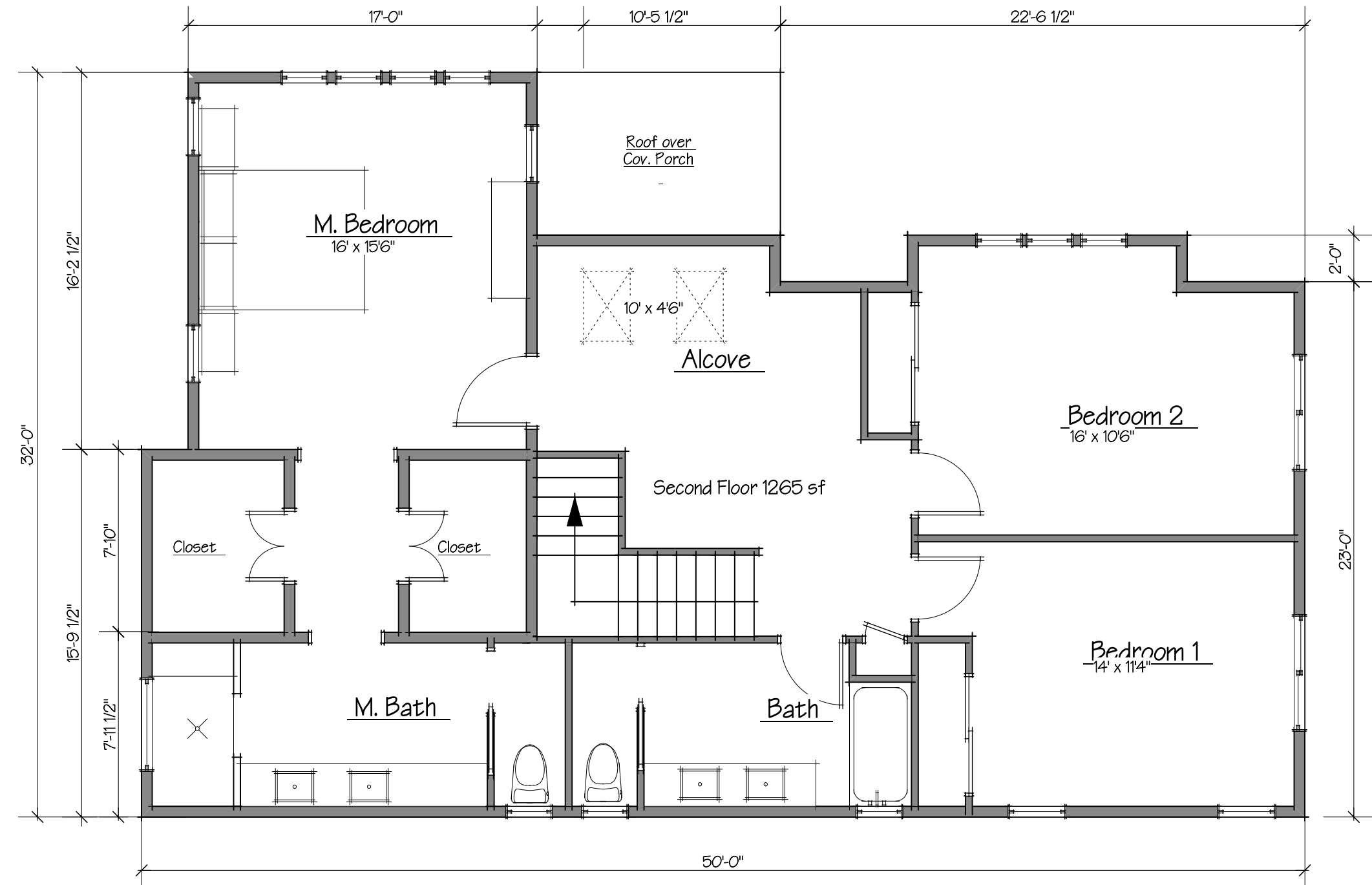
4 Rear Elevation
A2.1 Scale: 3/16" = 1'-0"



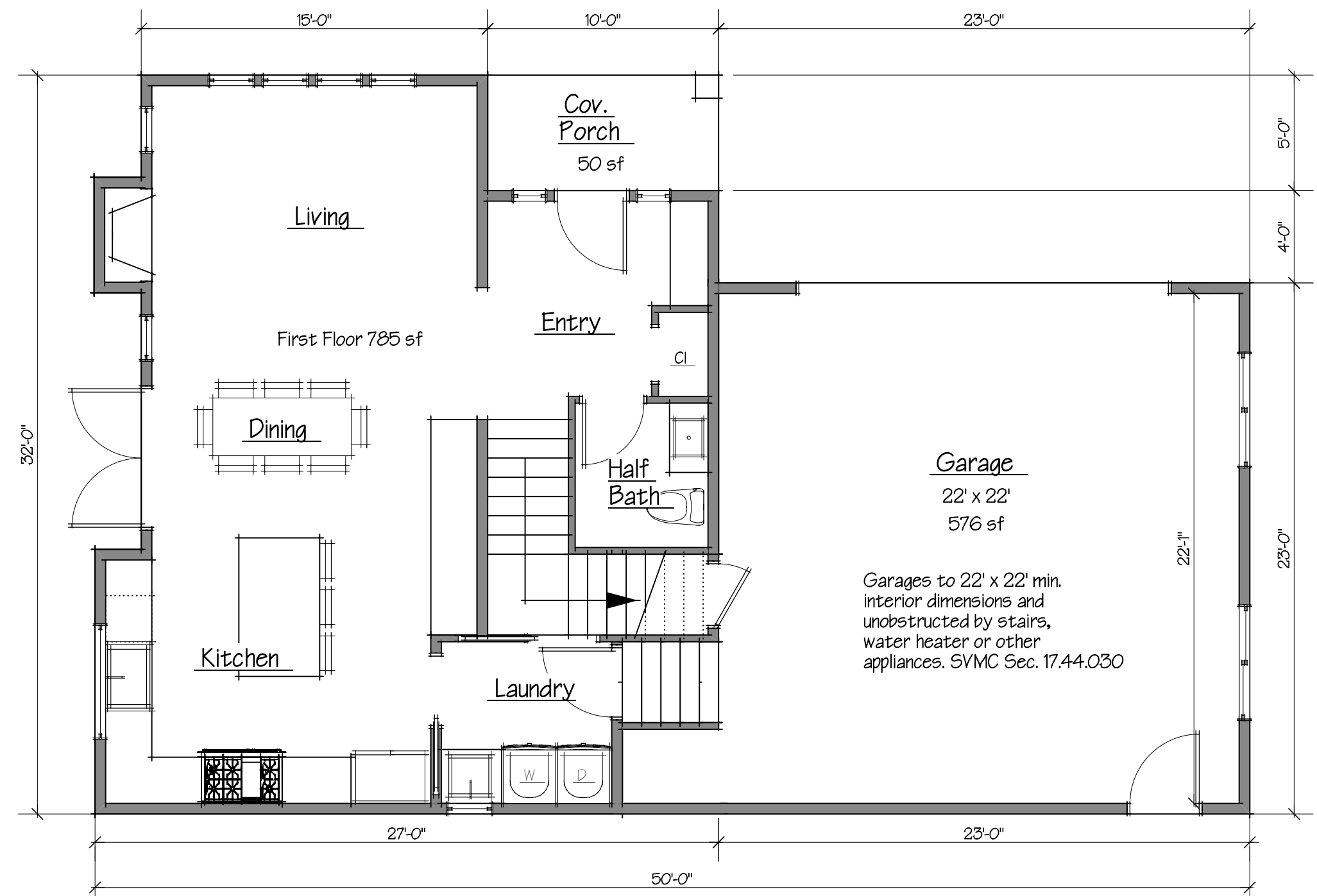
3 Front Elevation
A2.1 Scale: 3/16" = 1'-0"



6 Left Elevation
A2.1 Scale: 3/16" = 1'-0"

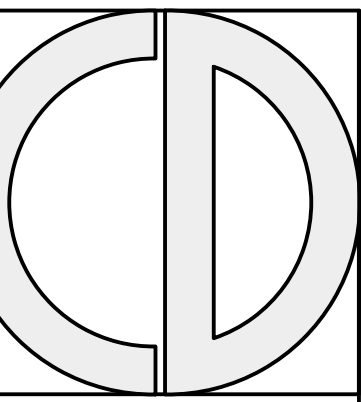


2 Second Floor Plan
A2.1 Scale: 3/16" = 1'-0"



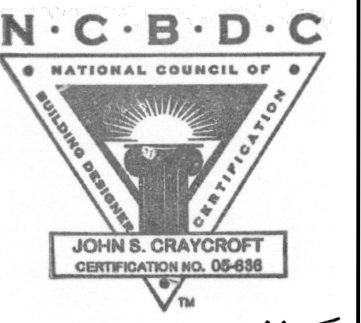
1 First Floor Plan
A2.1 Scale: 3/16" = 1'-0"

First Floor: 785 sq. ft. heated
Second Floor: 1265 sq. ft. heated
Total: 2,050 sq. ft. heated



CRAYCROFT
DESIGN

455 Happy Valley Way
Santa Cruz, CA 95065
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John S. Craycroft
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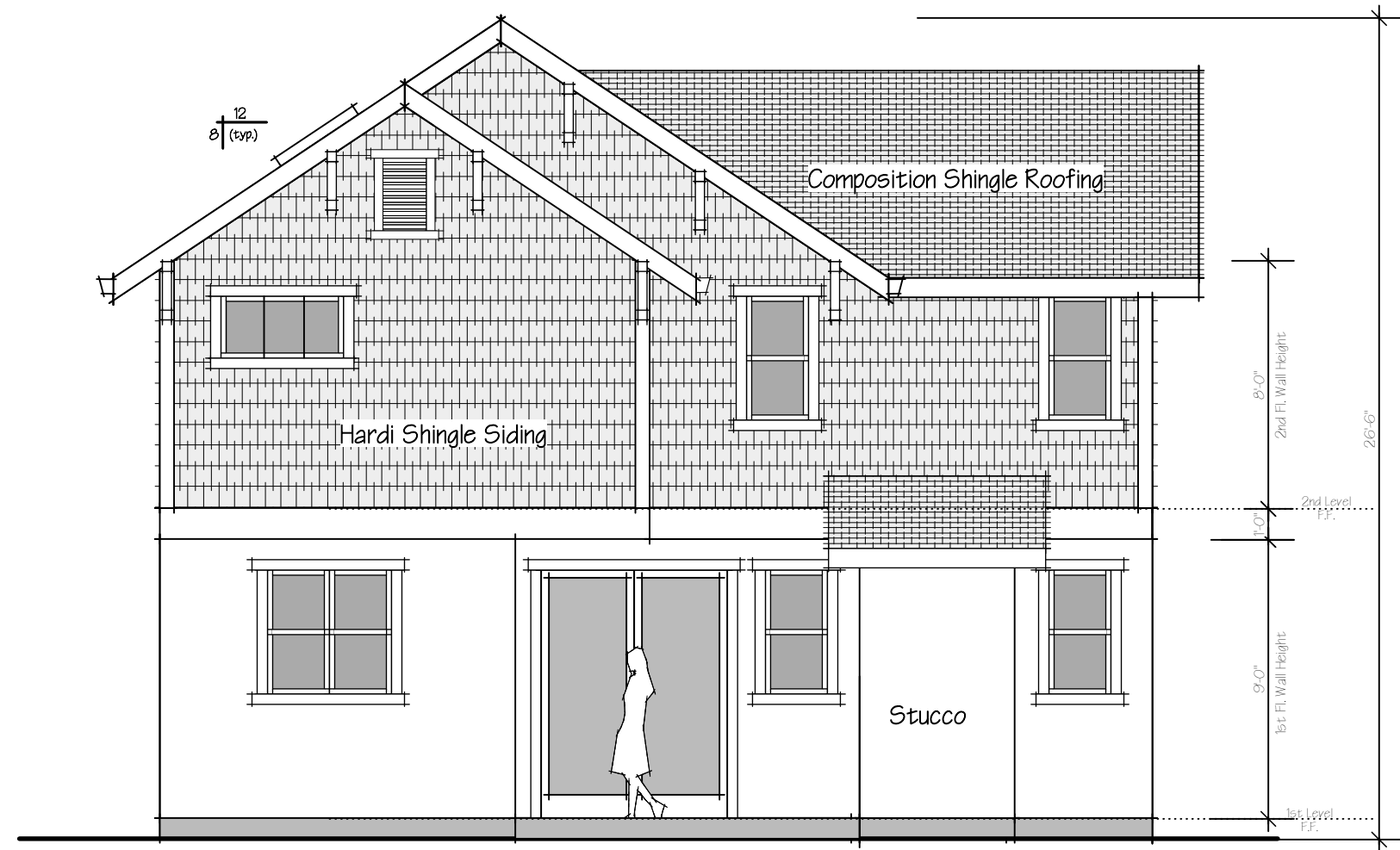
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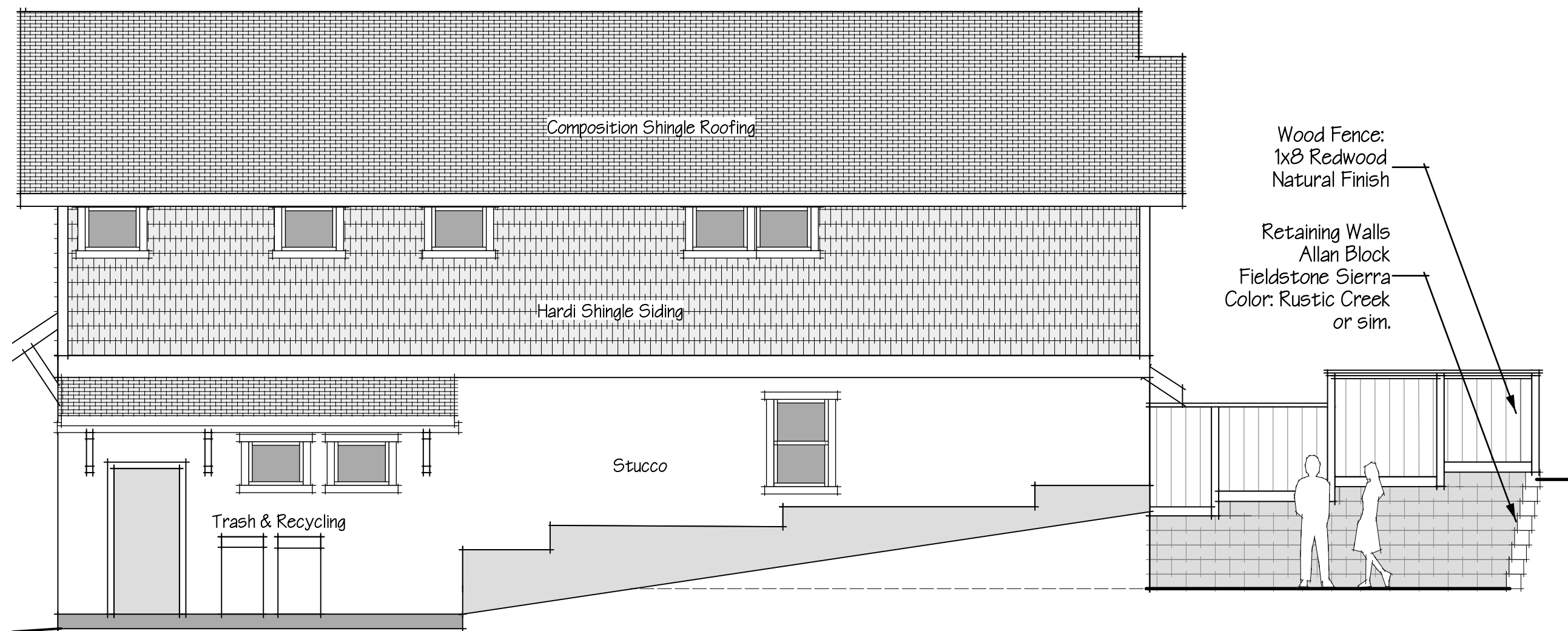
VERSION	
date	remarks
12/10/19	Design Permit Submittal
4/14/20	Design Permit Resubmittal
8/17/20	Design Permit Resubmittal
10/28/20	Design Permit Resubmittal

Lot 1
Proposed
Plans

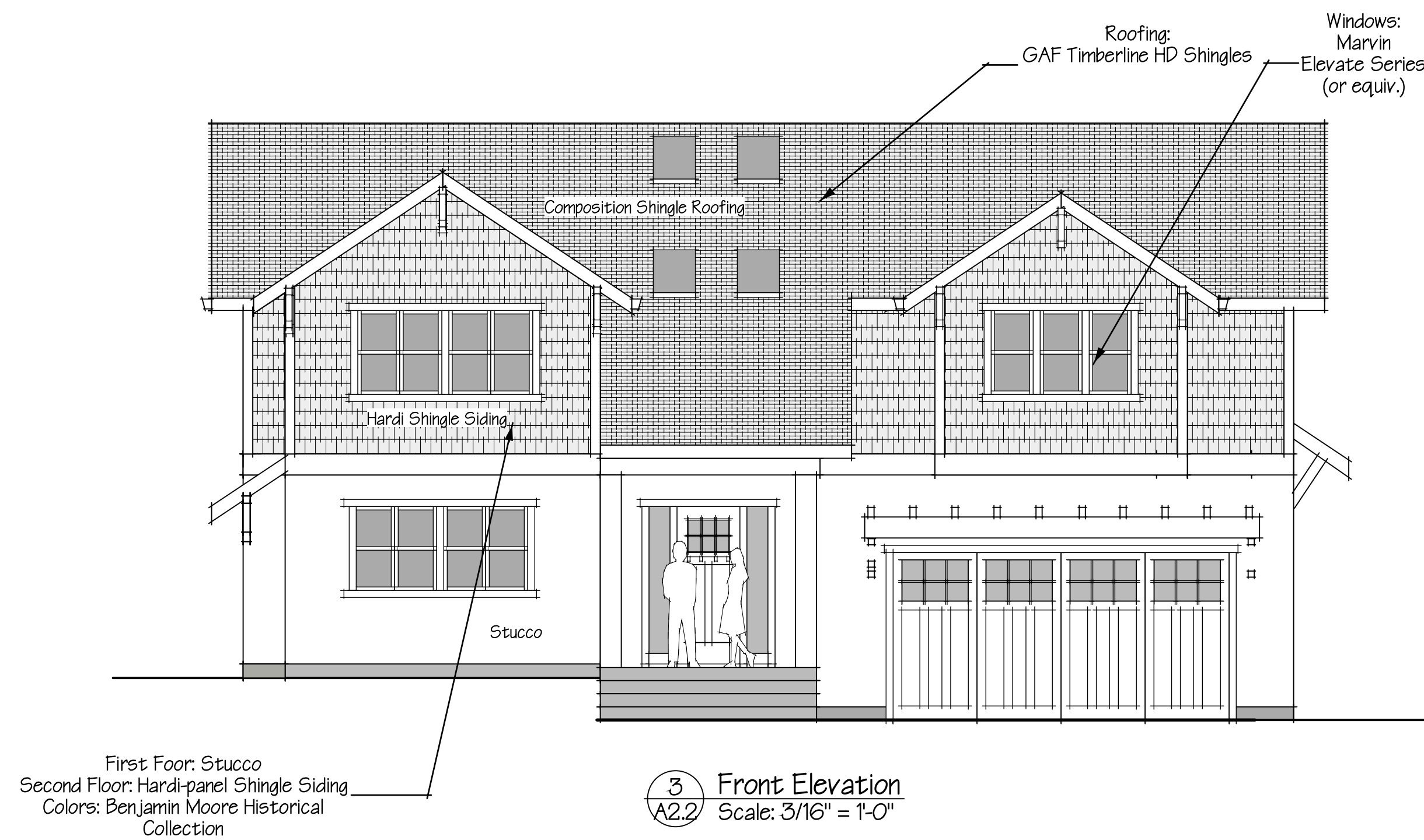
A2.1



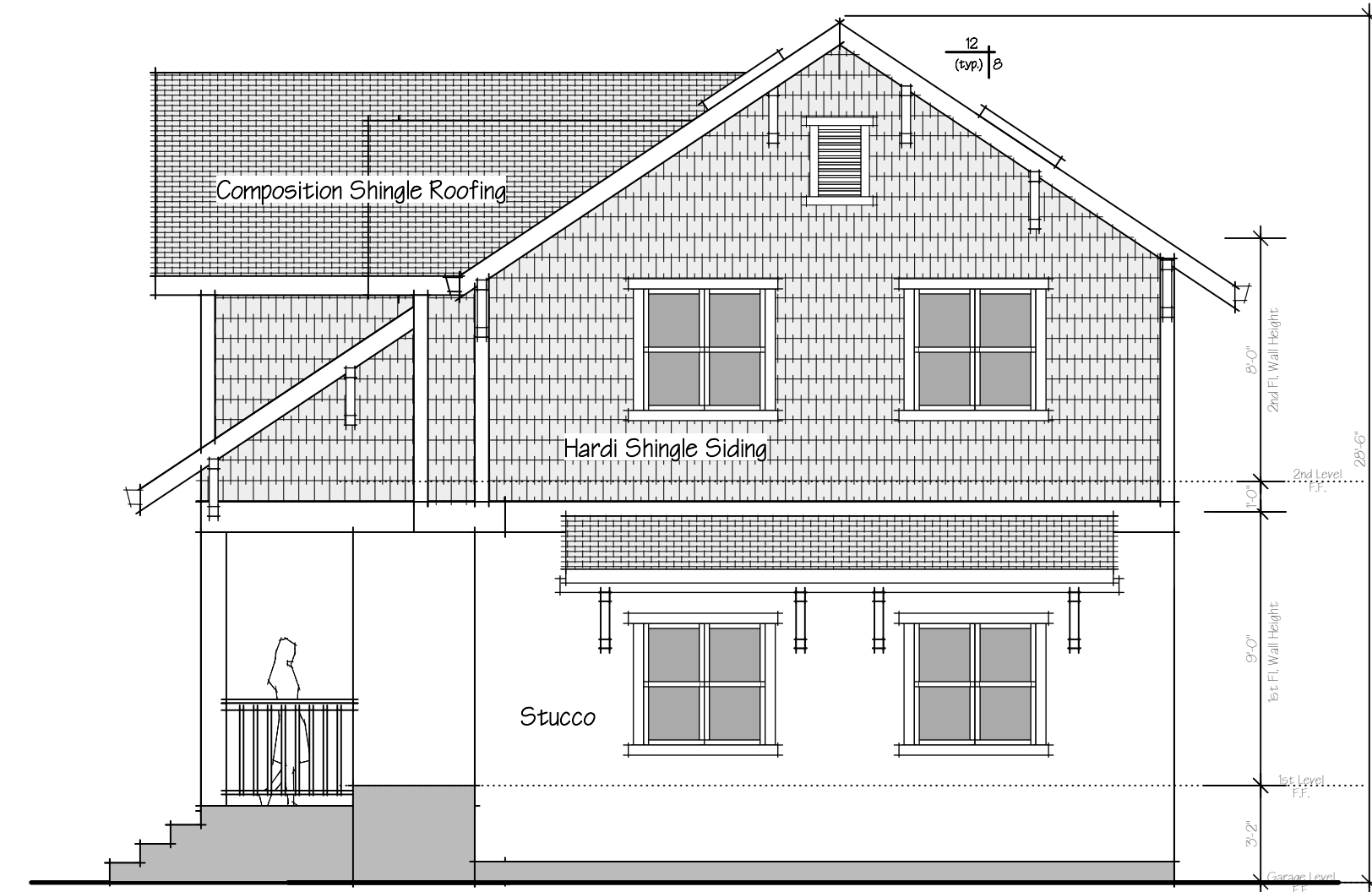
5 Left Elevation
A2.2 Scale: 3/16" = 1'-0"



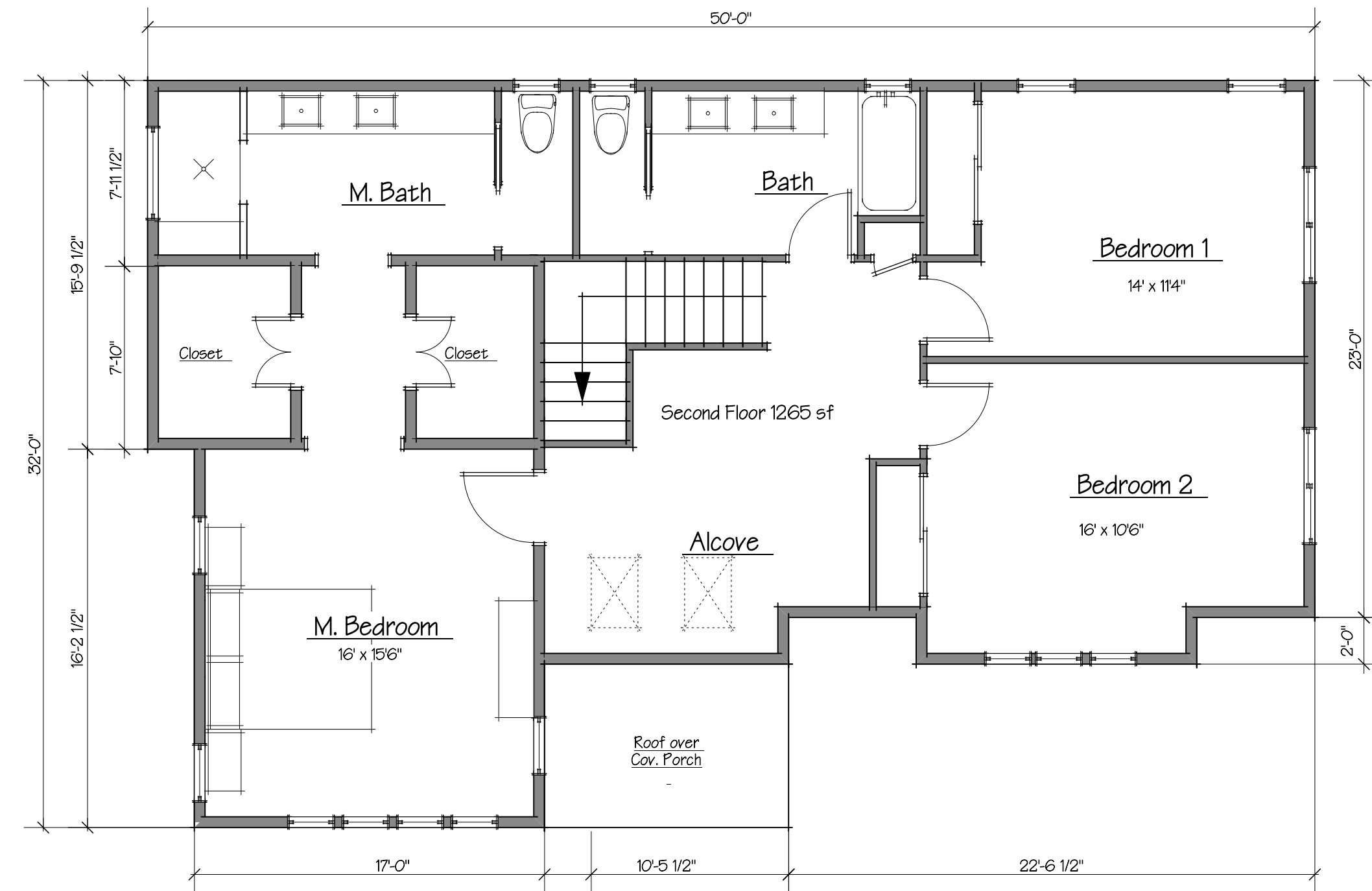
4 Rear Elevation
A2.2 Scale: 3/16" = 1'-0"



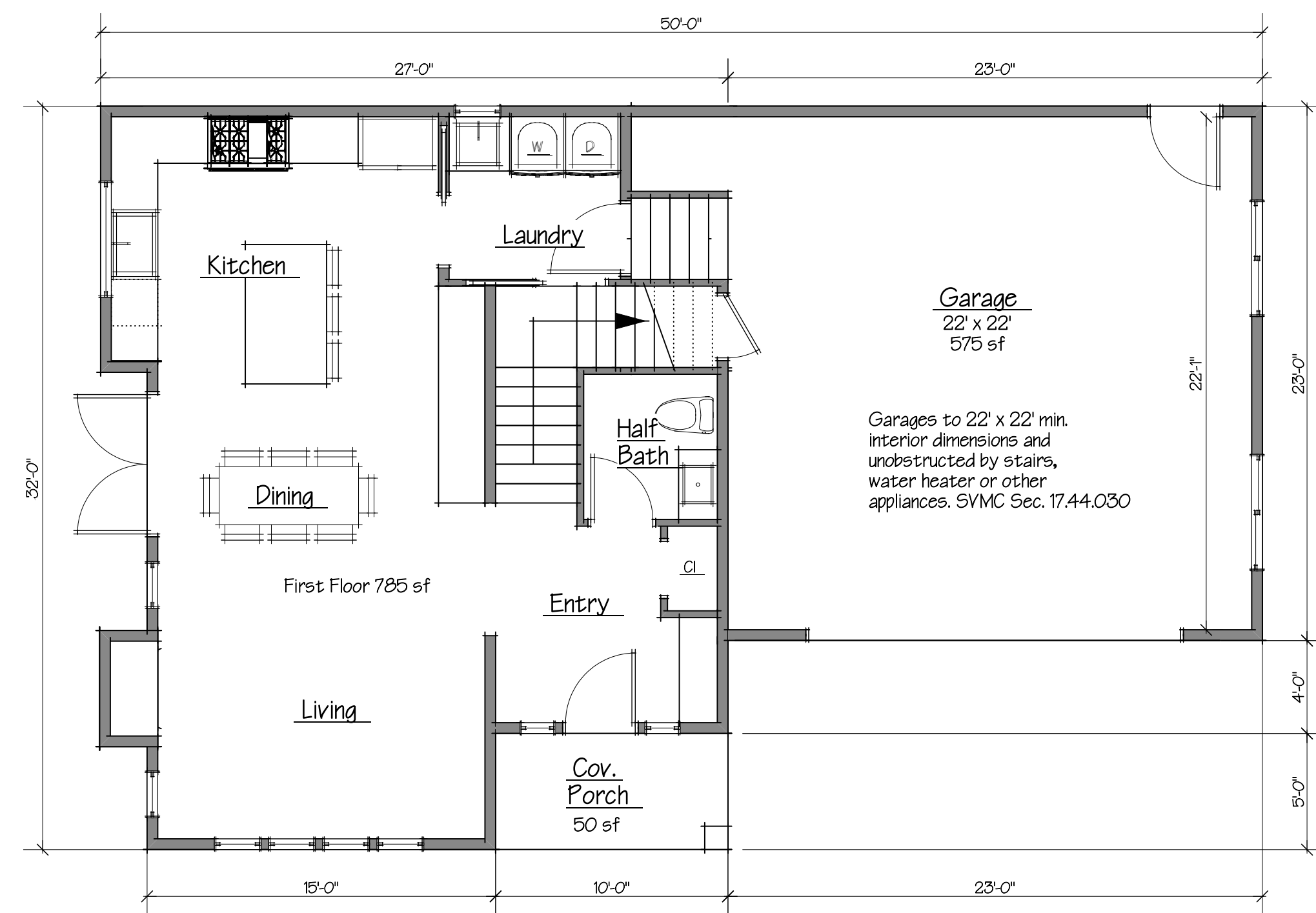
3 Front Elevation
A2.2 Scale: 3/16" = 1'-0"



6 Right Elevation
A2.2 Scale: 3/16" = 1'-0"

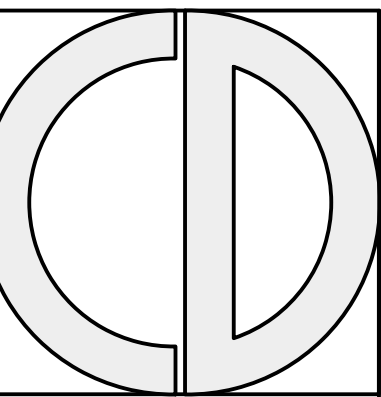


2 Second Floor Plan
A2.2 Scale: 3/16" = 1'-0"



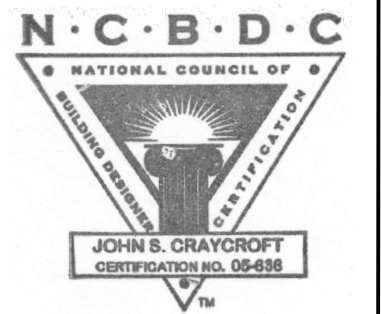
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A2.2 Scale: 3/16" = 1'-0"

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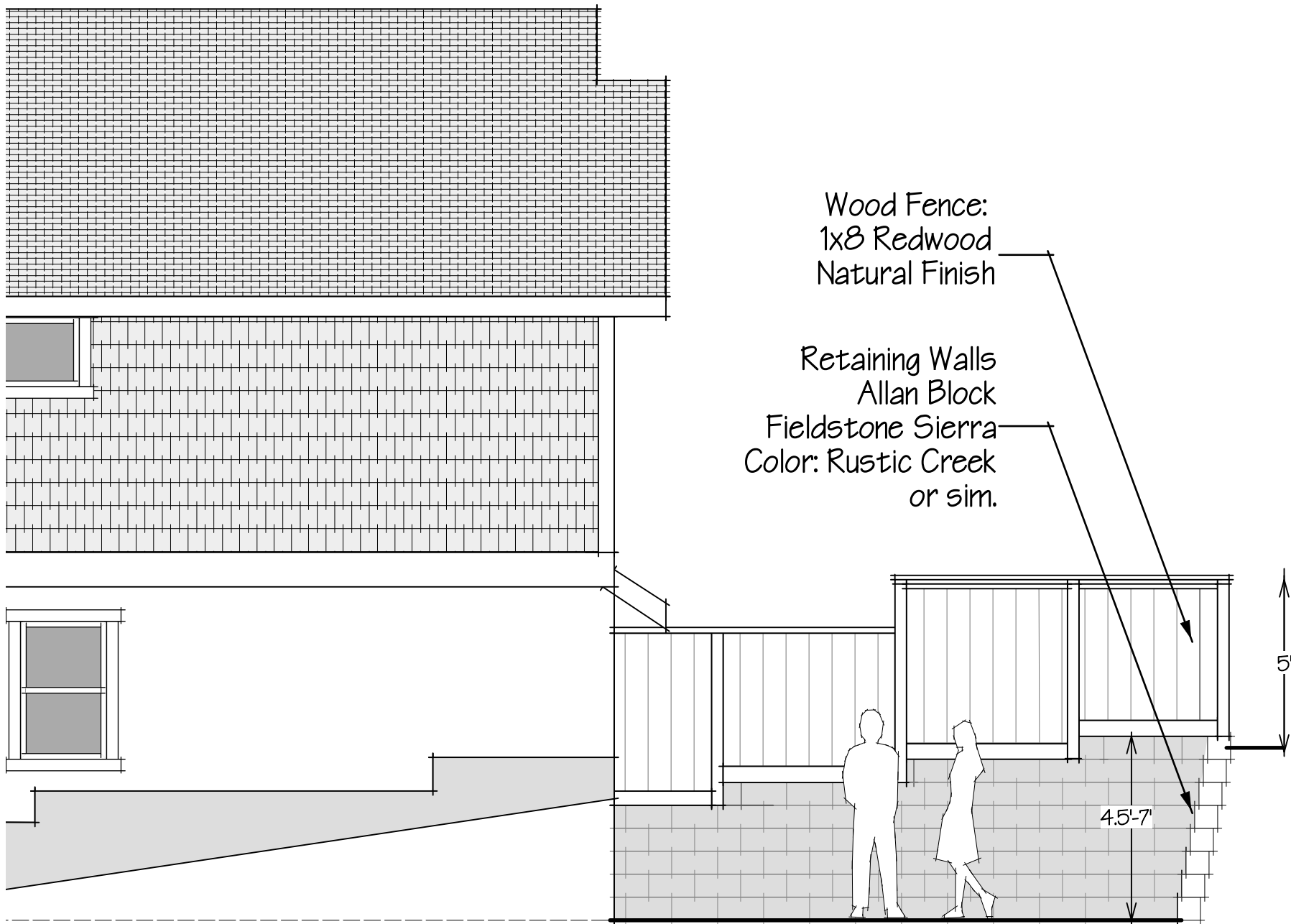
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Lot 2
Proposed
Plans

A2.2



3 Retaing Wall and Fence Detail
Scale: 1/4" = 1'-0"



Redwood "Good Neighbor" Fence"



Retaining Walls:
Allan Block
Fieldstone Sierra Series
Color: Rustic Creek
or sim.



Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray



Siding:
Hardi Panel Shingle Siding
Stucco



Windows:
Marvin Elevate Series or equiv.
White



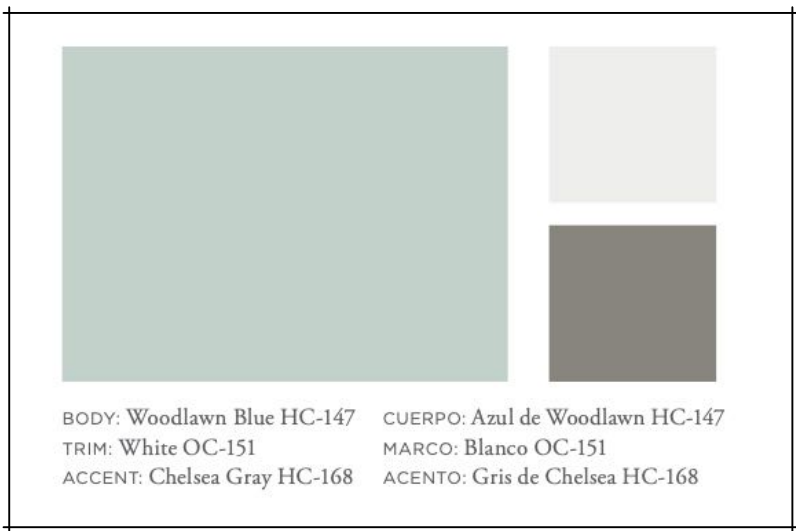
Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray

Windows:
Marvin
Elevate Series
(or equiv.)



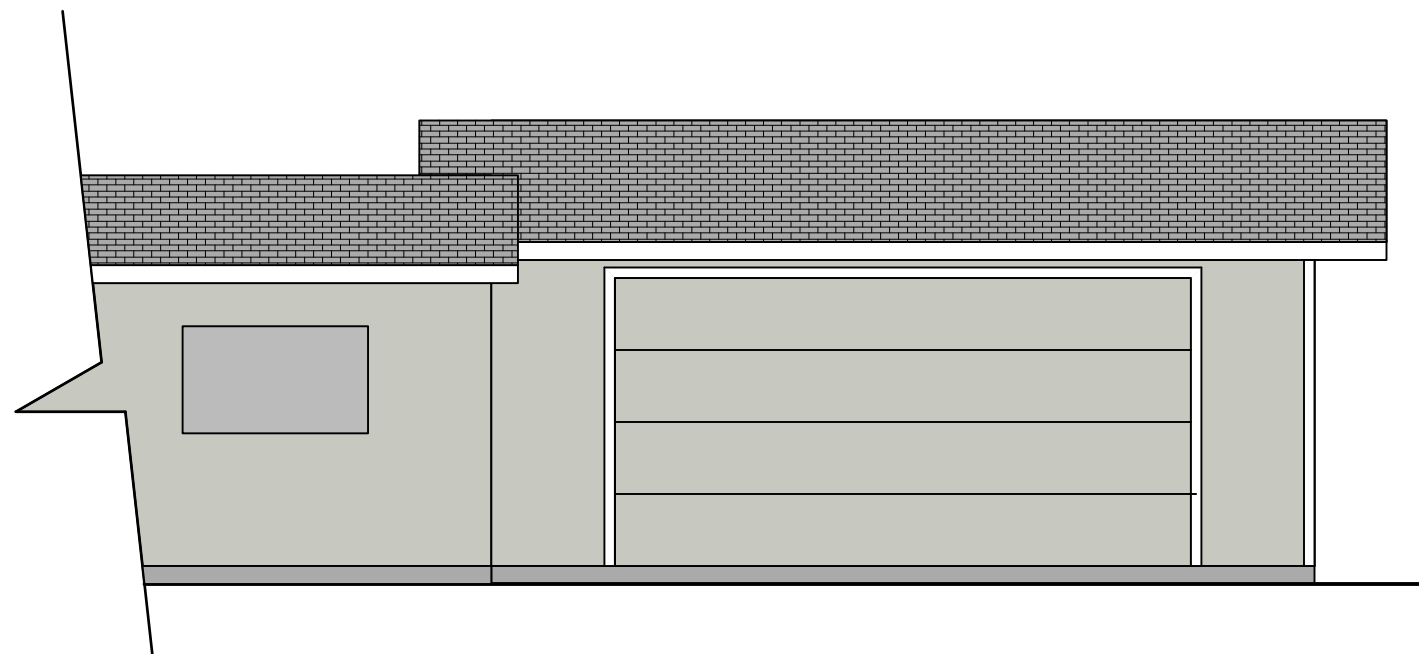
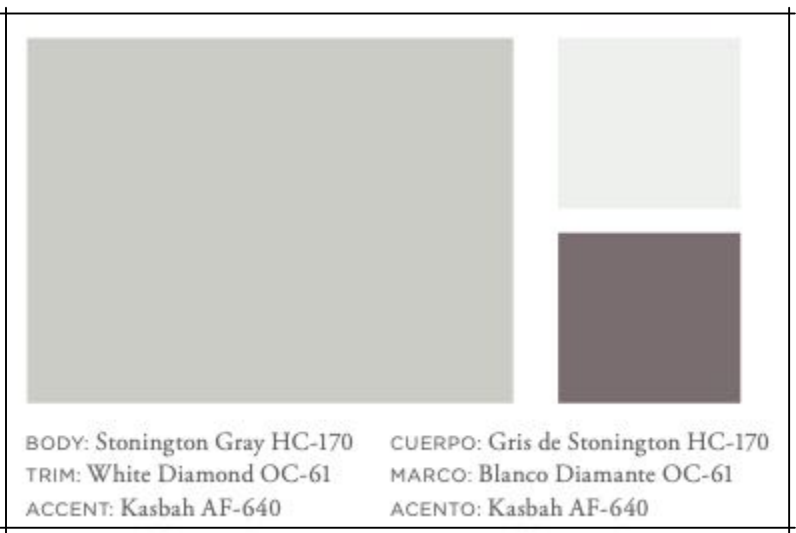
1 Front Elevation - Lot 1
Scale: 3/16" = 1'-0"

First Floor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Woodlawn Blue HC-147
Trim, Gutters: White OC-151
Accent-Doors: Chelsea Gray HC-168



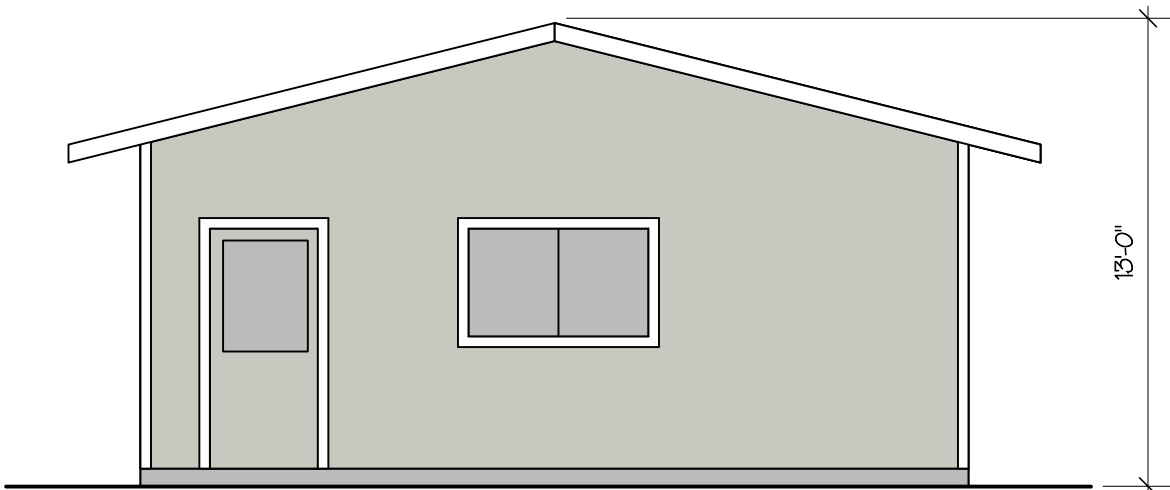
2 Front Elevation Lot 2
Scale: 3/16" = 1'-0"

First Floor: Stucco
Second Floor: Hardi-panel Shingle Siding
Colors: Benjamin Moore
Body, Downspouts: Stonington Gray HC-170
Trim, Gutters: White Diamond OC-61
Accent-Doors: Kasbah AF-640



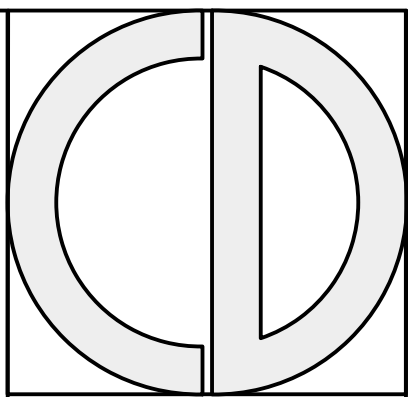
4 Front Elevation
Scale: 3/16" = 1'-0"

Lot 3 Garage Elevations



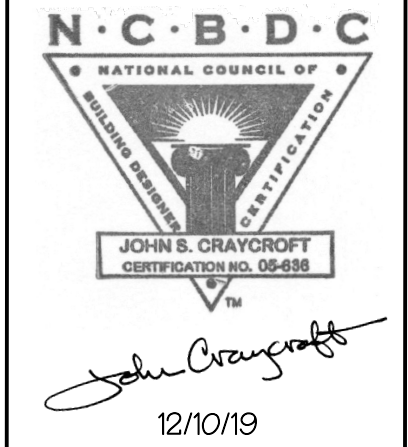
5 Right Elevation
Scale: 3/16" = 1'-0"

Colors: Benjamin Moore
Body, Doors, Downspouts: Stonington Gray HC-170
Trim, Gutters: White Diamond OC-61



CRAYCROFT DESIGN

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Lot 2 Proposed Plans

A3.1

Landscape Notes

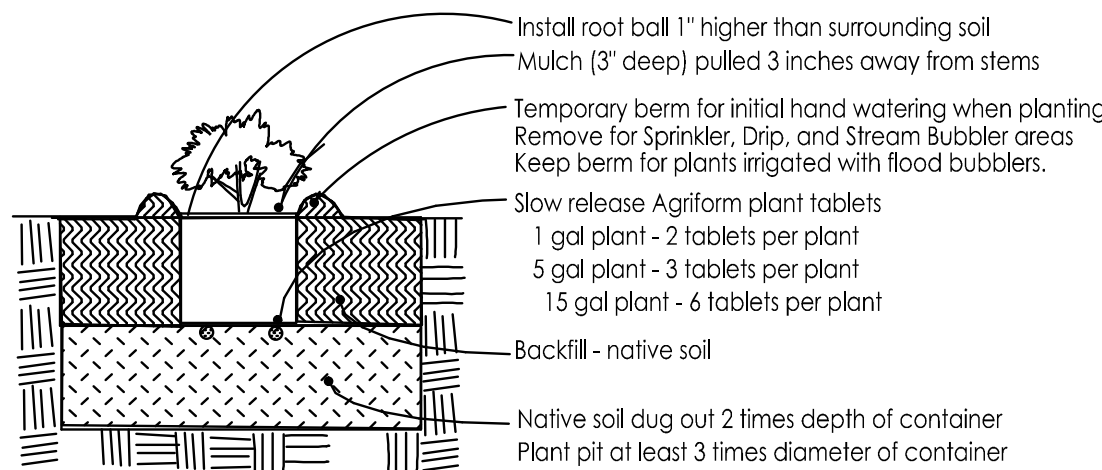
- 1) Final landscape construction plans to include a Detailed Irrigation Plan using Potable Water from each residence, Landscape Details, and Landscape Specifications that comply with the State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance (WELO) for landscaping area equal or greater than 2500 sq.ft. No developer installed landscaping at any of the houses exceeds 1000 sf and lot 3 existing house is existing landscaping with no developer installed landscaping planned
- 2) Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including dark brown Mahogany dyed Wonder Mulch from Vision Recycling at in Watsonville or Fremont or nitrolized redwood sawdust. Bid the nitrolized RWD sawdust.
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8 wide is 5 gal. size and any circle scaled larger is 15 gal. size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Be sure plants are not blocking sprinklers excessively (no sprinklers on this plan). Keep valves and quick couplers away from trees.
- 6) Existing trees have been shown that are to be preserved. Do not trench in the area under the tree canopy without written approval of the project certified arborist. Do not grade, trench or store construction material in the natural protected area.
- 7) Vegetate any swales that are not planted with shrubs and ground cover on the Plant List with shade tolerant, low water use rated grass such as Festuca rubra in the shaded areas and sun tolerant low water use rated grass in the sunny areas and mulch all seeded areas with rice straw or some other straw with no weed seed.

Landscape Site Notes

- 1 3 foot wide solid wood gate with lockable latch. Adjust location of gate to coordinate with windows and to keep meters in front of gate so you don't need to go thru gate to get to meters
- 2 6 foot tall solid wood good neighbor fence along property lines and between property line and house - adjust location to coordinate with windows and meters - existing fencing on property lines that is in good condition can remain
- 3 Bio retention area - see civil plans for special soil

Plant Legend

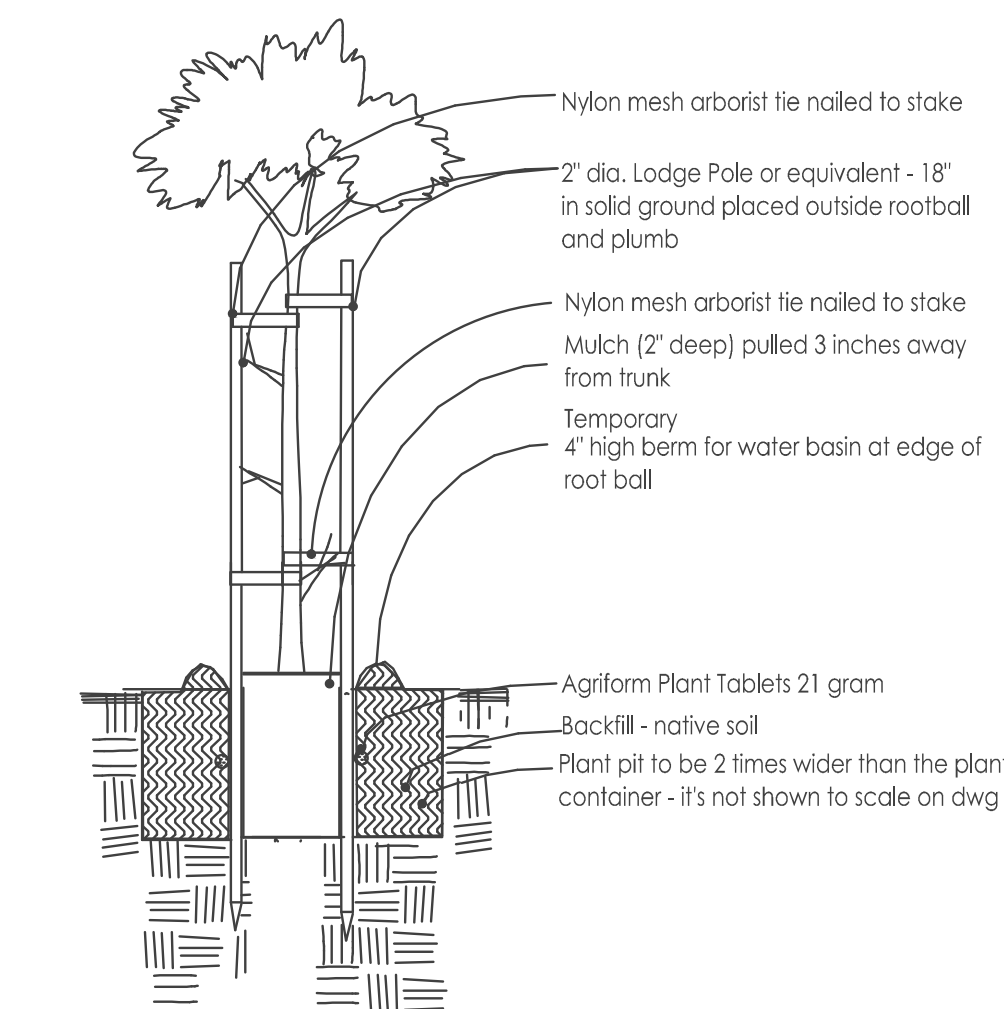
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
PC	3	15 gal	Pistacia chinensis	Chinese Pistache
LN	7	15 gal	Laurus Saratoga or Laurus nobilis	Hybrid Laurel
There are a total of 10 - 15 gal. replacement trees for removing 5 existing trees				
MEDIUM SHRUBS				
RI	5		Rhus integrifolia	Lemonade Berry
LC	1		Loropetalum Razzleberry	
AH	1		Arctostaphylos Howard McMinn	Manzanita
SL	1		Salvia leucantha	Mexican Sage
NC	5		Nandina Gulf Stream	Heavenly Bamboo
Ground Cover				
LB	1		Lomandra Breeze	
LP	1		Lomandra Breeze Platinum	
Bio Retention Areas				
⊗	1		Juncus patens Elk Blue	CA Gray Rush
⊙	1		Chondropetalum tectorum	Small Cape Rush



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- 3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- 4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2\"/>

Shrub Planting

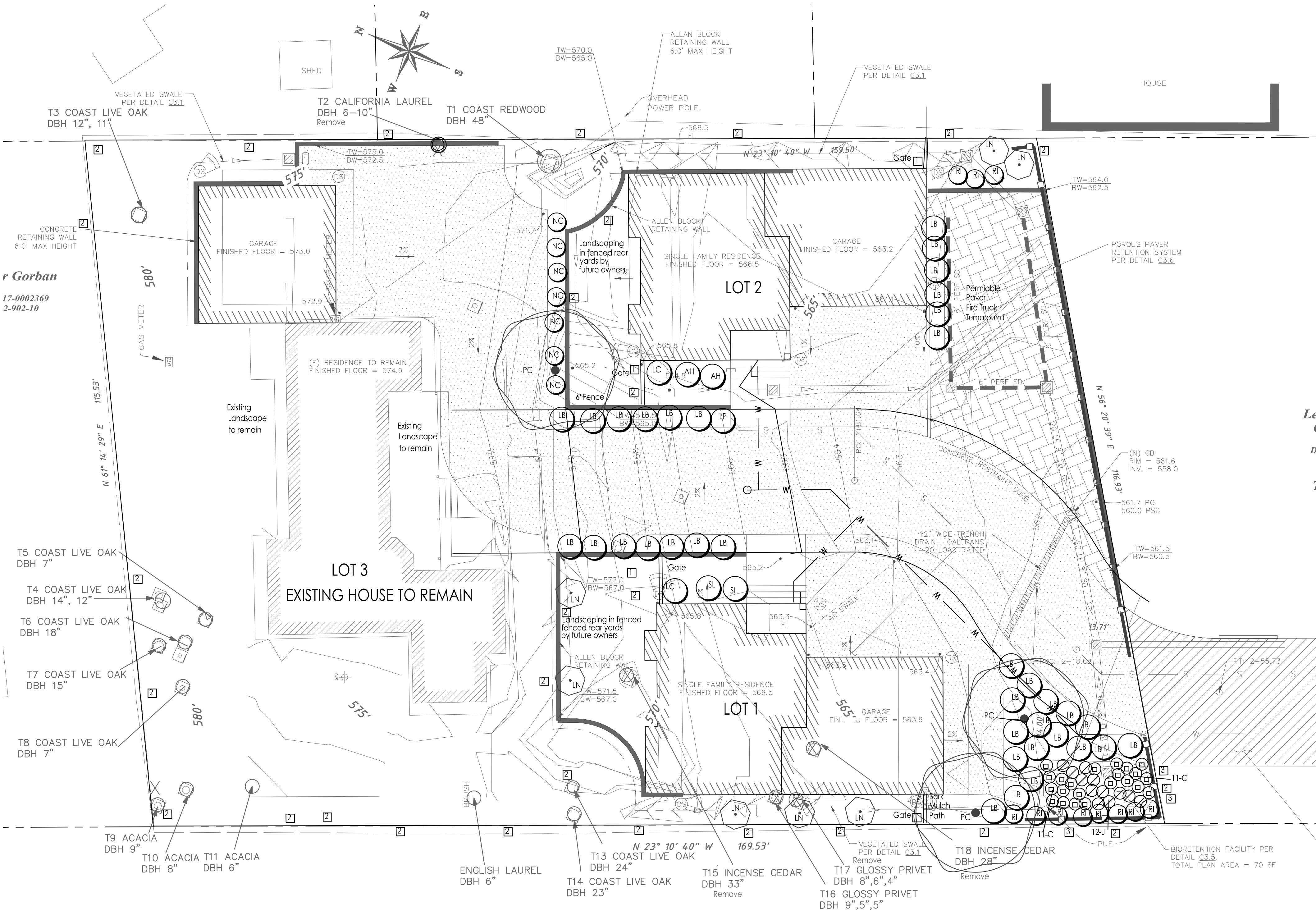
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
- 2) Dig hole at least 3\"/>

Tree Planting

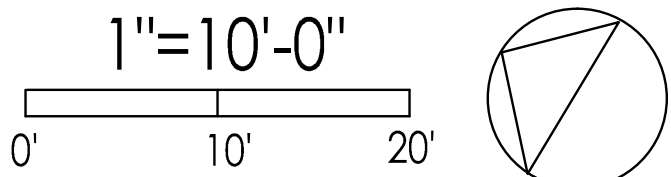
No Scale



I have complied with the criteria of the MWEL0 ordinance and applied them accordingly for the efficient use of water in the Landscape Design Plan
Greg Lewis - Landscape Architect 10/20/20

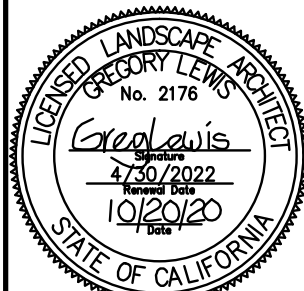
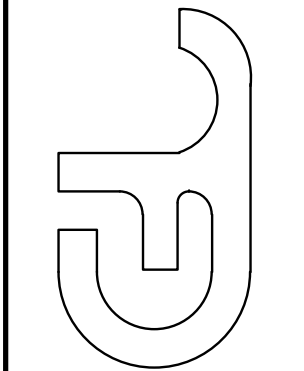
Greg Lewis 10/20/20

Planting Plan



Revision

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960



Proposed Residences
4303 B Scotts Valley Dr., Scotts Valley
APN: 022-902-11

Date 10/20/20
Scale As Noted
Drawn Greg
Job
Sheet

L1
of 2

Hydrozone Summary - Lot 1

HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrub		Drip	540	63%
2 Low water trees		Drip	175	21%
3 Low water bio retention		Drip	138	16%
TOTAL			853	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	0	0%
Low Water Use	853	100%
TOTAL	853	100%

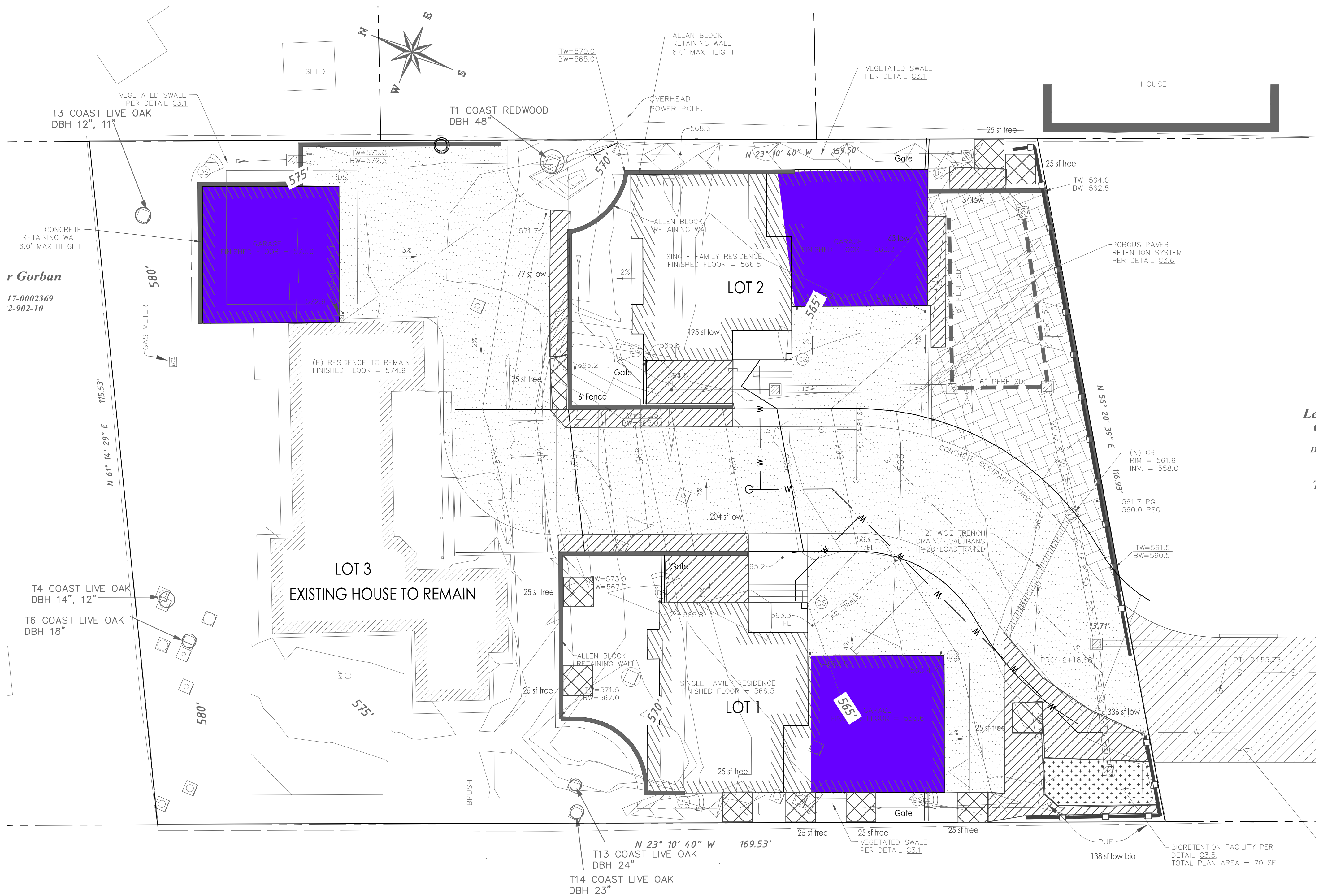
THERE IS A TOTAL OF 853 sf of NEW PROPOSED PLANTING AND IRRIGATION

Hydrozone Summary - Lot 2

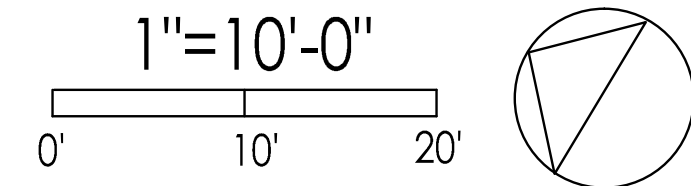
HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrub		Drip	369	83%
2 Low water trees		Drip	75	17%
TOTAL			444	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	0	0%
Low Water Use	444	100%
TOTAL	444	100%

THERE IS A TOTAL OF 444 sf of NEW PROPOSED PLANTING AND IRRIGATION



Hydrozone Plan



Revision

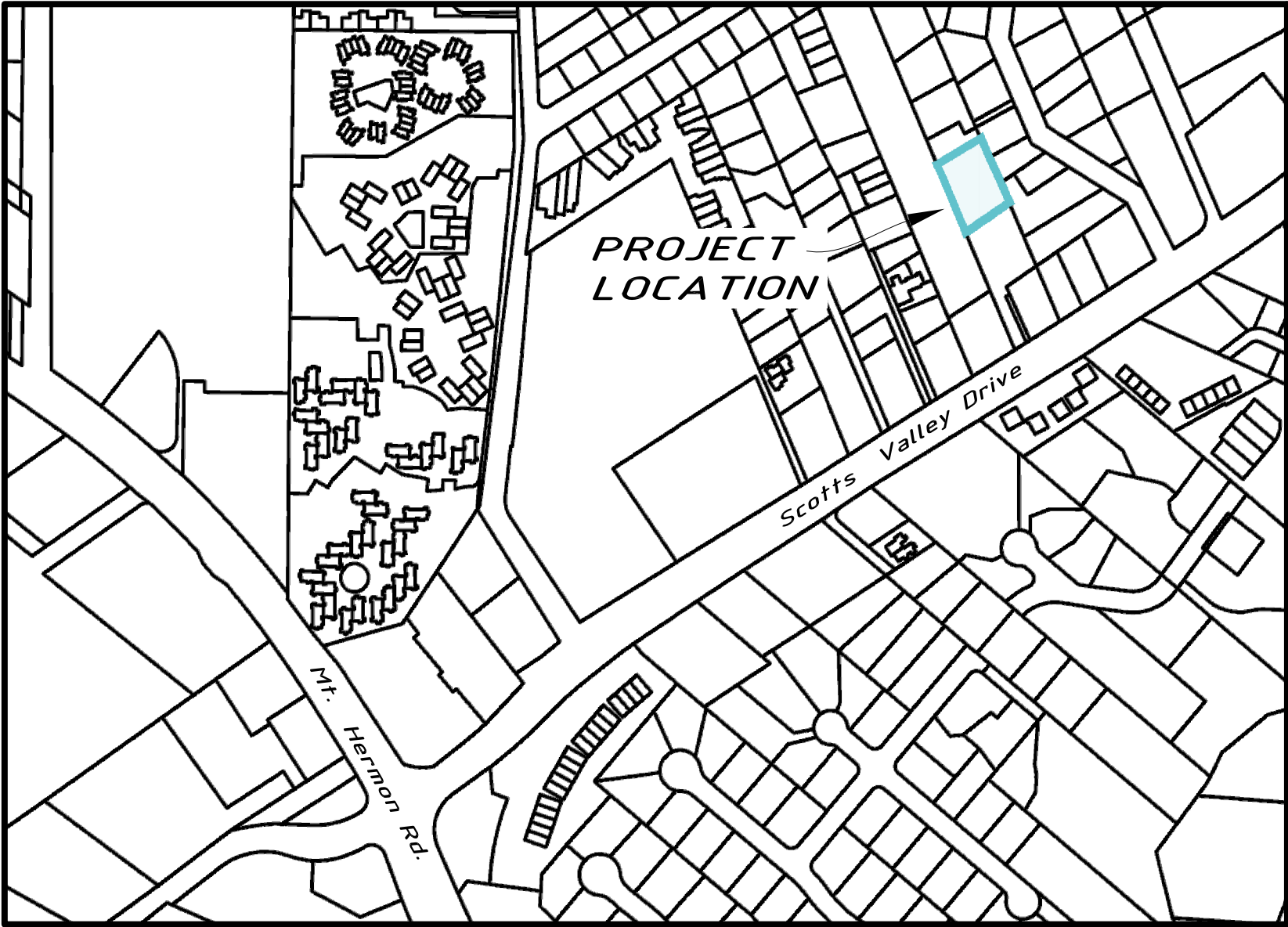
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960

Proposed Residences
4303 B Scotts Valley Dr., Scotts Valley
APN: 022-902-11

Date: 10/20/20
Scale: As Noted
Drawn: Greg
Job Sheet: L2
of 2

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S:\PROJECTS\2019\19103 4303 Scotts Valley Drive.dwg, Plotted By: paul, Plotted: Oct 20, 2020 -- 1:59pm



Location Map

Within the City of Scotts Valley (not to scale)

Project Data

Project Description

A four lot Minor Land Division, with Parcel A as a remainder parcel, of the lands of Richard Steven Hochler, Trustee of The Hochler Family Trust dated March 15, 1996, recorded in Document No. 2019-0004291 of the Official Records of Santa Cruz County.

Owner, Subdivider & Address

Richard Steven Hochler,
325 Canham Road, Scotts Valley, CA 95066

Existing Zoning

R-H: High Density 3,000 sq.ft/du

General Plan

High Density Residential

Proposed Use

A four lot Minor Land Division with a remainder parcel for four new single family dwellings.

Sanitary Sewer

City of Scotts Valley.

Storm Drain

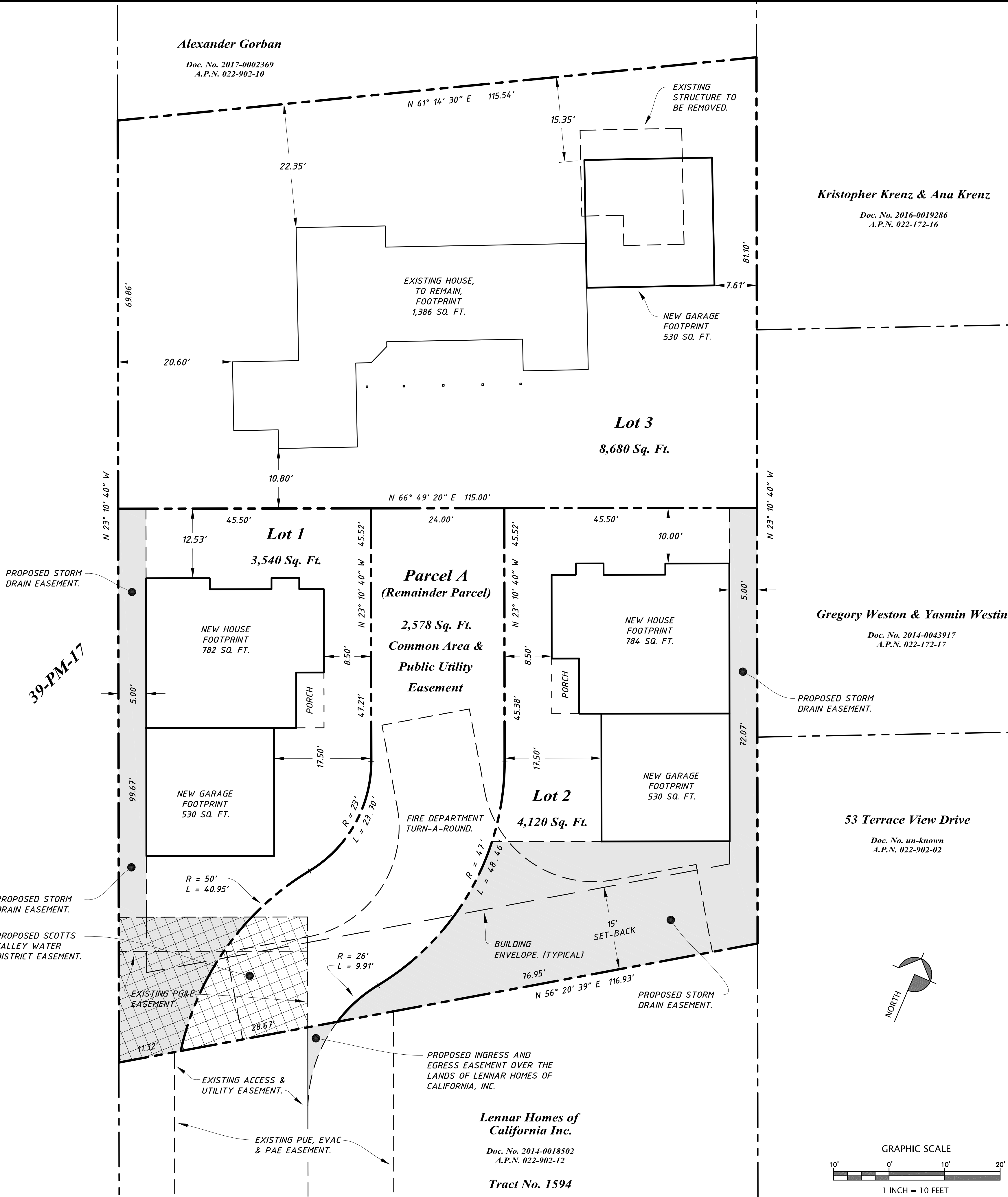
City of Scotts Valley.

Water Service

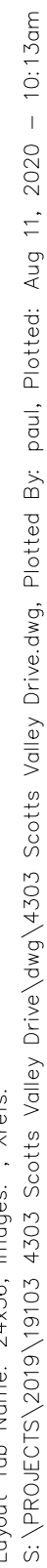
City of Scotts Vally.

Parcel Area (gross and net)

Parent Parcel = 18,918 sq. ft. or 0.434 acre.
Lot 1 = 3,540 sq. ft.
Lot 2 = 4,120 sq. ft.
Lot 3 = 8,680 sq. ft.
Parcel A = 2,578 sq. ft.



REVISION	APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797
HANAGAN LAND SURVEYING 305-G SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
Tentative Parcel Map, The Lands Of: Richard Hochler 4303 Scotts Valley Drive, Unit B, Scotts Valley, CA 95066	
Santa Cruz County A.P.N. 022-902-11	DESIGN DATE 9-27-2019 SCALE 1" = 10'
SHEET SU-1	
OF 2 SHEETS	
JOB NO. 19103	



Kristopher Krenz & Ana Krenz

Doc. No. 2016-0019286
A.P.N. 022-172-16

Gregory Weston & Yasmin Westin

Doc. No. 2014-0043917
A.P.N. 022-172-17

Alexander Gorban

Doc. No. 2017-0002369
A.P.N. 022-902-10

ABBREVIATIONS

(E) EXISTING
A.C. ASPHALT CONCRETE
BW BOTTOM OF WALL ELEVATION
CB CATCH BASIN
DS DOWNSPOUT
EL ELEVATION
FF FINISHED FLOOR ELEVATION
FL FLOWLINE ELEVATION
INV INVERT ELEVATION
LF LINEAR FOOT
MAX MAXIMUM
MIN MINIMUM
(N) NEW
NTS NOT TO SCALE
PC POINT OF CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PROP PROPOSED
RET RETAINING
WNC WALNUT CREEK
TW TOP OF WALL ELEVATION
TYP TYPICAL

CONNECTION NOTE

STORM DRAIN TIE IN POINT IS BASED ON A DEVELOPMENT PLAN FOR THE NEIGHBORING LENNER PROPERTY. CONTRACTOR SHALL VERIFY THE SEWER, WATER AND STORM DRAIN PIPES HAVE BEEN INSTALLED CORRECTLY PRIOR TO CONSTRUCTION.

LEGEND

	PROPOSED BUILDING
	PROPOSED POROUS PAVERS PER DETAIL C4.2A
	PROPOSED WOOD DECK PER ARCHITECTURAL PLAN
	PROPOSED RETAINING WALL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED SPOT GRADE ELEVATION
	LIMIT OF GRADING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	SETBACK
	PROPOSED CATCH BASIN
	PROPOSED VEGETATED SWALE
	GRADE BREAK
	PROPOSED FLOW ARROW
	PROPOSED 4" ROOF DRAIN LEADER
	PROPOSED STORM DRAIN PIPE
	ROOF DOWNSPOUT
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	LIMIT OF DISTURBANCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	8' X 18' GUEST PARKING SPACE

Lennar Homes of
California Inc.

Doc. No. 2014-0018502
A.P.N. 022-902-12

Tract No. 1594

REVISED PER WATER DEPT COMMENTS DEC 2020

4-Lot MINOR LAND DIVISION

FOR RICK HOCHLER
4303 SCOTT'S VALLEY DRIVE
SCOTT'S VALLEY, CA
APN: 022-902-11

CORNERSTONE
CIVIL
Land Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446



JULY 28, 2020

DATE

DRAWN BY: R. HALEY

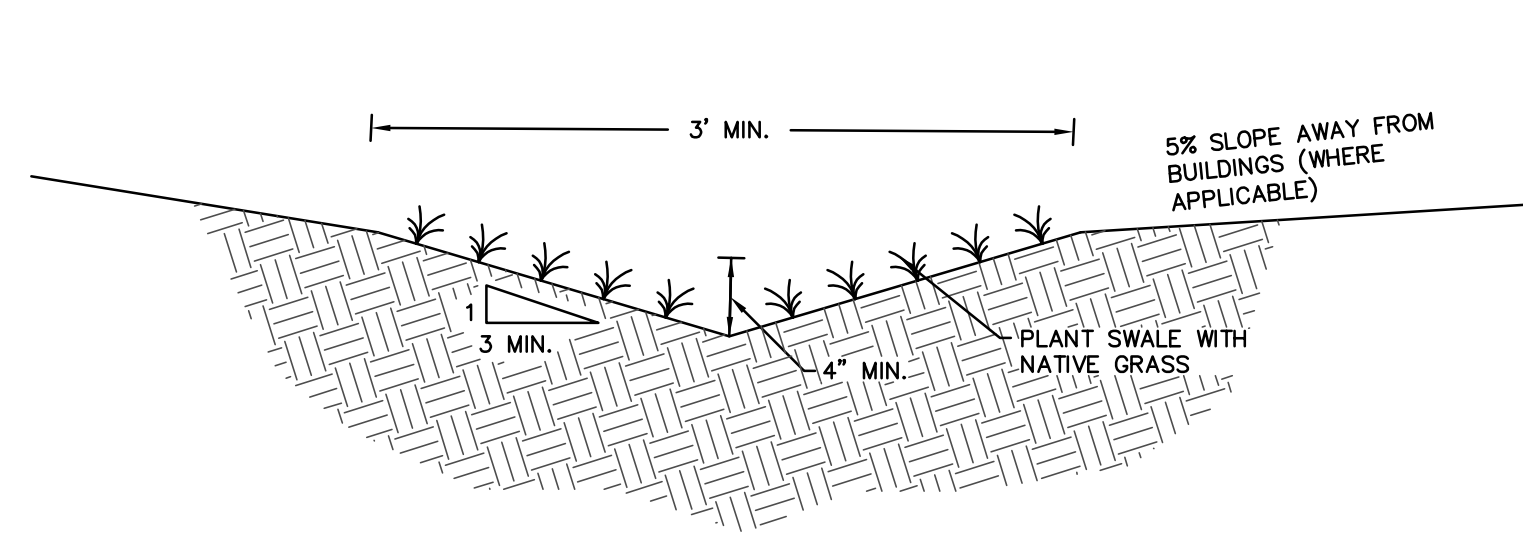
PROJECT No.: 19.017

DATE: JULY 2020

UTILITY PLAN

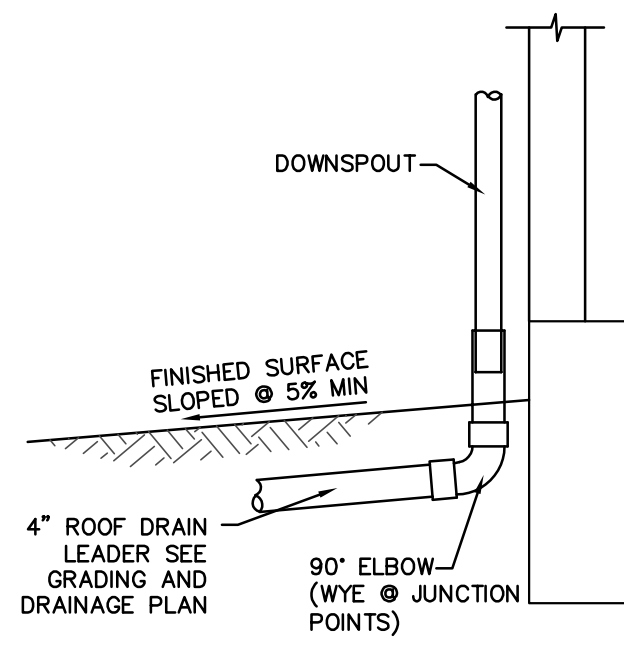
C-2

NOTE: LOCATIONS ARE APPROXIMATE.
NOT SURVEYED. CONTRACTOR TO
LOCATE (E) METER AND LATERAL
CONNECTION TO THE MAIN.



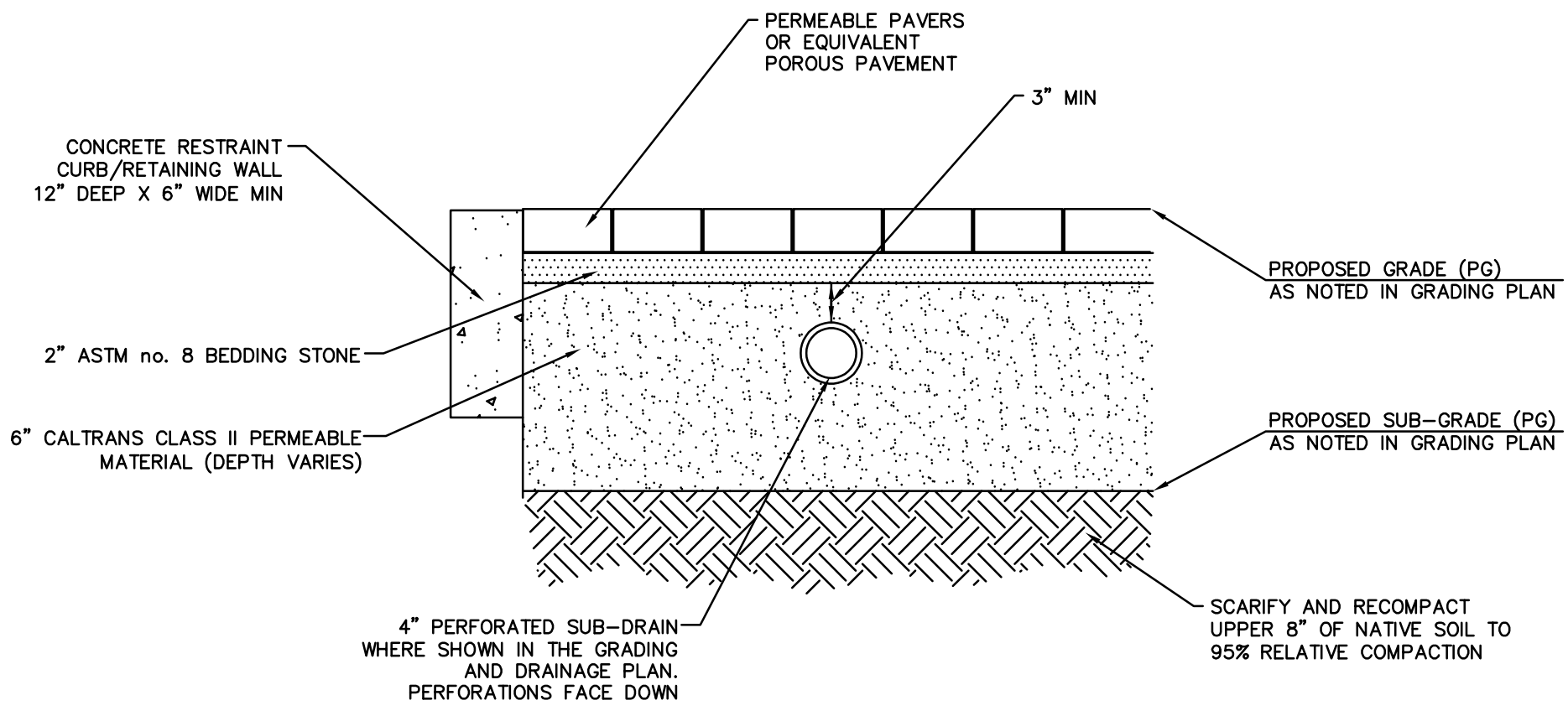
C3.1 VEGETATED SWALE DETAIL

NOT TO SCALE



C3.2 ROOF DOWNSPOUT CONNECTION

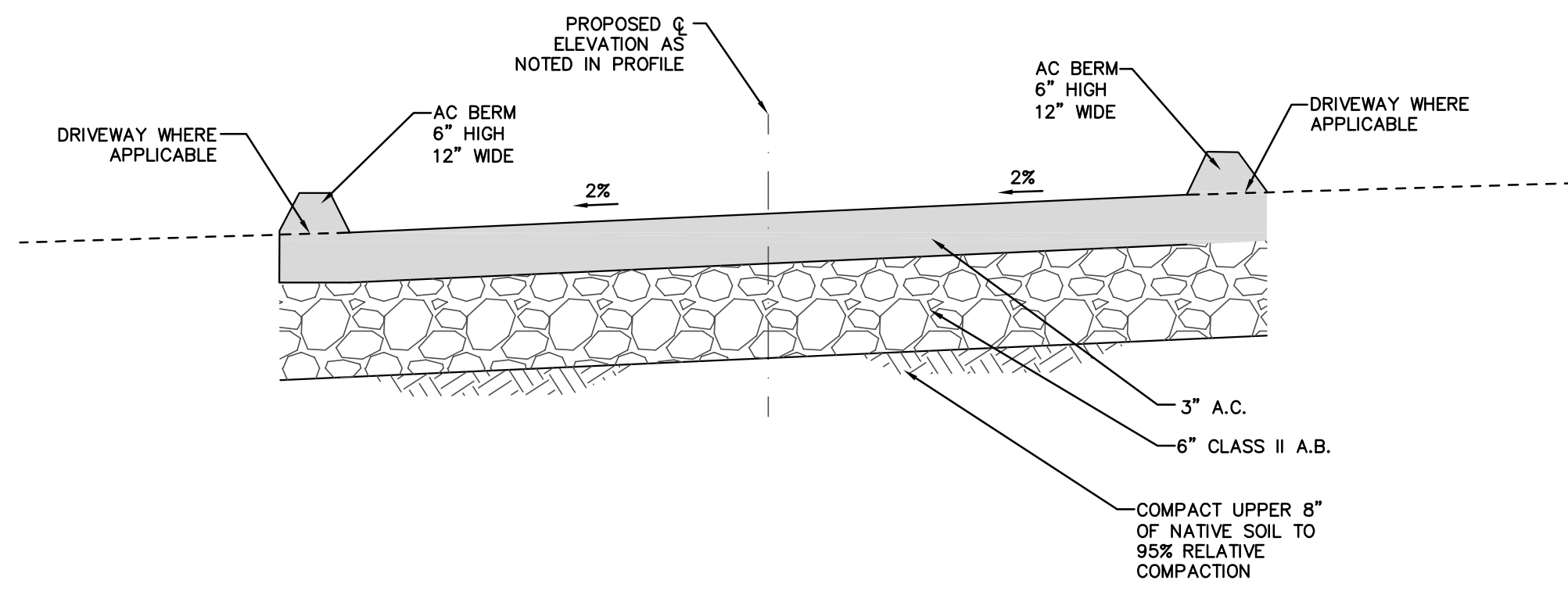
NOT TO SCALE



C3.6 POROUS PAVER DETAIL

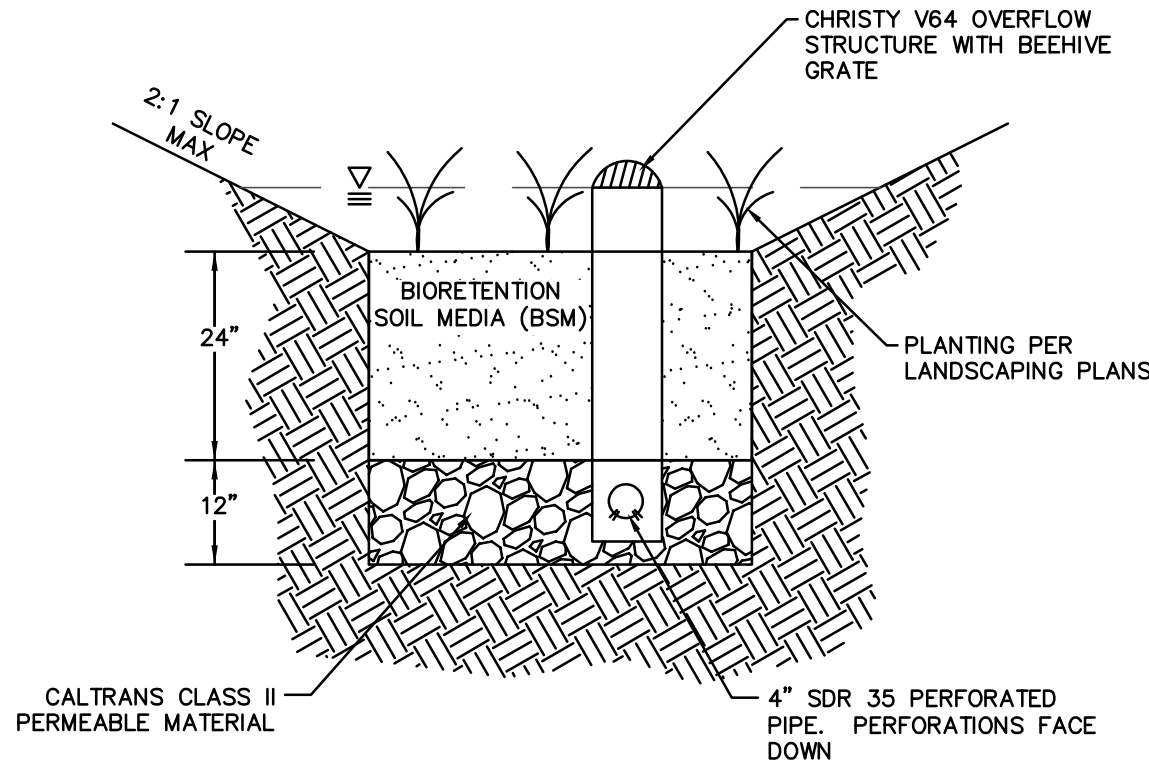
NOT TO SCALE

- MULCH DEPTH 2-3", USE OF MULCH BELOW PONDING HIGH WATER MARK IS OPTIONAL. PREFERRED MULCH TYPE: AGED, STABILIZED, NON-FLOATING.
- MINIMUM CURB DEPTH ALONG CITY RIGHT-OF-WAY SHALL BE 24". STEEL REINFORCEMENT IS REQUIRED FOR PLANTER WALLS INSTALLED ALONG CITY RIGHT-OF-WAY.
- BIORETENTION SOIL MEDIA (BSM): MINIMUM INFILTRATION RATE 5 IN/HR. USE CONCRETE SAND (60-70%) MEETING ASTM C33 SPECIFICATIONS AND STABLE, WEED-FREE COMPOST (30-40%) MIXTURE.
- SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BSM.
- USE MIN. 4" DIA. PVC SDR36 PERFORATED PIPE. INSTALL NEAR THE TOP OF AGGREGATE LAYER WITH HOLES FACING DOWN.
- UNDERDRAIN DISCHARGE SHALL BE NO LOWER THAN THE TOP OF THE AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
- PROVIDE 4" MIN. DIAMETER CAPPED AND THREADED PVC CLEANOUT FOR UNDERDRAIN, WITH SWEEP BEND.



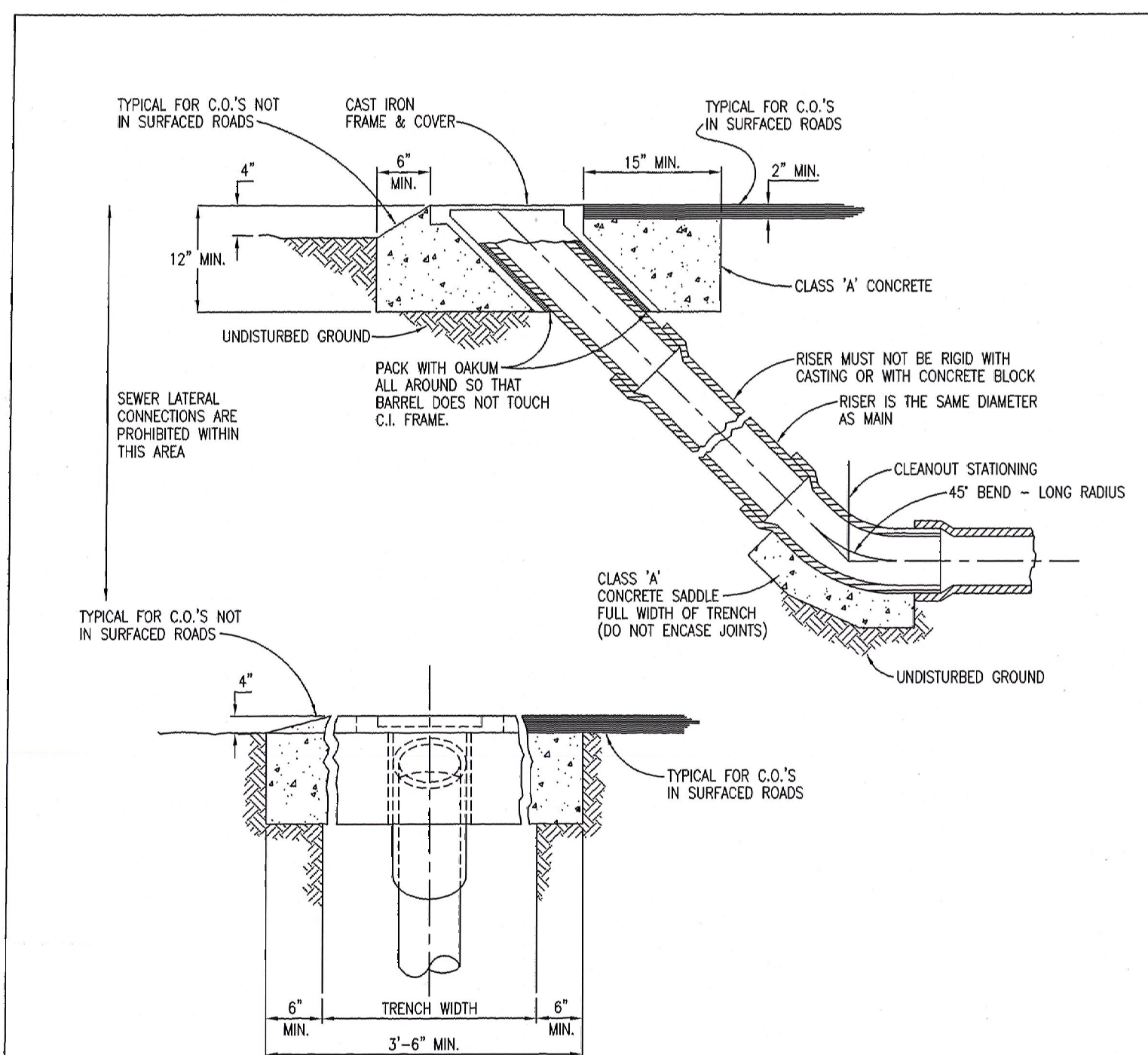
C3.3 TYPICAL DRIVEWAY SECTION

NOT TO SCALE



C3.5 BIORETENTION FACILITY

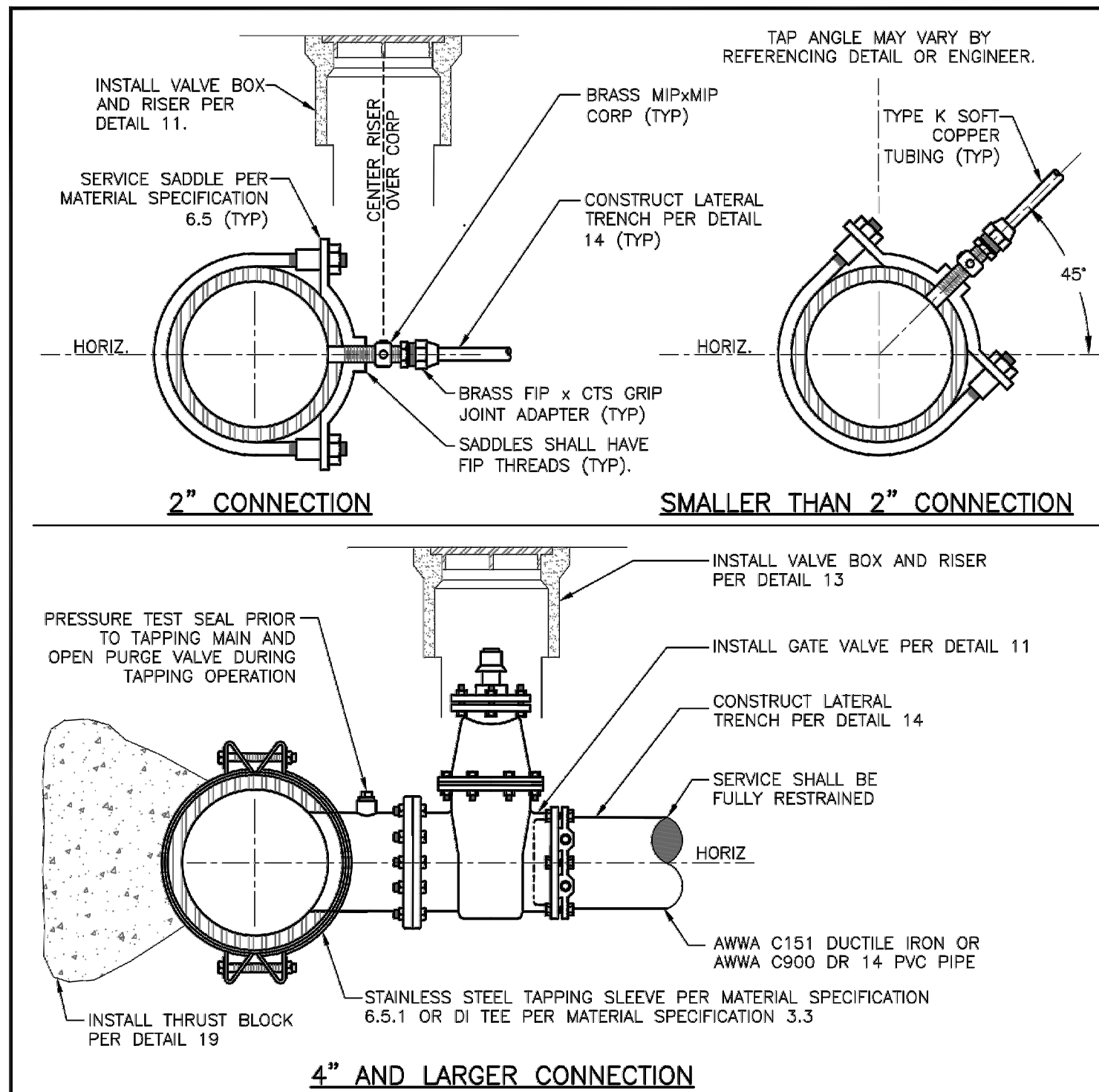
NOT TO SCALE



- IN UNIMPROVED AREAS, THE TOP OF COVER SHALL BE PLACED A MINIMUM OF 4" ABOVE GROUND WITH PROTECTION FROM STORM WATER INTRUSION.
- SEE STANDARD MAIN MANHOLE FOR MARKER POSTS.
- FRAME AND COVER TO BE D&L SUPPLY MODEL H6520 OR APPROVAL EQUAL.

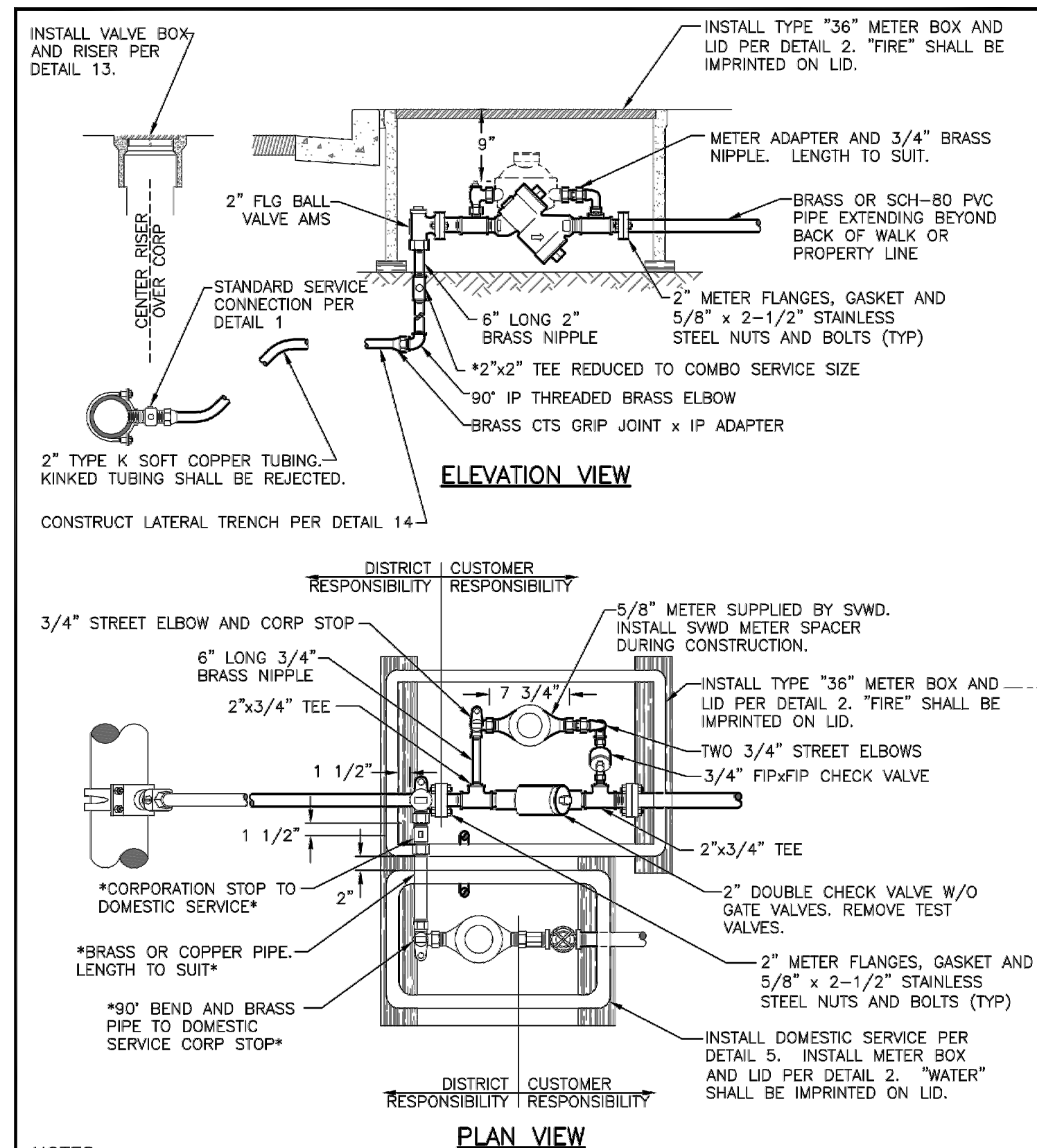
	CITY OF SCOTTS VALLEY STANDARD DETAIL	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SS-12
			SCALE: NONE DATE: 12/06/17

STANDARD CLEANOUT



- NOTES
- ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
 - ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
 - CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
 - SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
 - TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
 - COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
 - IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
 - CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
 - CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
 - SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

	SCOTTS VALLEY WATER DISTRICT WWW.SVWD.ORG
	DETAIL 1 SERVICE CONNECTION NOT TO SCALE RESOLUTION 08-11 APPROVED APRIL 14, 2011



- NOTES
- BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
 - FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
 - CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS.
 - CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT PER DETAIL 2.

	SCOTTS VALLEY WATER DISTRICT WWW.SVWD.ORG
	DETAIL 4 COMBINATION 2-INCH FIRE AND DOMESTIC SERVICE INSTALLATION NOT TO SCALE RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISD PER WATER DEPT COMMENTS DEC 2020

4-Lot MINOR LAND DIVISION
FOR RICK HOCHLER
4303 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA
APN: 022-902-11

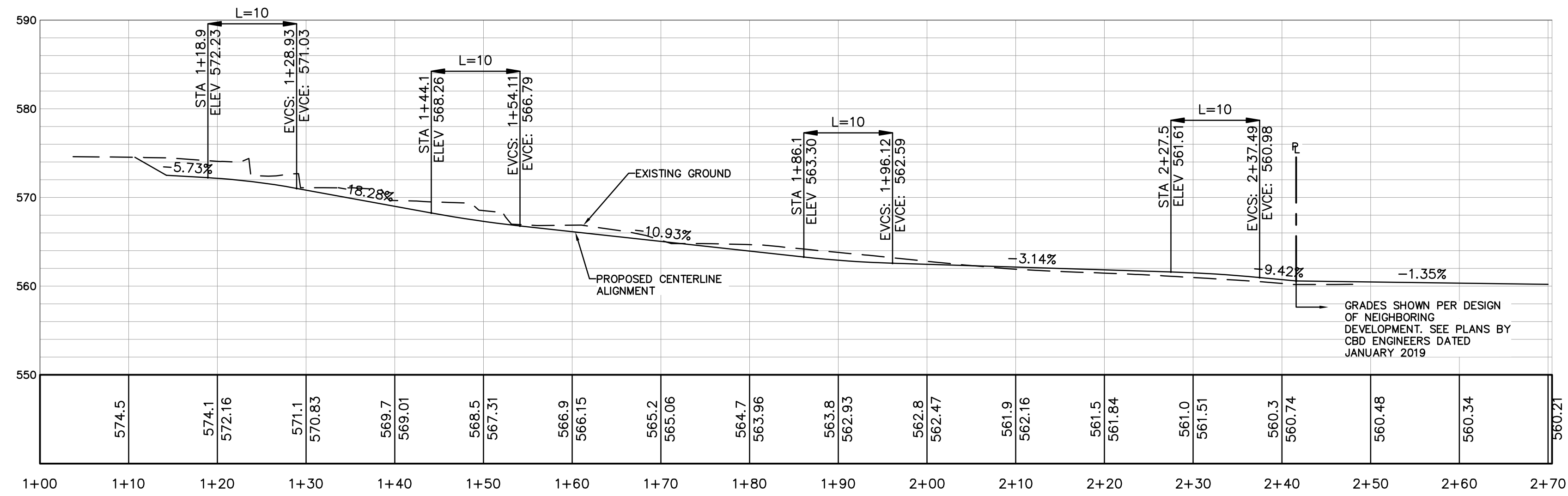
CORNERSTONE
Civil
Land Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446

REGISTERED PROFESSIONAL
PLANNING
RYAN P. HALEY
CIVIL
FOR CONSTRUCTION
STATE OF CALIFORNIA

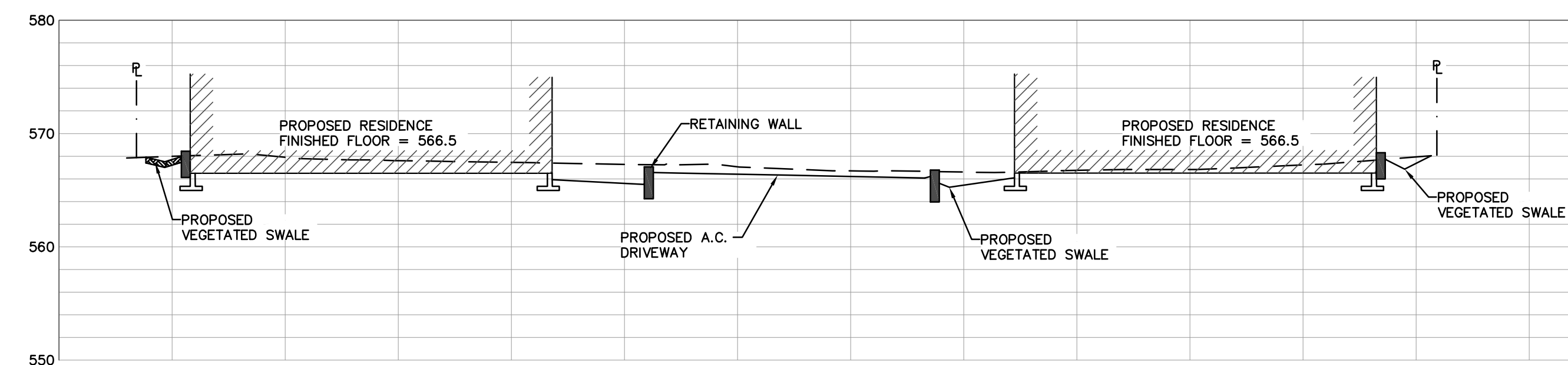
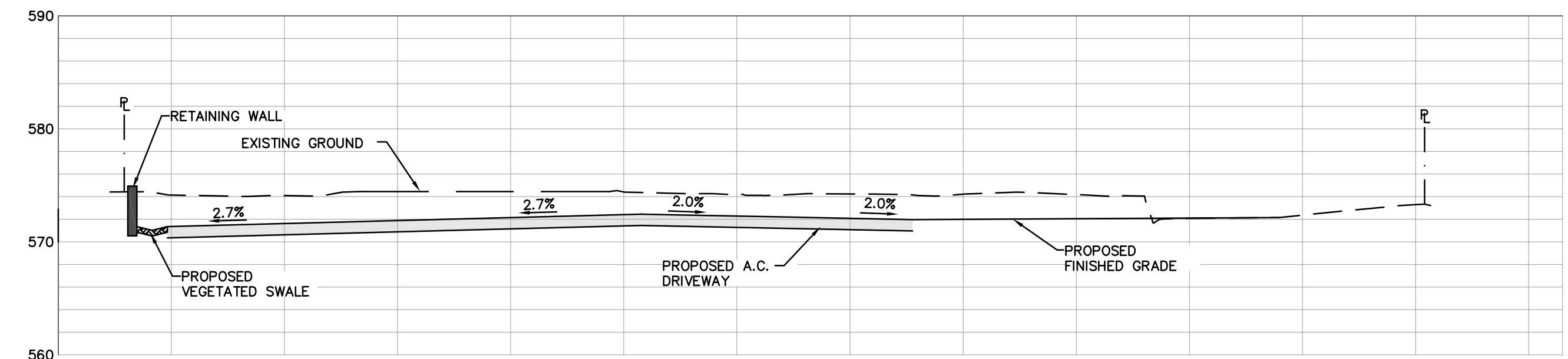
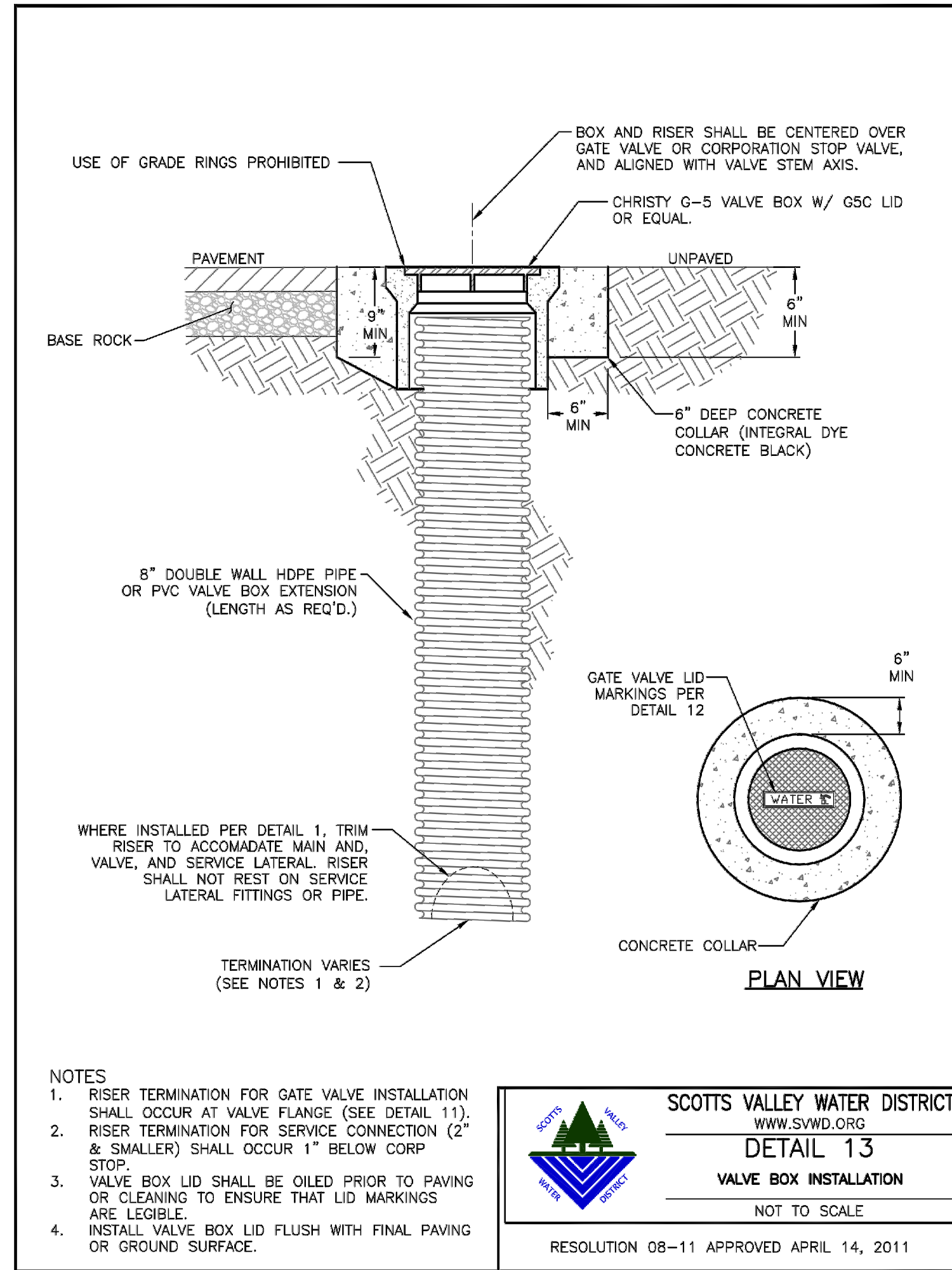
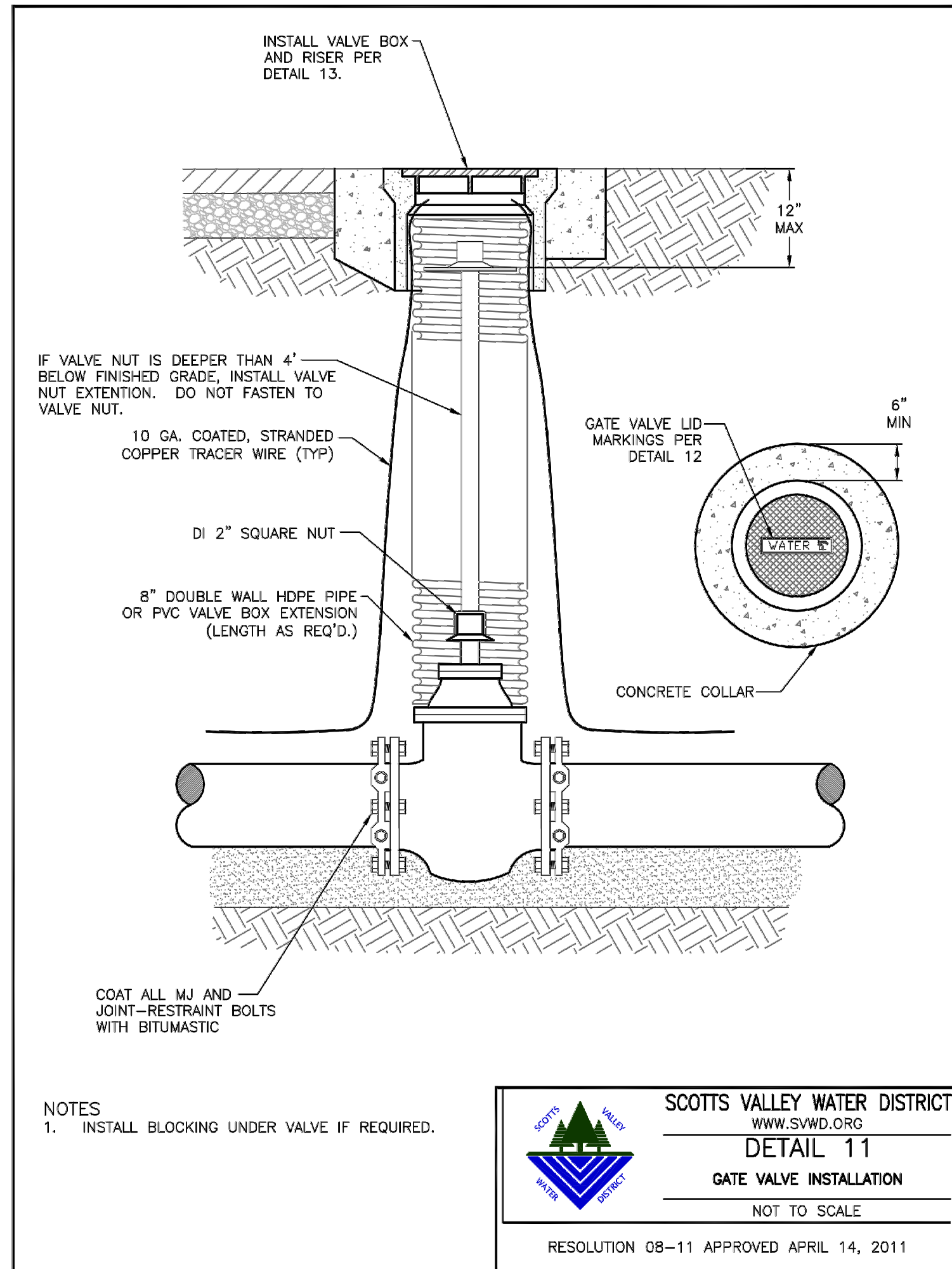
JULY 28, 2020
DATE
DRAWN BY: R. HALEY
PROJECT No.: 19.017
DATE: JULY 2020

DETAILS

C-3



DRIVEWAY PROFILE
SCALE: 1"=10'



△ REVISED PER WATER DEPT COMMENTS DEC 2020

4-LOT MINOR LAND DIVISION
FOR RICK HOCHLER
4303 SCOTT'S VALLEY DRIVE
SCOTT'S VALLEY, CA
APN: 022-902-11

CORNERSTONE
Civil
Land Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446



JULY 28, 2020
DATE
DRAWN BY: R. HALEY
PROJECT No.: 19_017
DATE: JULY 2020

CROSS
SECTIONS

C-4

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

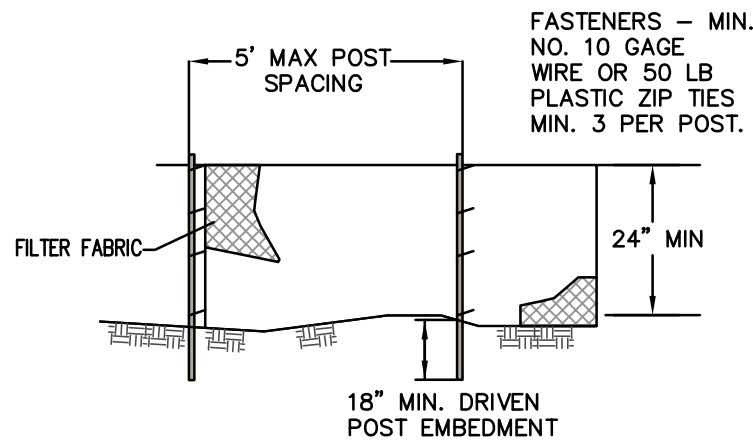
EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE, ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

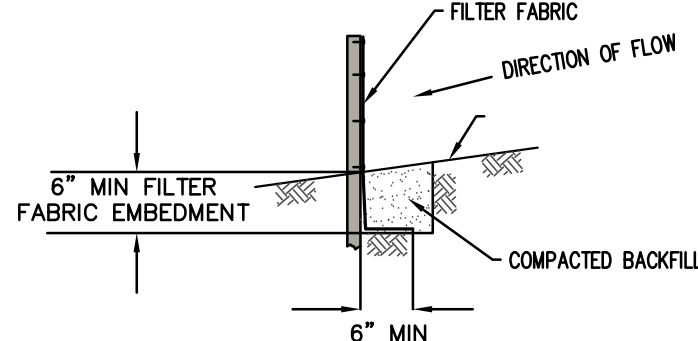
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

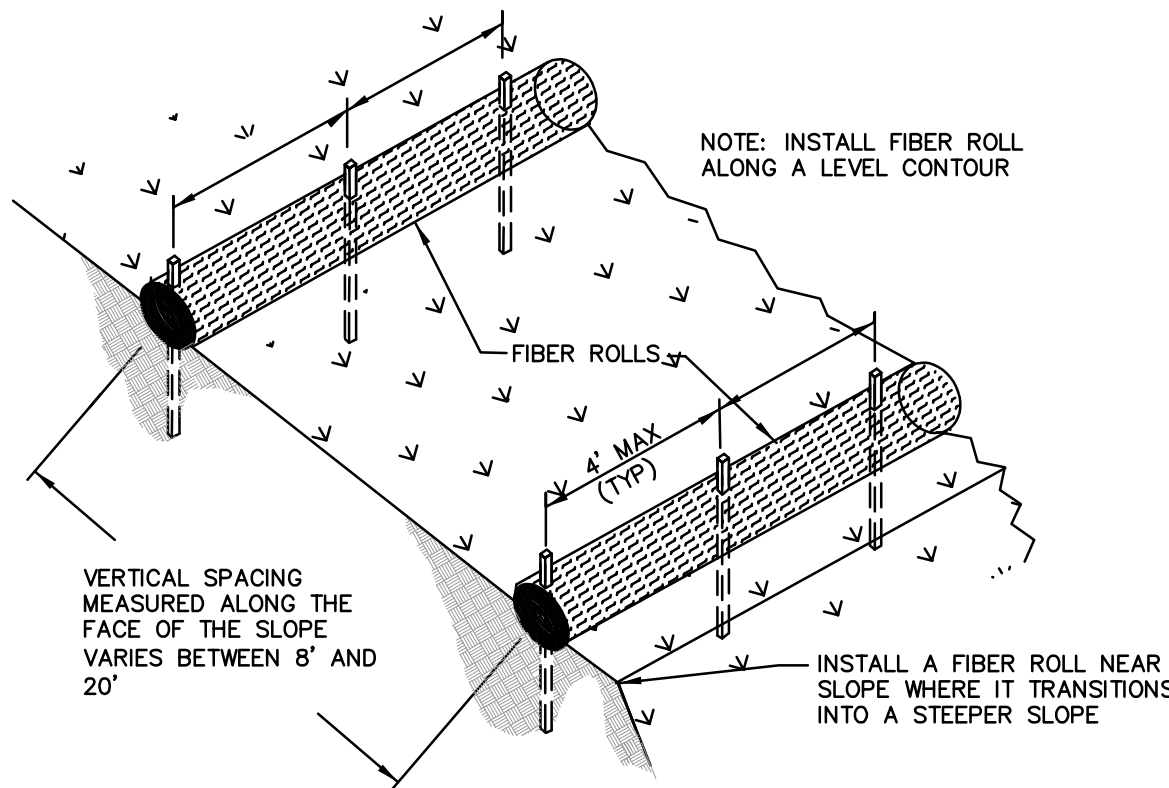
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.



ELEVATION

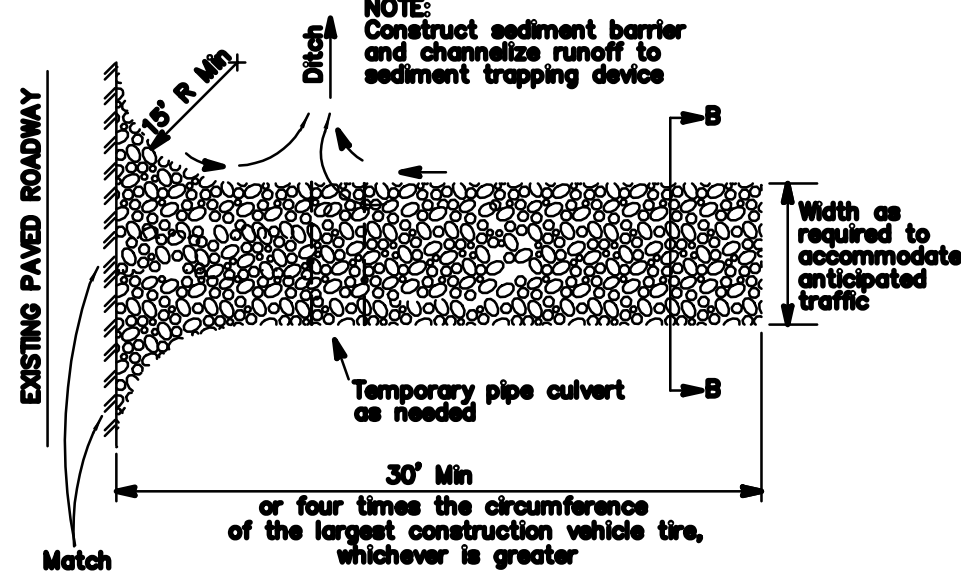
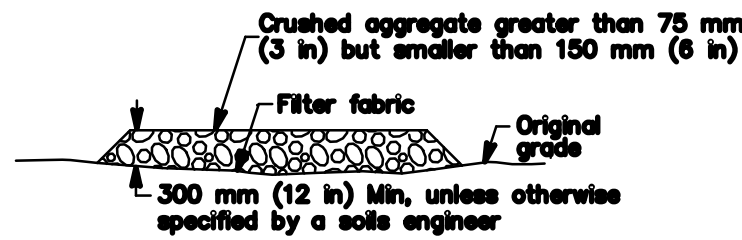


SILT FENCE DETAIL



TYPICAL FIBER ROLL INSTALLATION

NTS



STABILIZED CONSTRUCTION ENTRANCE

NTS

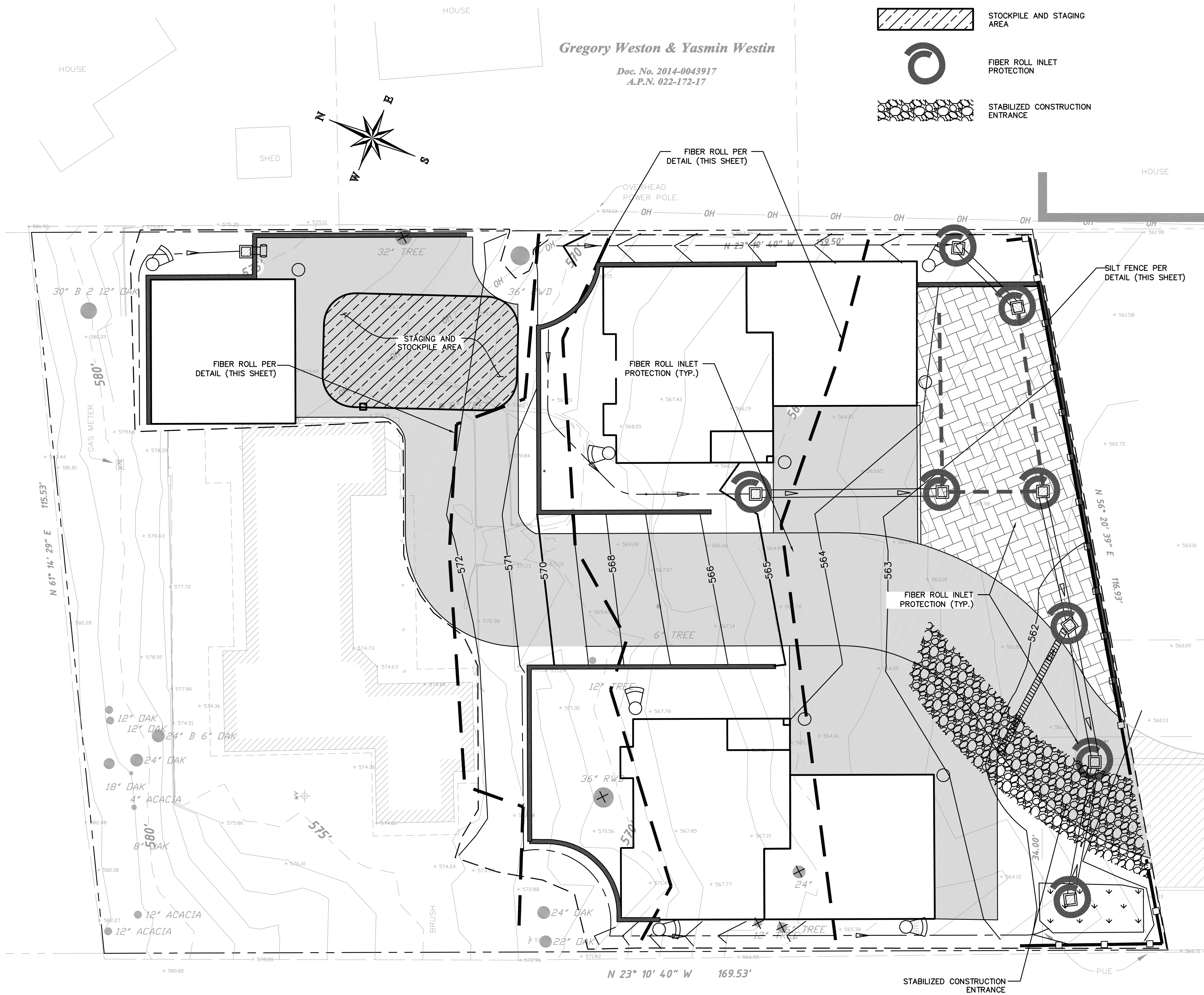
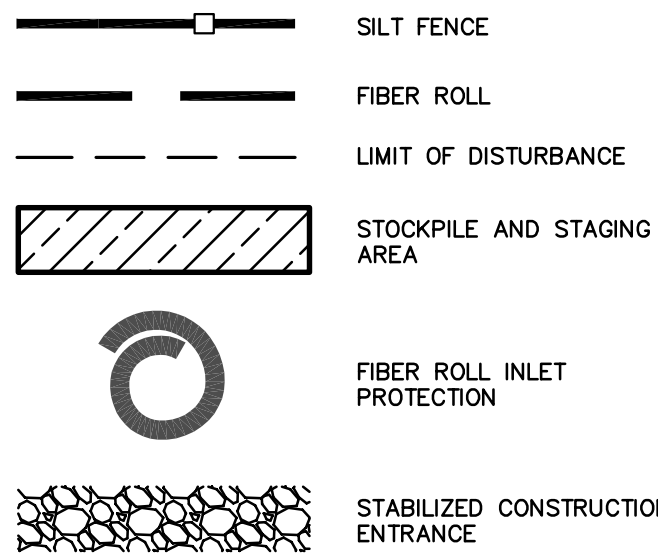
Kristopher Krenz & Ana Krenz

Doc. No. 2016-0019286
A.P.N. 022-172-16

Gregory Weston & Yasmin Westin

Doc. No. 2014-0043917
A.P.N. 022-172-17

LEGEND



REVISED PER WATER DEPT COMMENTS DEC 2020

4-Lot MINOR LAND DIVISION

FOR RICK HOCHLER
4303 SCOTT'S VALLEY DRIVE
SCOTT'S VALLEY, CA
APN: 022-902-11

CORNERSTONE
Civil
Land Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446



JULY 28, 2020
DATE

DRAWN BY: R. HALEY

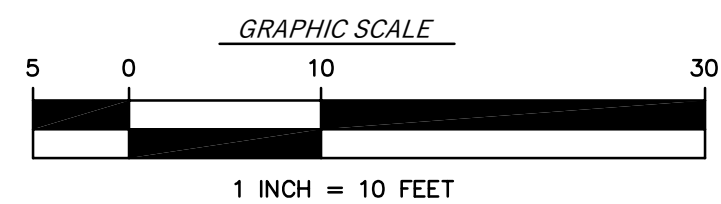
PROJECT No.: 19_017

DATE: JULY 2020

EROSION
CONTROL PLAN

C-5

	0% < SLOPE < 25%	15,950 SF
	25.01% < SLOPE < 30%	1,270 SF
	30.01% < SLOPE < 1000%	1,100 SF
	STRUCTURE (0%)	1,728 SF



71 REVISED PER WATER DEPT COMMENTS DEC 2020

FOR RICK HOCHLER
4303 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA
APN: 022-902-11

CORNERSTONE
 **CIVIL**
and Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446



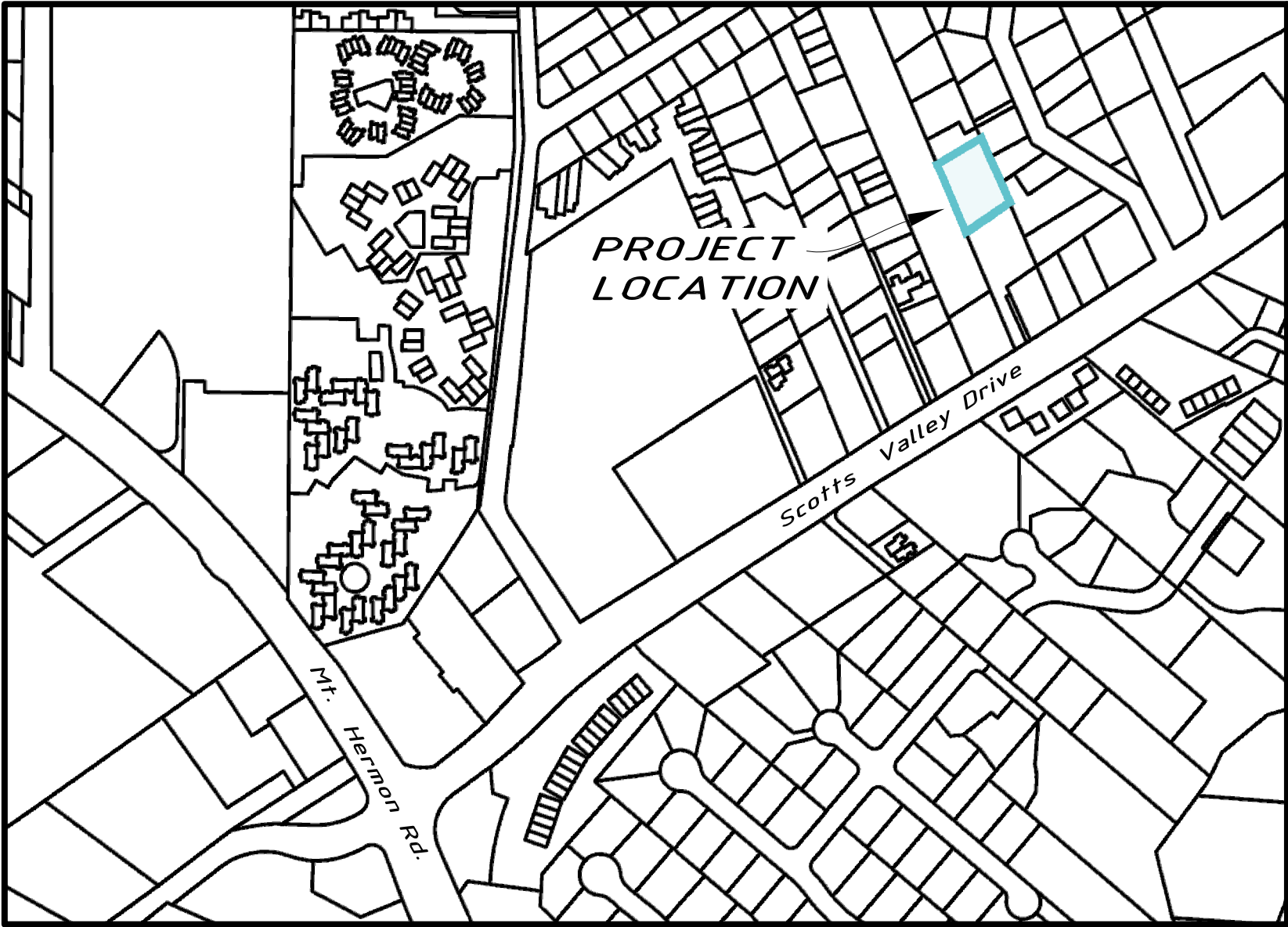
JULY 28, 2020
DATE

AWN BY: R. HALEY
JECT No.: 19.017
TE: JULY 2020

EXISTING SLOPE
AREAS MAP

C-6

The electronic data and paper data set forth on this sheet is the property of Hanagan Land Surveying, Inc. It is an instrument of service and is not transferable and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Hanagan Land Surveying, Inc. Xref: S:\PROJECTS\2019\19103 4303 Scotts Valley Drive.dwg 4303 Scotts Valley Drive Tentative Parcel Map 3 Lot.dwg, Plotted By: paul, Plotted: Dec 11, 2020 - 3:28pm



Location Map

Within the City of Scotts Valley (not to scale)

Project Data

Project Description

A four lot Minor Land Division, with Parcel A as a remainder parcel, of the lands of Richard Steven Hochler, Trustee of The Hochler Family Trust dated March 15, 1996, recorded in Document No. 2019-0004291 of the Official Records of Santa Cruz County.

Owner, Subdivider & Address

Richard Steven Hochler,
325 Canham Road, Scotts Valley, CA 95066

Existing Zoning

R-H: High Density 3,000 sq.ft/du

General Plan

High Density Residential

Proposed Use

A four lot Minor Land Division with a remainder parcel for four new single family dwellings.

Sanitary Sewer

City of Scotts Valley.

Storm Drain

City of Scotts Valley.

Water Service

City of Scotts Vally.

Parcel Area (gross and net)

Parent Parcel = 18,918 sq. ft. or 0.434 acre.
Lot 1 = 3,540 sq. ft.
Lot 2 = 4,120 sq. ft.
Lot 3 = 8,680 sq. ft.
Parcel A = 2,578 sq. ft.

39-PM-17

PROPOSED STORM DRAIN EASEMENT. (SOLID SHADING)

PROPOSED SCOTTS VALLEY WATER DISTRICT EASEMENT. (CROSS HATCH SHADING)

EXISTING PG&E EASEMENT.

Alexander Gorban
Doc. No. 2017-0002369
A.P.N. 022-902-10

EXISTING HOUSE, TO REMAIN, FOOTPRINT 1,386 SQ. FT.

NEW GARAGE FOOTPRINT 530 SQ. FT.

Kristopher Krenz & Ana Krenz
Doc. No. 2016-0019286
A.P.N. 022-172-16

Gregory Weston & Yasmin Westin
Doc. No. 2014-0043917
A.P.N. 022-172-17

53 Terrace View Drive
Doc. No. un-known
A.P.N. 022-902-02

Parcel A
(Remainder Parcel)
2,578 Sq. Ft.
Common Area & Public Utility Easement

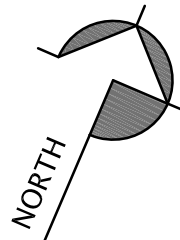
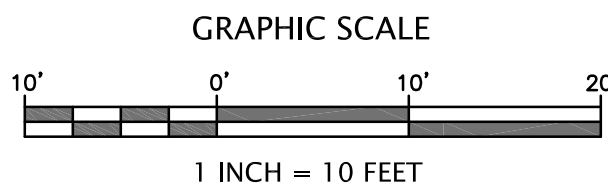
Lot 2
4,120 Sq. Ft.

Lot 1
3,540 Sq. Ft.

Lot 3
8,680 Sq. Ft.

Lennar Homes of California Inc.
Doc. No. 2014-0018502
A.P.N. 022-902-12
Tract No. 1594

Tentative Parcel Map



PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 EXP. 12-31-21 STATE OF CALIFORNIA	
REVISION	APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797
HANAGAN LAND SURVEYING 305-G SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
Tentative Parcel Map, The Lands Of: Richard Hochler 4303 Scotts Valley Drive, Unit B, Scotts Valley, CA 95066	
Santa Cruz County A.P.N. 022-902-11	DESIGN DATE 9-27-2019 SCALE 1" = 10'
SHEET SU-1 OF 2 SHEETS 19103 JOB NO.	

Negative Declaration

Name of Project

4303 B Scotts Valley Drive Planned Development

Lead Agency

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

Contact

Paula Bradley, MCP, AICP
Contract Planner
831 345-5482
pbradley@mbakerintl.com

Project Applicant

John Craycroft
Craycroft Designs
455 Happy Valley Way
Santa Cruz, CA 95065
831 427-3048
craycroftdesign@mac.com

Project Location

The project site is on one parcel (APN 022-902-11) on Scotts Valley Drive in the City of Scotts Valley.

Project Description

The proposed 4303 B Scotts Valley Drive Project (the project) is a Planned Development (minor subdivision) to create three lots (Lots 1, 2, and 3), and one common area (Parcel A) for an access road and utilities, on an existing 18,918 square foot (sf) lot (the project site). The project would construct two, 2-story, 3-bathroom, single-family homes on Lots 2 and 1. An existing single-family residence (Lot 1) would remain, however a new 529 sf garage would be constructed on the northeast side, adjacent to the existing unit.

Access to all three lots would be from a newly created "Parcel A" (remainder parcel) that would serve as common access to the homes and provide underground utilities. Parcel A would

connect to an existing 24-foot wide roadway “Coastal Oak Court” off of Acorn Court, which also provides access to two new triplex units (Lennar Homes Inc.) south of the project site. Parcel A would also include a turn-around for emergency services and an underground retention area with pervious pavers on the south side of the project site.

The project site is located within the R-H High Density Residential Zoning District, which requires a minimum density of 3,000 square feet per unit.

Public Review and Comment Period

March 30, 2021 through April 30, 2021

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Scotts Valley at the address listed above or by email to the project planner listed above. All comments received by 5:00 PM on April 30, 2021 will be considered by the City of Scotts Valley.

Findings and Reasons

Apart from the implementation of identified Standard Conditions of Approval, the Initial Study did not identify any potentially significant impacts on the environment. The project will not have the potential to significantly degrade the environment; will have no significant impact on long-term environmental goals; will have no significant cumulative effect upon the environment; and will not cause substantial adverse effects on human beings, either directly or indirectly.

The following reasons will support these findings:

1. The project is consistent with the adopted goals and policies of the City of Scotts Valley General Plan, and the City of Scotts Valley Municipal Code.
2. City staff independently reviewed the Initial Study, and this negative declaration reflects the independent judgment of the City of Scotts Valley.

City of Scotts Valley
4303 B Scotts Valley Drive Planned Development Initial Study



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Figure 7: Exterior Lighting Plan

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Note: All figures are inserted at the end of the document.

Initial Study

Background & Project Description

Project Title

4303 B Scotts Valley Drive Project

Lead Agency Name and Address

City of Scotts Valley
One Civic Center Drive
Scotts Valley, CA 95066

Contact Person and Phone Number

Paula Bradley, MCP, AICP
Contract Planner
831 345-5482
pbradley@mbakerintl.com

Project Location

As shown in **Figure 1: Regional Location**, and **Figure 2: Project Vicinity**, the project site is on one parcel (APN 022-902-11) on Scotts Valley Drive in the City of Scotts Valley.

Project Applicant/Sponsor

John Craycroft
Craycroft Designs
455 Happy Valley Way
Santa Cruz, CA 95065
831 427-3048
craycroftdesign@mac.com

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

The proposed 4303 B Scotts Valley Drive project (the project) is a Planned Development (minor subdivision) to create three lots (Lots 1, 2, and 3), and one common area (Parcel A) for an access road and utilities, on an existing 18,918 square foot (sf) lot (the project site). As shown in **Figure 3: Site Plan**, the project would construct two new single-family homes on Lots 2 and 3.

An existing single-family residence (Lot 1) would remain; however, a new 529 sf detached garage would be constructed on the northeast side, adjacent to the existing home.

The project site is located within the R-H High Density Residential Zoning District, which requires a minimum density of 3,000 square feet per unit. The residential lots would range in size from 3,540 sf to 8,680 sf.

The two new homes would be two-story, three-bedrooms, each totaling 2,050 sf of occupied space and a two car garage. The elevations of the subdivision are shown in [Figure 4: Proposed Elevations of Lot 1](#) and [Figure 5: Proposed Elevations of Lot 2](#).

Access to all three lots would be from a newly created “Parcel A” (remainder parcel) that would serve as common access to the homes and provide underground utilities. Parcel A would connect to an existing 24-foot wide roadway “Coastal Oak Court” off of Acorn Court, which also provides access to two new triplex units (Lennar Homes Inc.) south of the project site. Parcel A would also include a turn-around for emergency services and an underground retention area with pervious pavers on the south side of the project site.

As shown in [Figure 6: Grading Plan](#), grading for the project would require a cut of 702 cubic yards of soil, and fill of 41 cubic yards, for a net export of 661 cubic yards. Stormwater would flow generally north to south across the project site.

Storm drainage from constructed impervious surfaces (e.g. roofs, driveways) would be conveyed via a series of collector storm drainpipes to underground (Stormtech) chambers located on the new private driveway where it would be retained and treated. Stormwater from the private driveway located on the project site would be collected via drainage inlets and directed to a newly constructed 8-inch storm drain for channel overflow along the southern boundary of the project site. A bioretention facility would be constructed on the southwest corner of the project site to control storm drain flows.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Scotts Valley Drive.

Project-Related Approvals and Permits

- Planned Development Permit PD19-004
- Minor Land Division MLD19-002
- Design Review DR19-014
- Environmental Assessment EA19-010
- Environmental Review ND20-002

Other public agencies whose approval is required

None.

Environmental Setting

Background and Intent

The purpose of the project is to allow for the subdivision of the project site (Lots 1 through 3) and the construction of two residential units as part of a Planned Development.

Project Site and Existing Facilities

The project site (APN 022-902-12) is currently developed with a single-family residence, a small shed, and a paved driveway. The General Plan designation is Residential High Density (R-H) and the zoning designation is Residential High Density (R-H). Surrounding the project to the north, and east are single-family residences, and multi-family to the west. Located on an adjacent parcel to the south, is an affordable housing planned development (Lennar Homes Inc.) consisting of two triplexes currently under construction.

Environmental Checklist

The discussion below analyzes the potential environmental impacts of the project per the criteria as described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. For convenience, this analysis uses the Appendix G of the CEQA Guidelines as a framework. Different from the standard CEQA checklist included in Appendix G of the CEQA Guidelines are the impact options included in this analysis.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
a) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
b) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				
c) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

Scenic Vista

The project site currently contains a single-family home and is surrounded by residential uses. The project site is flat and would not block any scenic vista nor substantially change an important view from a scenic vantage point, and therefore there would be no impact.

Scenic Resources and Visual Character

The project site is not located along a state scenic highway or designated scenic corridor. Although the project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the project is subject to design review, which would provide an opportunity for further evaluation that the project would not adversely impact the visual character of the area. Because there are no scenic resources and the visual character would not be substantially altered, there would be no impact.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting, street lighting, parking lot lighting, and vehicle headlights. The project would include outdoor lighting on the site typical of a residential development. As shown in [Figure 7: Exterior Lighting Plan](#), project plans provide details for exterior lighting for the proposed homes that include: 25-inch tall lighting bollards and wall mounted lights. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoff.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation of levels of luminance and thereby minimize lighting affects the adjacent properties. To ensure lighting is harmonious with the surrounding area, a

project-specific condition will require the project applicant to use no pole lights, and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses. Implementation of these standard conditions of approval would reduce potential off-site light intrusion impacts to a less than significant level.

Findings

The project would not generate affect a scenic vista or scenic resource, would not change the visual character of the project area, and therefore there would be no impact. The project would not result in a substantial change to light and glare and therefore impacts would be less than significant. No mitigation is required.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Production (as defined by Government Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion

The property is not located on land that is classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resource Agency. The site is zoned Residential High Density (R-H). Therefore, no agricultural impacts would occur as a result of the project.

Findings

As described above, there would be no impact on agricultural resources. Therefore, no mitigation is required.

Air Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?				X

Discussion

Air Quality Plan and Air Quality Standards

The project site is located within the North Central Coast Air Basin (NCCAB), which includes Monterey County, San Benito County, and Santa Cruz County, comprising an area of approximately 5,159 square miles along the central California coast. The Monterey Bay Air Resources District (MBARD) is responsible for local control and monitoring of criteria air pollutants throughout the NCCAB.

MBARD has developed the *2012 Air Quality Management Plan for the Monterey Bay Region* (2012 AQMP). The 2012 AQMP is a transitional plan shifting focus of MBARD's efforts from achieving the 1-hour component of the State ozone AAQS to achieving the 8-hour ozone requirement. The Plan includes an updated air quality trends analysis, which reflects both the 1- and 8-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources.

In March 2017, MBARD adopted the *2012-2015 Triennial Plan Revision*, which assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emission inventory, and mobile source programs. The 2017 AQMP Revision only addresses attainment of the State ozone standard. In 2012, EPA designated the NCCAB as in attainment of the current national 8-hour ozone standard of 0.075 ppm¹.

¹ On October 1, 2015, U.S. EPA adopted a new 8-hour ozone standard of 0.070 ppm. However, U.S. EPA has not yet reviewed recent NCCAB emissions to determine attainment with the current 0.070 ppm standard. Therefore, this attainment status is based upon U.S. EPA's prior 0.075 ppm standard.

The following MBARD rules would limit emissions of air pollutants from construction and operation of residential development pursuant to the project:

- *Rule 400 (Visible Emissions)* – Discharge of visible air pollutant emissions into the atmosphere from any emission source for a period or periods aggregating more than 3 minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

The MBARD's 2008 CEQA Air Quality Guidelines provides criteria for determining cumulative impacts and consistency. The CEQA Air Quality Guidelines note that a project which is inconsistent with an Air Quality Plan would have a significant cumulative impact on regional air quality. Any emissions sources that would be generated as part of the project would be subject to the MBARD rules and regulations. The proposed development (the point source) does not include any processes or activities that would emit air pollutants. Therefore, the proposed use does not have the potential for significant impacts that would conflict with the AQMP. Therefore, the project would be consistent with the AQMP for the Monterey Bay Region. Thus, the project would not make a considerable contribution to this existing, cumulatively significant impact. Impacts would be less than significant.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM₁₀ would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors. Based on this emissions threshold, construction activity occurring on more than 2.2 acres per day may result in significant PM₁₀ emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

However, grading activities during construction could cause dust accumulation in the project area. Implementation of the following standard conditions of approval would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the project site.

Furthermore, standard conditions of approval require that development projects reduce dust generation from project grading and construction to minimal levels, the project proponent shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the building plans for the project and be implemented during site grading:

- Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
- A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
- In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
- The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
- Roadway(s) along the project frontage shall be mechanically swept at the end of each work day when any dirt or mud has been tracked on the street.
- No grading activities shall occur during days of high wind velocity.
- Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
- Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

Operational

The project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, the project would not generate a significant level of operational emissions and impacts would be less than significant.

Sensitive Receptors

Sensitive receptors in the vicinity include residents, located approximately 20 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air contaminant (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required. However, standard conditions of approval require that prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Odors

During construction activities, temporary odors from vehicles exhaust and construction equipment engine would occur. However, construction-related odors would be short-term and would cease upon completion. Therefore, no objectionable odors are anticipated from construction activities associated with the project and there would be no impact.

Land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project does not include any uses that would be associated with objectionable odors. Odor emissions from the project would be limited to odors associated with vehicle and engine exhaust and idling cars. The project does not include any known sources of objectionable odors associated with the long-term operational use and therefore there would be no impact.

Findings

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. As discussed above, the MBARD thresholds of significance have not been exceeded. Therefore, there would be no significant air quality impacts and no mitigation is required in addition to the City's standard conditions of approval for construction dust control at the time of development.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion

An Entomological Assessment was prepared for the project site in September of 2005 (Entomological Consulting Services, September 2005). An updated Entomological Assessment was prepared in April 2020, based on the current project (Dr. Richard Arnold, Consulting Entomologist, February 2020). Additionally, a Preliminary Tree Inventory & Assessment was prepared for the project (Kurt Fouts, December 10, 2019). The analysis below is based on the findings of these assessments.

Sensitive Natural Communities, Special Status Species, and Wildlife Corridors and Nursery Sites

The Santa Cruz County soils mapping (Bowman and Estrada 1980) indicate that the upper portions of the project site are characterized by Zayante sands. Based on a site survey by Dr. Arnold (2020), he examined the soils at several locations on the project site and observed a mixture of loam and sand, as is typical of Elder sandy loam, rather than pure or nearly pure sand, which is characteristic of Zayante sands. Based on his assessment, the illustrated boundary between the Elder sandy loam and Zayante sand soils on the project site appears to more transitional rather than an abrupt change in soil type as shown on the County's soil map. Because the endangered Mount Hermon June beetle is associated with Zayante sands, the presence of a loam-sand mixture is unlikely to support this beetle. For this reason, Dr. Arnold concluded that the project site is not considered suitable habitat for the endangered Mount Hermon June Beetle.

Dr. Arnold also concluded that due to the absence of Watsonville loam soils and coastal terrace prairie habitat, the project site is not suitable habitat for the endangered Ohlone Tiger beetle or the Opler's Longhorn moth. Similarly, due to the absence of open sand parkland vegetation, the project site is not considered a suitable habitat for the endangered Zayante Band Winged grasshopper (Richard Arnold, Consulting Entomologist, February 2020).

As an urban infill site surrounded by commercial and high-density residential uses, the project would not impede the movement of native wildlife nursery sites or migratory wildlife corridors. As such, the project would have no impact on wildlife corridors or nursery site.

State and Federal Regulated Waterways and Federal Wetlands

Section 404 of the federal Clean Water Act protects wetland habitats that are classified as federal “jurisdictional wetlands”. Section 1600 et seq. of the California Fish and Game Code also protects wetland habitats and requires a Streambed Alteration Agreement to be obtained from the California Department of Fish and Game (CDFG) for the alteration of most wetlands. There are no swamps, marshes, or other types of wetlands on the project site. Thus, the project would have no impact and no mitigation is required.

Conflict with Local Policies, HCP or NCCP, or Other Conservation Plan

Per SVMC Section 17.44.080(E)(4), tree removal request shall be included as part of the development application, including an arborist's report, and shall be approved by the planning commission or city council. The development review process shall seek to preserve healthy trees, trees that contribute to the overall aesthetic quality of an area, and to preserve significantly sized trees that are important to the overall landscape of an area.

The Preliminary Tree Inventory & Assessment (Kurt Fouts, December 10, 2019) evaluated 14 “protected” trees on the project site, which includes Coast live oak (8), Coast redwood (1), Incense cedar (2), Glossy Privet (2), and California Laurel (1). The report identified six trees in poor condition, concluded that more than half of the trees are not suitable for incorporation into the project, either due to poor condition (6 trees), or high construction impacts (5 trees).

As shown in **Figure 8: Planting Plan**, the project would remove the California Laurel (T2) and the two Incense Cedars (T15 and T18). The Preliminary Tree Inventory recommended tree replacement to compensate for their removal at a 2:1 tree replacement using 15-gallon or 24-inch box size trees. This recommendation is consistent with City regulations, as described above.

Standard conditions of project approval require the project applicant to implement all measures contained within the Preliminary Tree Inventory for the protection of existing trees to remain, including but not limited to the required procedures and sequence, required tree replacement, tree preservation and protection, and appraised value of preserved trees in the report.

As described above, the Entomological Assessment concluded that the future development would not impact the Mount Hermon June Beetle or the Zayante Band Wing grasshopper. Therefore, the proposed project would not conflict with any local policies or applicable HCP's and there would be no impact.

Findings

The project would comply with the City's standard conditions of approval wherein protected tree removals are compensated at a minimum of 2:1 ratio. Therefore, the project would result in less than significant impacts and no mitigation is required.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion

Cultural Resources

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the project site is located within areas of moderate archaeological sensitivity.

Standard conditions of approval for development require that the project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;

2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist, in order to locate or expose cultural remains.

Human Remains

No known human remains are located on the project site. Pursuant to section 7050.5 of the Health and Safety Code, if human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e).

Findings

As discussed above, the project site is located within areas of moderate and high archaeological sensitivity. However, the project would comply with the City's standard conditions of approval for on-site project monitoring, which would reduce any potential impacts associated with cultural resources to a less than significant level.

Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion

Energy consumption associated with construction of the project would be temporary and short-term. Project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Additionally, the project includes other design features including efficient low-energy lighting, and natural ventilation systems.

The project would also be required to be built according to City and State energy efficiency standards. The project would be required to comply with existing regulations, including applicable measures from the City's General Plan. Vehicle trips and energy consumption would be less carbon intensive as compared to historic levels due to statewide compliance with future low carbon fuel standard amendments and increasingly stringent Renewable Portfolio Standards).

Findings

The project would comply with existing State energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There would be no impact to energy.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

Earthquake Faults, Landslides, and Seismic Ground Shaking

Project construction would subject the buildings and their inhabitants to periodic seismic shaking associated with the San Andreas Fault and other active faults within the Monterey Bay area. As part of any future Planned Development application submitted to the City of Scotts Valley, the project applicant would be required to submit plans that are in compliance with the latest California Building Code (CBC) standards consistent with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code.

Prior to approval of any entitlements, City staff is required to review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to assure that construction occurs consistent with approved plans.

The Scotts Valley 1994 General Plan, Figure S-3 ("Liquefaction Potential") indicates that the project site is not in an area for liquefaction. Figure S-4 ("Landslide Deposits") indicates that the site is not in an area containing landslide deposits. Figure S-5 ("Slopes"), indicate that the project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the project site is moderately low.

A geotechnical investigation was prepared by Rock Solid Engineering, Inc. (Rock Solid Engineering, October 2019), which determined that given the project site is generally level, and the potential for seismically induced landslides are low.

Because compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code is required for all future project, potential impacts associated with earthquake-related ground rupture would be less than significant and no mitigation is required.

Soil Erosion

The project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the project site, which would limit the amount of exposed soil area that would be subject to erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities. Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that soil erosion impacts associated with development pursuant to the project would be less than significant.

Sewage Disposal

The project would involve disposal of wastewater through the City's existing sanitary sewer system, and there would be no septic systems constructed as part of the project. Therefore, no impacts would occur.

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the project site. However, development of the project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources would ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, the impact would be less than significant.

Findings

Compliance with Title 15 – Buildings and Construction of the Scotts Valley Municipal Code and NPDES requirements would reduce any potential impacts associated with geological and soil resources to a less than significant impact. Therefore, no mitigation is required.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

Construction

Construction of the project would result in direct emissions of CO₂, N₂O, and CH₄ from the operation of construction equipment and the transport of materials. MBARD does not have a threshold for construction GHG emissions, which would be one-time, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the project. In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the CARB Mandatory Reporting program requirements are triggered for sources of GHG emissions exceeding 2,500 MTCO₂e) per year. AB 32 requires California agencies to take actions that would reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050. Most individual projects do not generate sufficient GHGs to create a project-specific impact to significantly influence climate change; therefore, this impact typically involves an analysis to determine if a project's GHG emissions are cumulatively considerable (significant cumulative impact). Once construction is complete, the generation of construction-related GHG emissions would cease. The project is not expected to exceed the CARB Mandatory Reporting applicability level of 2,500 MTCO₂e per year. As a result, the short-term emission of GHG during construction would be less than significant.

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC

standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

Additionally, the project includes water-efficient landscape, water-reducing features, and low-impact development practices to reduce water use. The project is an example of “smart growth” strategies based on infill, density, and unit types. Energy use of the completed residential units would be less than similar units constructed in previous years because their construction is required to comply with the energy efficiency standards of the California Building Code. All these factors result in a project that would not significantly contribute to a cumulative GHG impact. Thus, impacts would be considered less than significant.

Findings

While some GHGs would be generated as a result of development of the project, its contribution to GHGs would not be cumulatively considerable and there would not be any significant impacts associated with GHGs. Therefore, the project would result in a less than significant impact, and no mitigation is required.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

Hazardous Substances

Regarding on-site hazards, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No records of the project site were found pertaining to open cases of LUSTs, toxic releases, or site cleanup requirements.

It is likely that oils, lubricants, and similar materials may be used to maintain and/or fuel construction vehicles and machinery during the construction phase of the project. Standard conditions of approval require the project applicant to have the construction contractor implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

The project's residential uses may involve use and storage of some materials that are considered hazardous, although these materials are typically limited to everyday use solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be substantially different from household chemicals and solvents already in use throughout the City. Therefore, impacts associated with hazardous substances would be considered less than significant, and no mitigation is required.

Release of Substances Near Schools

Scotts Valley Middle School is located approximately 650 feet west of the project site. However, project construction and operation would not involve the emission of hazardous materials, therefore impacts would be considered less than significant and no mitigation is required.

Emergency Response

General Plan Safety Element Figure S-6 "Evacuation Routes" shows Scotts Valley Drive as a primary evacuation route in the City's Emergency Response Plan. Construction of the project would not change the function of Scotts Valley Drive as a primary evacuation route. Therefore, the proposed project would have no impact on emergency response.

Public Airport or Private Airstrip

The project site is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there would be no impact.

Wildland Fire

Refer to the **Wildfire** Section below for further discussion.

Findings

The project site is not on a list of hazardous materials sites, nor would the residential use involve the use of hazardous materials that would require permitting by the Santa County Health Department and therefore impacts would be less than significant. The project would not impact the City's primary evacuation routes, nor is it located within two miles of an airport, and therefore there would be no impacts. No mitigation is required.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

Groundwater Demand

According to the project plans, the project would use approximately 110 gallons per day (or 0.1 acre-feet of water per year) of water. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, dated October 23, 2019). Therefore, there would be no impact.

Groundwater Recharge

The project is located in an area designated on the Scotts Valley General Plan Hydrological Resources Map, Figure OS-5, as a Potential Groundwater Recharge Area. Per the Open Space and Conservation Policy OSA-343 of the Scotts Valley General Plan, all proposed construction in a Potential Groundwater Recharge Area requires a detailed hydrological evaluation to mitigate the loss of recharge.

According to the Stormwater Control Plan (Cornerstone Civil, July 2020), the project site contains 3,766 sf of impervious surface area. Redevelopment would increase the amount of impervious surface area by 6,052 sf and replace an existing 2,039 sf, resulting in a net addition of impervious surface area to 8,091 sf. To offset the potential loss of groundwater infiltration, the project would construct a 70 sf bioretention area in the southwest portion of the project site, as well as porous pavers on the southeast corner of the site, for a retention system. These two new water quality treatment measures would be used as a hybrid system to mitigate all new impervious areas. Additionally, the project would incorporate various low impact development design strategies such as the use of permeable pavements, dispersal of runoff of pervious areas, and stormwater control measures that would assist in improving groundwater conditions. Therefore, there would be no impact and no mitigation is required.

Stormwater Runoff

The project applicant prepared a Stormwater Control Plan (SCP) (Cornerstone Civil, 07/28/2020) to address potential impacts from stormwater runoff. The PSCP described project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

Furthermore, standard conditions of approval require the developer and construction contractor to implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the following elements:

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Implementation of recommendations as described in the SCP and preparation of a SWPPP for review and approval prior to construction activities would ensure that impacts from stormwater runoff would be less than significant.

Floodplains, Seiche, Tsunami and Mudflow Related Hazards

The property is not located within a floodplain. There is no possibility of a seiche or tsunami occurring that could affect the project. The project is not located on or near a lake or ocean coastline. Therefore, the project would have no impacts.

Findings

Implementation of recommendations as described in the SCP and preparation of a SWPPP would reduce impacts on hydrology and water resources to a level of less than significant. Therefore, no mitigation is required.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion

Residential land uses surround the project site on all sides. No community or neighborhood would be physically divided by the project.

The project site is currently zoned Residential High Density (R-H). The project site is designated in the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units. Therefore, the project would be consistent with the existing zoning and General Plan land use designations.

Findings

The proposed future residential use of the site would be in keeping with surrounding land uses and the development pattern of the neighborhood. The project would have no impact and therefore no mitigation is required.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
be of value to the region and the residents of the state?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion

The Scotts Valley 1994 General Plan, Figure OS 4, indicates that there are no significant mineral deposits on the project site. The project is not located in an area known to contain regionally significant mineral resources and would not result in the loss of the availability of a known mineral resource of regional value. Additionally, the project site is not located in an area that has been identified by the City of Scotts Valley as a locally important mineral resource recovery site.

Findings

The project would have no impact and therefore no mitigation is required.

Noise

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

Short Term Noise Levels

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g. land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect the residential neighborhoods surrounding the construction site. Project construction would occur adjacent from existing single-family residences; however, construction activities would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and impacts would be less than significant.

Long Term Noise Levels

The Noise Contour Map for the City indicates that the project site is in an area of less than 60dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the project would create new sources of noise in the project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would be similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the “daytime” activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City’s General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be no impact from long-term noise levels.

Exposure to Groundborne Vibrations

Because the project would not require the use of heavy construction equipment, the residences located adjacent to the project site would not be exposed to vibrations levels exceeding the FTA’s 0.20 in/sec PPV significance threshold vibrations. Therefore, there would be no vibration impacts.

Future project residents may experience occasional groundborne vibrations from nearby traffic on Scotts Valley Drive when large trucks use the roadway. But this vibration is not expected to be frequent nor at high levels. This impact is less than significant.

Airport or Private Airstrip Noise

The project site is not located within any airport noise impact contours and not located within the vicinity of any private air strip, and therefore there would be no impact.

Findings

The project would not expose future residential uses to short-term construction nor long-term operational noise levels in excess of City standards. Noise generated during the construction phase is temporary and would be limited to Monday-Saturday daytime hours per compliance with the City’s Municipal Code Section 17.46.160. Therefore, no mitigation is required.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion

The project would result in a relatively small increase in population (five persons ²) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley population of 12,418 by 2040. Therefore, there would be no impact.

Findings

There is no potential for a significant impact due to substantial growth either directly or indirectly. Therefore, the project would have a no impact and no mitigation is required.

Public Services

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order				

² . The average household size for Scotts Valley is 2.67 persons which estimates 5 persons for a project with 2 units

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X

Discussion

Fire Services

The project is located in an existing urban area that is currently served by the Scotts Valley Fire Protection District. The closest fire station is located approximately 300 feet east of the project site. Therefore, there would be no impact.

Police Services

The project would add new residents to the City who would occasionally need police services. This type of additional service would not generate a demand beyond what the police department can accommodate. The Scotts Valley Police department is located 700 feet east of the project site. Therefore, there would be no impact.

Schools

The project would add approximately five new residents to the City, some of whom will be students attending schools within the Scotts Valley Unified School District. These additional students would not generate a significant demand on the area school system and therefore there would be no impact.

Parks

The project would add approximately five new residents to the City who would occasionally utilize City parks and recreational programs; however, this additional use would not generate a demand beyond what the City Parks Department can accommodate, and no new additional park facilities would be required. Additionally, as a standard condition of the approval, the project would be required to pay a parks and recreation in-lieu fee as part of their building permit. Therefore, there would be no impact.

Other Public Facilities

The project does not have the potential to affect other public facilities (e.g. library, city administrative services, etc.), in excess of that previously considered by the General Plan. Therefore, there would be no impact.

Findings

The project would have no impact on public services and therefore no mitigation is required.

Recreation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

Scotts Valley has a total of seven parks, ranging in size from a half-acre to 7.5 acres. Recreational facilities are also available at local schools, the Scotts Valley Senior Center, and Scotts Valley Community Center. The proposed project would not require the construction of new or expanded recreational facilities and therefore there would be no impact. Additionally, standard conditions require the developer pay an in-lieu park fee.

Finding

No significant impacts to recreation and open space resources are expected. Thus, the thresholds of significance have not been exceeded. Payment of Park Impact fees will mitigate the incremental increase created by the project.

Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion

Conflict with City Policies or Programs, Increase Hazards, Impair Emergency Access

The proposed project's design utilizes a shared driveway access with the adjacent parcel to the south of the project site, and incorporates a fire turn-around space on the south end of the project site. The driveway would be accessed from a private driveway "Coastal Oak Court" off of Acorn Court. The design of the roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. Therefore, there would be no impact.

Increase Vehicle Miles Travelled

Vehicle Miles Traveled (VMT) is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. Because the City of Scotts Valley has not

formally adopted VMT significance criteria, this CEQA analysis uses guidance per the City of Scotts Valley's Draft VMT Implementation Guidelines (Kimley-Horn and Associates, July 2020).

The VMT Implementation include screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Small projects that generate less than 110 trips per day are exempt from VMT analysis. However, upon issuance of the building permit, the proposed project would be required to pay City traffic impact fee.

Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012)*. The ITE estimated rate for single-family housing is 10.67 average daily trips per household (ITE Code 210). This would result in 21.3 trips per day for the project, which is less than the City's VMT Implementation Guidelines and as such, the project is exempt from further VMT analysis.

Findings

The project would not conflict with City policies or programs regarding the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project would not cause a hazard nor impair emergency access. The project is considered a "small project" per the City VMT Implementation Guidelines and is exempt to further analysis. Therefore, there would be no impacts to transportation and no mitigation is required.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				X

Discussion

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency formally notify a California Native American tribe that is traditionally and culturally affiliated within the geographic area of the discretionary project when formally requested.

As of this writing, no California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts

Valley (as Lead Agency under CEQA) regarding Tribal Cultural Resources. As a result, no Tribal Cultural Resources are known to occur in or near the project area.

Findings

No California Native American tribes traditionally and culturally affiliated with the Santa Cruz County region have formally requested a consultation with the City of Scotts Valley. Therefore, no impact to the significance of a Tribal Cultural Resource is anticipated and no mitigation is required.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

Water Treatment Facilities

The two proposed residential units would result in a daily water demand of 110 gallons per day or approximately 0.1-acre feet per year (AFY).³ Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development. Thus, impacts are be considered less than significant and no mitigation is required.

Wastewater Treatment Facilities

The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities would support the proposed development. The project would not generate solid waste in excess of that typically generated by two residential units. Thus, impacts would be considered less than significant, and no mitigation is required.

Electric Power, Natural Gas, or Telecommunications

The project would require new connections to PG&E for electricity and natural gas. In addition, the project would require new telecommunication connections with the respective service providers. The project site is surrounded by commercial and residential development, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the project site, impacts from the project would be less than significant, and no mitigation is required.

³ Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (5 residents x 55 gallons/day) = 110 (gallons/day)

Solid Waste

The project would generate approximately 25 pounds of daily solid waste.⁴ The 25 pounds of daily solid waste generated by the project would represent less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills⁵, respectively. Therefore, both landfills have adequate capacity. Thus, impacts would be considered less than significant, and no mitigation is required.

Findings

Existing utilities and service systems are available to serve the project and no new facilities would be required to be constructed. Therefore, the project would have less than significant or no impacts associated to utilities and service systems, and no mitigation is required.

Wildfire

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that				X

⁴ Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (2 residential units x 12.23 pounds/day) = 24.5 pounds/day

⁵ The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day (CalRecycle, 2019). The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the relative wildfire risk in areas of large population by intersecting residential housing density with proximate fire threat according to three risk levels, namely Moderate, High, and Very High. Wildfires are large-scale brush and grass fires in undeveloped areas. The project is within an urbanized area and not within a Very-High Fire Hazard Severity Zone as mapped by CALFIRE. Additionally, the project would incorporate all applicable fire safety code requirements, including fire protection devices in all residential units and appropriate fire-resistant landscaping on the project site, as required by the Scotts Valley Fire District, and therefore there would be no impact.

Findings

The project would not affect emergency response/evacuation plans, would not expose residents or structures to a wildfire risk, and would not exacerbate fire risk. Therefore, the project would have no impact to wildfires, and no mitigation is required.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion

As discussed in the individual sections, the project would not degrade the quality of the environment, including effects on animals or plant, with the implementation of identified Standard Conditions of Approval.

As described in the environmental resource sections of this Initial Study, the project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

The project would result in temporary air quality and noise impacts during construction. With the implementation of the identified Standard Conditions of Approval, and consistency with adopted City policies, construction impacts would be mitigated to a less than significant level.

As described above, these impacts would be temporary and the project would not have cumulatively considerable impacts on air quality and noise impacts in the project area.

The project would have a less than significant impact or no impact on the remaining environmental resources and would not contribute to cumulative impacts to these resources. Therefore, the project would not cause a cumulatively considerable impact and no mitigation is required.

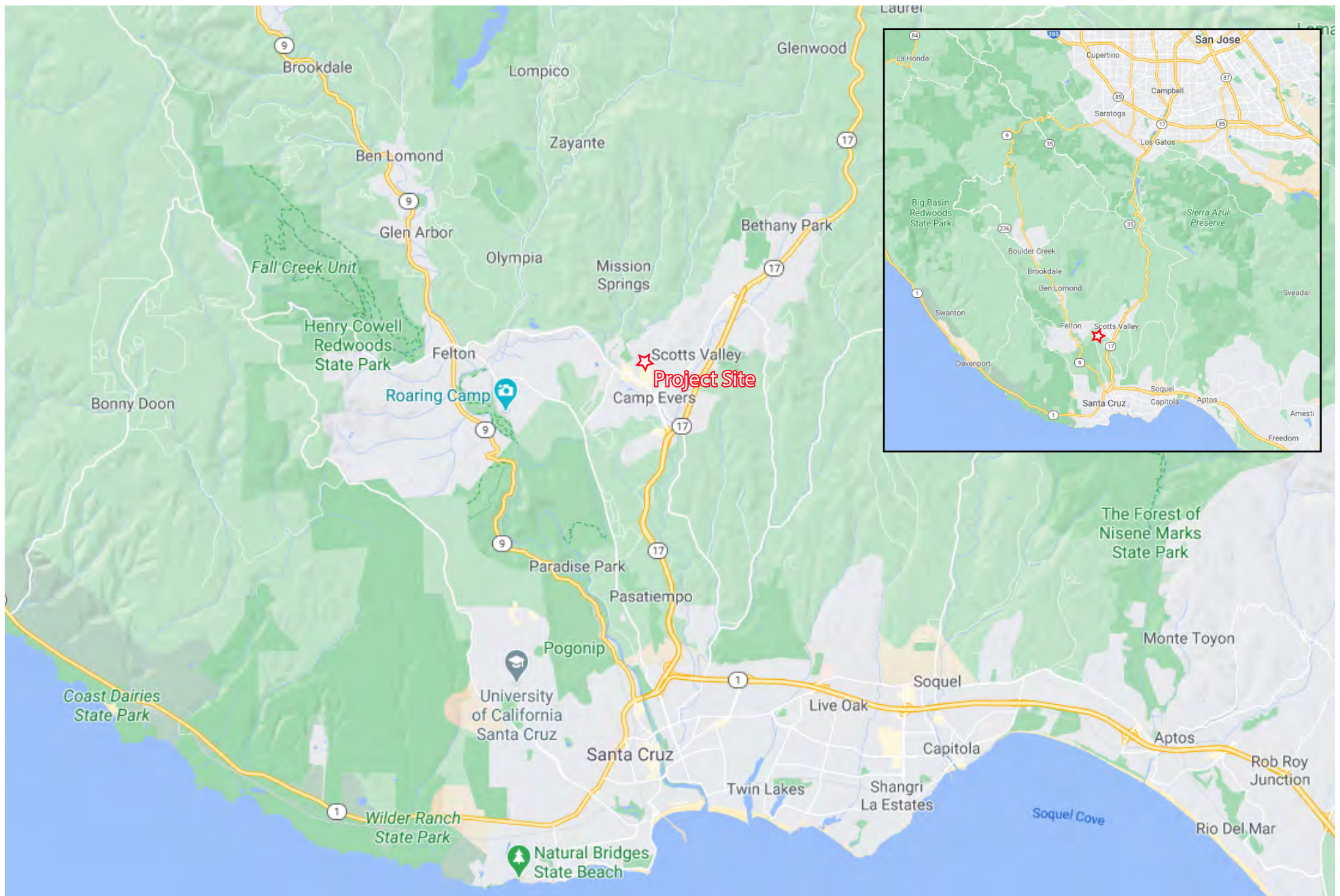
Determination

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	

Paula Bradley, MCP, AICP
Contract Planner

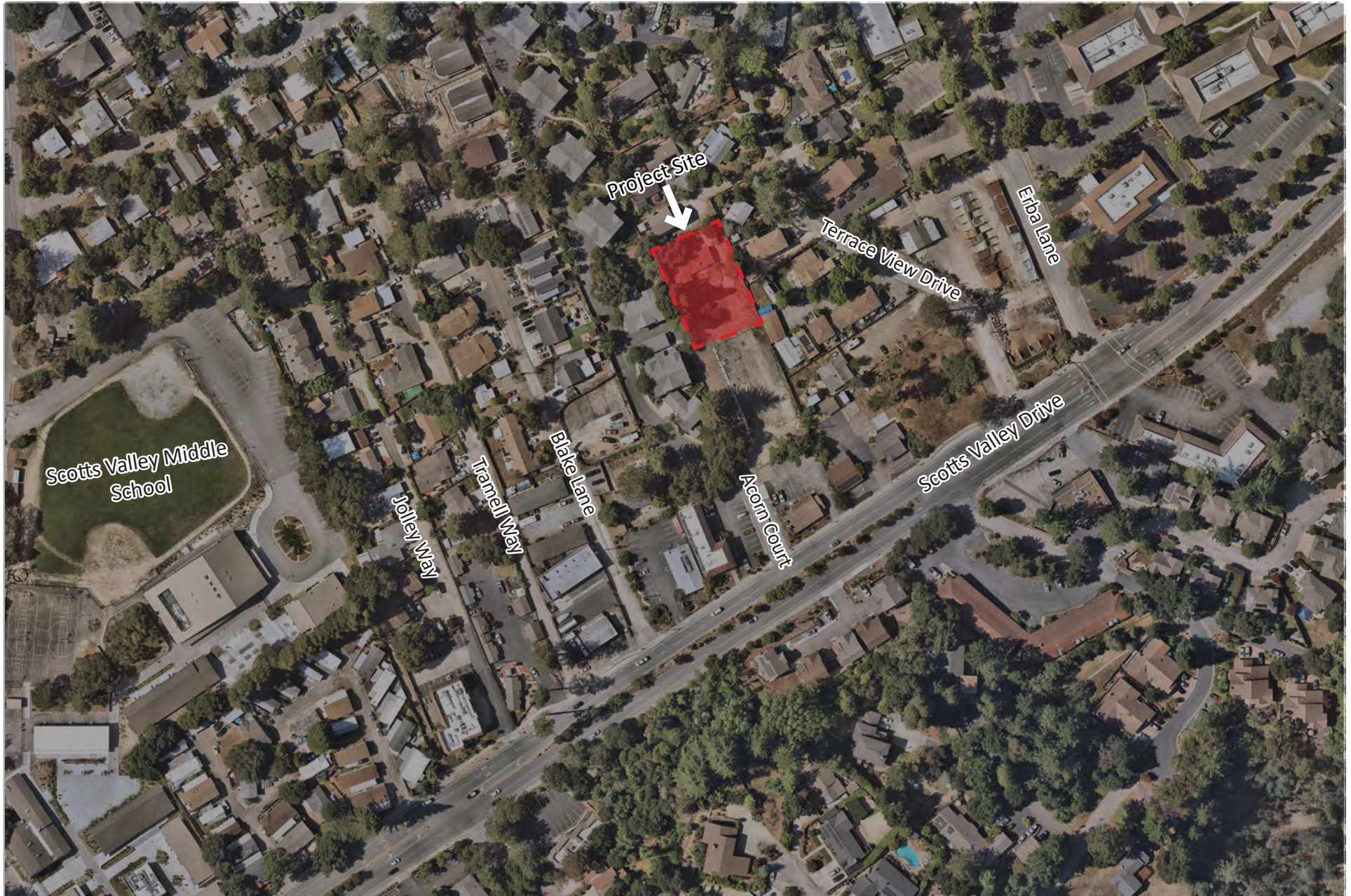
Date



Source: Google Earth, 2021

Figure 1: Regional Location

4303 B Scotts Valley Drive Planned Development
Initial Study



Source: Nearmaps, 2021

Figure 2: Project Vicinity
 4303 B Scotts Valley Drive Planned Development
 Initial Study



Source: Craycroft Design, 2020

Figure 4: Proposed Elevations of Lot 1
 4303 B Scotts Valley Drive Planned Development
 Initial Study



Source: Craycroft Design, 2020

Figure 5: Proposed Elevations of Lot 2

4303 B Scotts Valley Drive Planned Development
 Initial Study

Wall Mount Light A



Good Earth Lighting LED security light Model #SE1097-BP2-02LF0-G

provides safety and security by illuminating dark exterior areas such as backyards and driveways. The light is made of rust-proof die cast aluminum housing with a diamond-patterned diffuser lens, that provides a smooth and even light distribution. The LED security light feature swivel joints for easy head positioning and a specially designed universal mounting plate for fast and easy installation. The motion activated security light illuminate as motion is detected and turn off automatically when motion stops only during nighttime hours. The built-in timer and distance control settings can be customized to meet a wide variety of lighting customizations. Maximize energy savings and discourage intruders from coming near the home.

1. The 2 head LED light has a ball in socket design that allows for easy head rotation; providing precise aiming and broad wide light coverage with a color temperature of 5000K bright daylight 180° Adjustable passive infrared sensor (PIR) that detects motion up to 70-ft away
2. Built-in dusk-to-dawn sensor that automatically turns the light on at sunset and off at sunrise for energy savings
3. Time control setting options are available from 1-min, test, 5-min and 10-min to set how long the light will stay on after motion is no longer detected
4. Distance control options are from 10-ft, 20-ft, 50-ft and max which is 70-ft
5. Maximize energy savings and brightness with integrated LEDs that produce 2,138 lumens of light at a low energy consumption of 24-W; Energy Star certified
6. Cold weather rated with a minimum cold start temperature of negative 20°F; Energy Technology Label listed (ETL) to guarantee strict quality standards with a 8-year limited warranty
7. Sturdy die cast aluminum construction and shatter-resistant lens with ball in socket design for easy head rotation so light can be directed where it is needed most
8. Universal mounting platform allows for maximum flexibility in installation and is designed to meet requirements for wall, eave or surface box mounting; includes pre-attached push-in wire connectors for fast and easy direct wiring

Wall Mount Light B



Kichler Independence 11250BKT30 LED 7 inch Textured Black Outdoor Wall Sconce

- Bulb Category: LED
- Primary Bulb(s): 1 x 11.00 watts
- Color Temperature: 3000K
- Color Rendering Index: 90.0000
- Total Lumens: 350
- Title 24 Approved

Kichler 12V Mission Bollard Path Light Olde Bronze®



15458 OZ

MISSION BOLLARD

The broad roof indicative of mission styling is blended into a garden bollard with honey beige glass.

Housing: Brass with honey beige glass

Finish: Old Bronze®

Light Source: 12V Incandescent T-5 wedge base socket

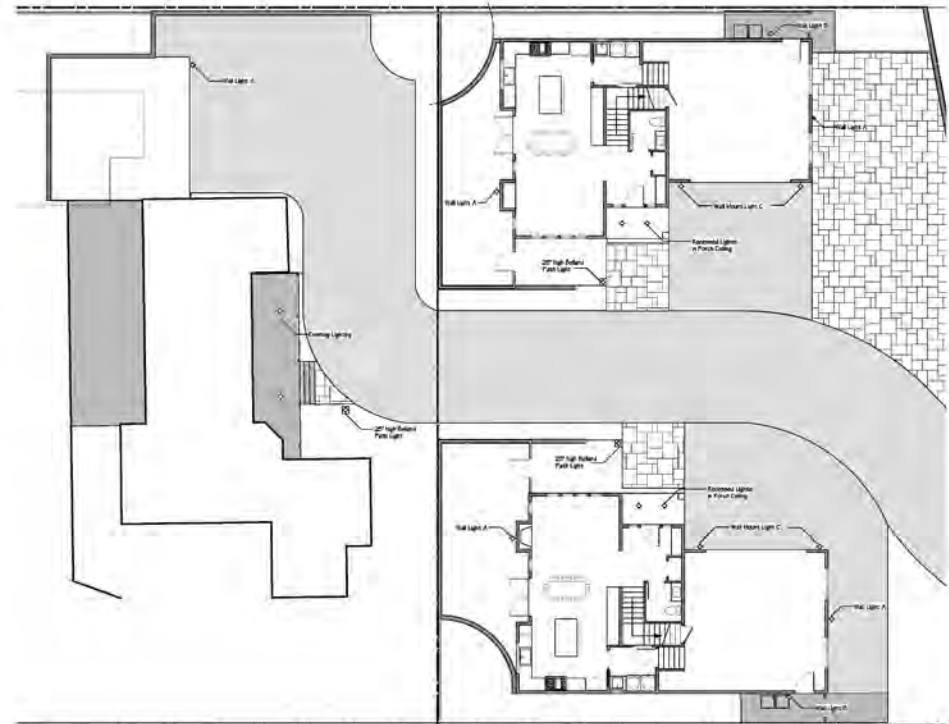
Power Usage at 12V AC Input
VA MAX: 16.25-W(VA)
Supplied: 11.5-W(VA) 912X (17023) (qty 2)
Optional: 16.25-W(VA) 921X (17025)
6.5-W(VA) 915X (17022)
4-W(VA) 901X (17021)
(2 required)

Wiring: 22' of usable #18-2, SPT-1-W leads. Cable connector supplied.

Mounting Accessories Included
6" in-ground stake



Recessed with Lamp Supplied (70)



Wall Mount Light C



Kichler Ashbern 12.75-in H Textured Black LED Outdoor Wall Light
The 12-inch LED outdoor wall light from the Ashbern(TM) collection features a modern Matte Black finish. Overlapping arcs create visual interest, and coordinate with a variety of architectural home styles, from traditional to soft modern. The classic box shape keeps lines clean for maximum curb appeal. Integrated LED assures energy efficient performance for years to come.

1. Aluminum construction with a textured black finish
2. Integrated soft white (3000K) LED light source delivers 300 lumens
3. Measures 12.75 inches in body height and 6.5 inches in width; extends 6.75 inches from wall
4. Perfect for your entryway, patio, or porch
5. Backplate measures 4.25-in square
6. Warranty is one (1) year from the date of purchase
7. Provides outdoor ambient lighting, which provides overall illumination to the area
8. ETL Listed Wet for open or direct exposure to sun, rain, snow, or water spray and is ideal for pergolas, lanais, open porches and more



1 Exterior Lighting Plan
Scale: 1" = 12'-0"

Source: Craycroft Design, 2020

Figure 7: Exterior Lighting Plan

4303 B Scotts Valley Drive Planned Development
Initial Study

4303 B Scotts Valley Drive Planned Development Initial Study Reports

1. Entomological Report, by Richard Arnold, PhD., Entomological Conservation Resources, dated 2/20/2020
2. Entomological Report, by Entomological Conservation Resources, dated 9/26/2005
3. Arborist Report, Tree Inventory & Preliminary Assessment, by Kurt Fouts, dated 12/10/19
4. Geotechnical Soils report, by Rock Solid Engineering, dated 10/14/19
5. Stormwater Control Plan, by Cornerstone Civil, dated 7/28/20 (and separate Drainage map attachment)
6. Drainage Map, by Cornerstone Civil, dated 12/06/19

Richard A. Arnold, Ph.D.
Consulting Entomologist
104 Mountain View Court
Pleasant Hill, CA 94523
(925) 825-3784 h, (925) 586-6981 m
bugdctr@comcast.net

RECEIVED
APR 16 2020
CITY OF SCOTTS VALLEY

20 February 2020

Mr. Rick Hochler
Hochler Construction
325 Canham Road
Scotts Valley, CA 95066

Re: APN 022-902-11 located at 4303 B Scotts Valley Drive in Scotts Valley, CA
Updated Habitat Assessment for Four Special-Status Insects

Dear Rick:

In 2005 I conducted a habitat assessment report for four special-status insects at this property and did not observe suitable habitat to support them. My written report, dated 26 September 2005, was prepared for Stephen Graves & Associates of Soquel. At that time, I referred to this property as 4303 Scotts Valley Drive with an APN of 022-172-73.

I understand that you are the current owner and plan to demolish an existing home there to redevelop this property. At your request I revisited the property on Feb. 18th to observe if habitat conditions had changed in the interim and might possibly now support any of the four special-status insects. I refer you to my 2005 report for background information on the four insects and their habitat requirements. The remainder of this letter updates my earlier habitat assessment report based on my site visit conducted earlier this week.

SITE DESCRIPTION

APN 022-902-11 measures 0.46 acres and has a single-family residence with a concrete driveway. Topography slopes from the rear to the front, but the site was previously graded to provide a flat area for construction of the existing home. The front yard has been terraced and has concrete sidewalks, driveway, and patio, while the back yard is characterized by a sizeable concrete patio.

County soils maps (Soil Survey of Santa Cruz County, Bowman and Estrada 1980) indicate that soils at the property consist of Elder sandy loam and Zayante sands in approximately a 50:50 mix. In general, Elder sandy loam occurs in the front while Zayante sands occur at the rear of the site.

SURVEY RESULTS AND DISCUSSION

When I visited the site in 2005, the home was occupied and the lot between 4303 B and the business along Scotts Valley Drive was vacant. At this time the residence is not occupied

and the adjacent vacant lot is being developed. Habitat conditions at the subject property appear similar to what I observed in 2005, i.e., very disturbed due to past site grading, terracing, plus subsequent residential development and use.

Due to the absence of Watsonville loam soils and coastal terrace prairie habitat, this property is not suitable habitat for the endangered Ohlone Tiger beetle or the Opler's Longhorn moth. Similarly, due to the absence of open sand parkland vegetation, this property is not suitable habitat for the endangered Zayante Band Winged grasshopper. concl

The Santa Cruz County soils mapping indicate that the upper portions of this property are characterized by Zayante sands. During my site visit I examined the soils at several locations in this portion of the property and observed a mixture of loam and sand, as is typical of Elder sandy loam, rather than pure or nearly pure sand, which is characteristic of Zayante sands. Based on my field examination, the illustrated boundary between the Elder sandy loam and Zayante sand soils at the property appears to more transitional rather than an abrupt change in soil type as the map (Bowman and Estrada 1980) indicates. Because the endangered Mount Hermon June beetle is associated with Zayante sands, the presence of a loam-sand mixture at this property is unlikely to support this beetle. For this reason, I do not consider the property to provide suitable habitat for this endangered beetle. neg
conc

To summarize, habitat conditions at this property have not significantly changed since my 2005 habitat assessment report. For the reasons stated above, this property does not have suitable habitat to support any of the four special-status insect species, and redevelopment of this property should not impact them.

If you have any questions about this updated habitat assessment report for your property, just contact me.

Sincerely,



Richard A. Arnold, Ph.D.

Entomological Consulting Services, Ltd.

104 Mountain View Court, Pleasant Hill, CA 94523-2188 • (925) 825-3784 • FAX (925) 827-1809
bugdctr@comcast.net • www.ecsltd.com

26 September 2005

Mr. Jason McCombs
c/o Stephen Graves & Associates
2735 Porter Street
Soquel, CA 95073

Attn: Sarah Wilkinson

Re: Jason McCombs Property - Habitat Assessment for Sensitive Insects
APN 022-172-73 located at 4303 Scotts Valley Drive in Scotts Valley, CA

Dear Sarah:

This letter reports the findings of my habitat assessment of the above-noted site, which is located off of Scotts Valley Drive in Scotts Valley, CA. My habitat assessment focused on four sensitive insect taxa, namely:

- a) Mount Hermon June beetle, *Polyphylla barbata* (Coleoptera: Scarabaeidae);
- b) Zayante Band Winged grasshopper, *Trimerotropis infantilis* (Orthoptera: Acrididae);
- c) Ohlone Tiger beetle, *Cicindela ohlone* (Coleoptera: Cicindelidae); and
- d) Opler's Longhorn moth, *Adela oplerella* (Lepidoptera: Incurvariidae).

Both beetles and the grasshopper are recognized as endangered species by the U.S. Fish & Wildlife Service (USFWS), while the moth is a federal species of special concern.

The four aforementioned insects are known to occur in Scotts Valley and surrounding areas of Santa Cruz County. Because of the proximity to the aforementioned parcel to locations known to support these insects, a habitat assessment for all four insects was conducted on September 3, 2005. I can briefly summarize the findings of my report by stating that no suitable habitat for any of these four insects was observed at the aforementioned site. The remainder of this report describes my survey methods and findings in greater detail, and also provides pertinent background information on the four insect taxa.

SITE DESCRIPTION

Assessor's Parcel Number 022-172-73 is a lot that measures 0.46 acres. It is located on the north side of Scotts Valley Drive in the City of Scotts Valley (Santa Cruz County), CA. One building is on the otherwise vacant lot.

Although the site is largely vacant, it has been disturbed by past and current land uses. The site supports the following tree taxa: redwood, coast live oak, and acacia.

Understory vegetation at the site consists primarily of annual grassland, weeds, and ornamentals, as well as some bare areas, such as the driveway leading to the house that is located offsite but immediately north (i.e., upslope) of the property. A solitary tree lupine (*Lupinus arboreus*) was observed.

Soils at the project site consist primarily of Elder sandy loam and Zayante sands (Bowman and Estrada 1980). Topography at the site is generally flat, although there is a slight rise in elevation from the front to the rear of the property.

BACKGROUND INFORMATION

This section summarizes pertinent information on the distribution, habitat, biology, and conservation of the four sensitive insects.

Mount Hermon June Beetle and Zayante Band Winged Grasshopper.

Both of these insects were recognized as endangered species by USFWS in 1997 (U.S. Fish & Wildlife Service 1997). They are known only from the greater Scotts Valley – Felton – Ben Lomond area in Santa Cruz County. This portion of the county is characterized by the Zayante sand hills, which are old marine deposits of sand. Native vegetation on the Zayante sands includes a mixture of Ponderosa pine forest, maritime chaparral, and grassland with areas of bare or sparsely vegetated sand. This mixture of plant communities has been referred to as sand parkland vegetation.

Within the Zayante sand hills, the June beetle is known from approximately 70 locations while the grasshopper is known from about 12 locations (BUGGY Data Base 2005). Ponderosa pines grow at all known locations of the June beetle, and for this reason it is a suspected larval food plant. The larval stage of the beetle is fossorial, meaning that it burrows in the ground, where it feeds on roots. As the common name suggests, adult activity begins in May or June and continues through mid-August. Adults are active at dusk.

The grasshopper is also associated with sand parkland vegetation, but prefers areas where the tree cover is limited and the understory vegetation is characterized by grasses and forbs. A primary habitat requirement of the grasshopper is barren or sparsely vegetated ground that receives sunlight at ground level, a habitat that is referred to as open sand parkland. Adult grasshoppers have been observed between July and early November.

Additional information on both of these endangered species can be found in the final ruling to list them (U.S. Fish & Wildlife Service 1997) and their recovery plan (U.S. Fish & Wildlife Service 1998a).

Ohlone Tiger Beetle.

The Ohlone Tiger beetle (OTB) was described in 1993 by Freitag, Kavanaugh, and Morgan (1993). Their description of this new species was based on specimens collected from three sites in west central Santa Cruz County between 1987 and 1992.

Subsequently, the beetle has been found at the Vine Hill Elementary School in Scotts Valley, Moore Creek Open Space, Pogonip Park next to the UC Santa Cruz campus, and privately-owned ranches near the UC Santa Cruz campus.

This species appears to be restricted to coastal terrace situations, at low to mid-elevations (less than 1,200 feet), located between the crest of the Santa Cruz Mountains and the Pacific Ocean. On these terraces *Cicindela ohlone* inhabits areas characterized by remnant stands of native grassland. California oatgrass (*Danthonia californica*) and Purple needlegrass (*Stipa pulchra*) are two native grasses that grow at all known sites. Within these grasslands, the beetle has been observed primarily on level ground, where the vegetation is sparse or bare ground is prevalent.

The soil type, as mapped by the Soil Conservation Service (Bowman and Estrada 1980), at all locations known to support the tiger beetle is Watsonville loam, which consists of shallow, poorly drained clay or sandy-clay soils that have accumulated over a layer of bedrock. This soil type has also been referred to as Santa Cruz Mudstone (Freitag, Kavanaugh, and Morgan 1993). Because the larvae and to a lesser degree, the adults of all tiger beetle species live much of their lives in earthen burrows, every species is usually associated with a specific soil type.

The diurnally active adults and larvae of *C. ohlone* are associated with sunny areas of bare or sparsely vegetated ground. Both adults and larvae are voracious predators. Collection records indicate that most adult *C. ohlone* are active from mid-January through mid-May (BUGGY Data Base 2005).

The U.S. Fish & Wildlife Service (2001) recently recognized the OTB as an endangered species. Additional information on the OTB is presented in this rulemaking.

Opler's Longhorn Moth.

Adelids are small, brightly colored, day-flying moths with exceptionally long antennae, hence their common name of Longhorn moths. They have been treated both as a family, the Adelidae, and as a subfamily (the Adelinae) of the Incurvariidae. These and other small moths are often referred to as microlepidoptera because of their small size.

Adela oplerella is a small, dark bronze colored moth with antennae only slightly longer than the forewing in the male and shorter than the forewing in the female. Males are approximately 10 mm. in size (i.e., wingspan), while females are slightly larger at approximately 12 mm. The color and maculation pattern of the wings and features of the head appendages and abdominal sclerites are primary characteristics used to distinguish *A. oplerella* from related species (Powell 1969).

This microlepidopteran is known primarily from various localities in Marin, San Francisco, and Santa Clara counties. The population behind the Vine Hill School in Scotts Valley was only recently discovered (U.S. Fish & Wildlife Service 1998b).

Opler's Longhorn moth is known primarily from serpentine grasslands

throughout most of its geographic range (U.S. Fish & wildlife Service 1998b). Adult moths are usually found in association with *Platystemon californicus* (Papaveraceae), its presumed larval foodplant (Powell 1969). However, this plant is not strictly limited to serpentine grasslands. Indeed, it grows at locations, such as the Vine Hill School site, in Scotts Valley, where no serpentine is present.

Little specific information is available about the biology and life history of this species. Indeed, none of the 11 Nearctic species of *Adela* have been reared. Information on the biologies of Nearctic species is inferred from information gained from rearing related European species (Powell 1969).

Larvae of *Adela oplerella* are presumed to feed on *Platystemon californicus* because females have been observed ovipositing on the flowers. Young larvae probably consume the contents of developing seed capsules and then descend to the ground. There they construct a case, in which they feed on the lower or fallen leaves of the same or other plants.

There is only one generation per year. Adults are active in the spring, typically during the flowering period of *Platystemon californicus*, which is early April through mid-May.

The U.S. Fish & Wildlife Service (1991) first recognized *A. oplerella* as a category 2 candidate in response to a petition to recognize the moth as endangered, which was submitted in 1990. Until recently, *A. oplerella* continued to be recognized as a category 2 candidate for endangered or threatened status; however, the U.S. Fish & Wildlife Service (1996) eliminated all category 2 candidates and now considers these taxa, including the moth, to be species of special concern.

SURVEY METHODS

I visited the property on September 3rd, 2005, and surveyed the entire project site by hiking throughout it. Even though soils at the project site do not include Watsonville loams, I searched for the OTB and others signs of it, such as larval burrows, which are evident at this time of year. Since the OTB is strictly associated with grassland vegetation, I looked for barrens or areas of sparse vegetation, preferably characterized by native bunch grass, that are favored by the OTB, at the property. Where such areas were found, I then examined the ground for evidence of burrows. I also visited the nearby Glenwood site to confirm that larvae of the OTB were active at the time of my visit to the property.

Life stages of the Mount Hermon June beetle were not active at the time of my site visit, I focused my survey efforts on identifying features characteristic of suitable habitat for this beetle, namely loose sandy deposits with sand parkland vegetation. Similarly, Opler's Longhorn moth was not active at the time of my site visit, and its

annual food plant also was not apparent. For this reason, I focused on identifying suitable habitat conditions for this moth.

My survey visit occurred during the late summer-fall activity period of the Zayante Band Wing grasshopper. The nearby Mt. Hermon Cross, which supports a known population of the grasshoppers was briefly visited on the same date as I visited the property to confirm that adults were active. I performed both a habitat assessment and presence-absence survey for the grasshopper at the subject property.

HABITAT ASSESSMENT RESULTS

Mount Hermon June Beetle and Zayante Band Winged Grasshopper.

Neither sand parkland vegetation nor Ponderosa pine forests were observed at the property. Trees at the property include redwood, acacia, and coast live oak. No areas of loose, sandy soils were observed at the parcel. Where soils were barren, they were compacted, such as along the driveway that traverses the full length of the property. All grassland at the site is dominated by annuals, which provide nearly complete cover. For these reasons, I did not find any suitable habitat for the Mount Hermon June beetle or Zayante Band Wing grasshopper and would not expect either of these endangered insects to occur at the parcel. Indeed, no individuals of the endangered grasshopper were observed at the subject property.

Ohlone Tiger Beetle.

All known locations of the Ohlone Tiger beetle are characterized by sandy-clay soils known Watsonville loam. Soils at the project site are Elder sandy loams and Zayante sands (Bowman and Estrada 1980). According to the descriptions provided by Bowman and Estrada 1980, these soil types are not known to support inclusions of Watsonville loam. Furthermore, vegetation at the site is inappropriate for the OTB, with dense annual grassland vegetation, and shadows cast by the resident trees. For these reasons, the Ohlone Tiger beetle is not expected to occur at the parcel. No larval burrows were noted during my survey of the subject property.

Opler's Longhorn Moth.

As indicated by the county soils map (Bowman and Estrada 1980), serpentine conditions do not occur at this property. No specimens of the suspected larval food plant, *Platystemon californicus*, were observed during my survey of the project site. Due to the past and current disturbance at the site, and inappropriate vegetation and habitat conditions, I would not expect the moth or its presumed food plant to occur at the parcel.

CONCLUSIONS AND RECOMMENDATIONS

Since no suitable habitat was observed at the property for any of the four special-status insects treated in report, I do not anticipate that these insects utilize the site. As no impacts to the insects or their habitat are anticipated, no mitigation actions should be required.

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If you have any questions about my report, please give me a call.

Sincerely,



Richard A. Arnold, Ph.D.
President



Fig. 1
Existing habitat conditions at 4303 Scotts Valley Drive
(foreground of photograph).

ARBORIST REPORT-

Tree Inventory & Preliminary Impact Assessment

4303 B Scotts Valley Drive, APN: 022-902-11

Scotts Valley, CA

December 10, 2019

Prepared for:

**Mr. Rick Hochler
325 Canham Road
Scotts Valley, CA 95066**

Prepared by:



ISA Certified Arborist WE0681A

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Attachments: Appendix A - G

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C - Tree Location Map

Appendix D – Bibliography

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Appendix F – Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- City of Scotts Valley Protected Trees

Appendix G - Assumptions & Limiting Conditions

SUMMARY

- An existing home will be demolished, and four two-story single-family units will be constructed on a sloped lot.
- Fourteen “protected” trees within the project limits were inventoried.
- Eight trees are in good or fair condition.
- Six trees are in poor condition and are not suitable for retention in the project.
- Preliminary site plans were reviewed to evaluate potential impacts to trees.
- The preliminary design will allow the retention of two mature and one young coast live oak located in the rear of the property, if no grade changes are required.
- If modifications to some retaining wall locations are made, three additional trees, a mature coast redwood and two maturing coast live oak can be retained.
- At least two “protected” trees will require removal due to impacts from the proposed plan.
- If removals are permitted, replacement trees will be required.

Background

Plans will be submitted to the City of Scotts Valley Planning Department for demolition of an existing residence and construction of four two-story single-family units at 4303-B Scotts Valley Drive, Scotts Valley. Mr. Rick Hochler, has requested my services, to assess the condition of trees on the applicant's property and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Scotts Valley planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), and suitability for preservation ratings. Further, to review the preliminary development plans and assess the potential construction impacts.

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Tag with metal tags, inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including:** Topographic Survey, by Paul Hanagan, Surveyor dated, 9/27/2019 and Proposed Site Plan, Sheet A2.1, by John Craycroft, Designer, dated, 10/17/2019.
- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Mapping:** Tree locations were plotted onto: Proposed Site Plan, dated 10/17/19, and a Tree Location Map was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 12/5/2019.

The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in questions may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Scotts Valley as a reference for existing tree conditions and to help satisfy the City of Scotts Valley planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Topographic Survey, dated, 9/27/2019 and Preliminary Site Plan, Sheet A2.1, dated 10/17/2019.
- Site Visit, Tree Inventory & Condition Evaluation at 4303-B Scotts Valley Drive, Scotts Valley on 12/5/2019.
- City of Scotts Valley Municipal Code –Section 17.44.080 Tree Protection Regulations (applicable sections).

OBSERVATIONS

The property is fronted by new construction on an adjacent parcel to the south. Acorn Court Apartments is to the west, and private residences are to the north and east. The parcel is almost flat at the southern boundary and slopes up to the north.

There are 14 “protected” trees within the project area, represented by five species, with coast live oak the dominant species (Image #1).



Image #1 – Tree T3, young Coast Live Oak in good condition.

Most of the oaks are in good or fair condition, but three in a grouping of five trees in the northwest corner are in poor condition (Image #2)



Image #2 – Tree T7 - Coast Live Oak.

Tree T7 has deadwood and decay in some limbs, with foliar dieback over 25-30% of the canopy. Most of the limb structure overhangs the adjacent property.

Tree T5 has minimal branching structure and live canopy. The trunk has sprouted from a previous tree failure and the new trunk is poorly attached. The trunk basal area has a significant cavity with deadwood decay and wood decay fungi (Image #3).



Image #3 – Tree T5 – Coast Live Oak. Note minimal canopy development.



Image #4 – Tree T5 – Note the large cavity filled with leaves, seam at attachment point (arrow) and wood decay fungi (circled).

A third tree in poor condition, tree T8, has minimal branching structure and foliar canopy. Two mature oaks in the grouping of five, T4 and T6 are in fair condition (Image #5)



Image #5 – Trees T4 & T6, Coast Live Oak.

Two oaks on the western edge of the property are in fair condition.



Image #6 – Tree T13, and T14, Coast live oak.



Image #7 – Trees T13 & T14, coast live oak. Lower trunk and branching structure.

There are two incense cedars, and both are in good condition (Image #10),



Image #10 – Trees T15, on right & T18, incense cedar.

There is one coast redwood tree in fair condition. There are large gaps on the canopy on one side due to clearance pruning from overhead lines (Image #11).



Image #11- Tree T1 – coast redwood, note gap in canopy where tree has been clearance pruned for utility lines.

A California laurel, tree T2, is in fair to poor condition. This tree has been topped at 15' above grade for utility clearance. Limb regrowth from topping is poorly attached. The canopy density is very thin for species and leaf color is light green (should be dark green) or yellowing over most of the canopy (Image #12).



Image #12 – Tree T2, California laurel, circled areas indicate where tree has been topped with poorly attached regrowth. Note thin canopy density.

Two glossy privets, T16 & T17 are in fair condition but have poor structure. The trees are located very near the western property line. They have co-dominant trunks and unbalanced branching structures with a weight bias to the west. The poor structural development is due to larger adjacent trees. Most of both trees' growth overhangs the adjacent property.

DISCUSSION

Species List

TOTAL SUBJECT TREES: 18 Trees

Protected: 14

8	Coast Live Oak	(<i>Quercus agrifolia</i>)
2	Incense Cedar	(<i>Calocedrus decurrens</i>)
2	Glossy Privet	(<i>Ligustrum lucidum</i>)
1	Coast Redwood	(<i>Sequoia sempervirens</i>)
1	California laurel	(<i>Umbellularia californica</i>)

Not Protected: 4

3	Bailey Acacia	(<i>Acacia baileyana</i>)
1	English Laurel	(<i>Prunus laurocerasus</i>)

Tree Evaluation and Recording Methods

Site evaluations were made on 12/5/19. *The inventory included all trees on the property within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees health and structural condition, each trees **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A*, of this report. Tree numbers were plotted on the attached *Tree Location Map sheet, T1*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to the Tree Protection Plan sheet - Appendix C.**

Condition Rating

A trees condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. Tree condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below:

Tree Condition Rating

- Good - 3
- Fair - 8
- Poor - 7

Suitability for Preservation

A trees suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 3
- Fair – 6
- Poor - 9

Trees Recommended for Removal (Based on condition)

- Nine Trees

1	T1 -	California laurel	(<i>Umbellularia californica</i>)
3	T5,T7,T8	Coast Live Oak	(<i>Quercus agrifolia</i>)
2	T16,T17	Glossy Privet	(<i>Ligustrum lucidum</i>)
3	T9,T10,T11	Bailey Acacia	(<i>Acacia baileyana</i>) Not protected tree.

Tree Protection Zone

The tree protection zone (TPZ), is a defined area within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions – Appendix E.*

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A*, which indicates the optimal Tree Protection Zone for each tree.

Critical Root Zone

Critical Root Zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide critical stability, uptake of water and nutrients required for a tree's survival. The CRZ is the minimum distance from the trunk that trenching that requires root cutting should occur and can be calculated as three to the five times the trunk Diameter at Breast Height (DBH). For example, if a tree is one foot in trunk diameter then the CRZ is three to five feet from the trunk location. We will often average this as four times the trunk diameter or 1ft. DBH = 4ft. CRZ (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007).

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, “cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is “within six times the trunk diameter (DBH), mitigation shall be recommended”. Further, A.N.S.I. recommends the “minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition”.

In general, root cutting that occurs at a distance less than six times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to Subject Trees

Construction Phases Affecting Subject Trees –

1. Grading to achieve level lots.
2. Excavation for retaining walls
3. Excavation for home foundations.
4. Building footprints.
5. Second story construction (canopy clearance).

Discussion of Findings

More than half of the fourteen “protected” trees are not suitable for incorporation into the project, either due to poor condition (6 trees), or high construction impacts (5 trees).

The mature coast redwood, tree T1 is located within 1 ½’ and 3 ½’ from the retaining wall, and the amount of root loss it would suffer would significantly impact both its health and stability (ability to remain upright). To retain this tree, the wall would need to be a minimum of 10 feet from the tree. Since the species has a good tolerance to some root loss, the distance could be reduced to 7-8 feet if pre-construction root exploration did not find large amounts of significant roots (< 2” in diameter). If retained it would require supplemental irrigation during and after the construction period as coast redwood has a high water requirement.

The multi-trunked California laurel, tree T2, has been poorly maintained (topped), and the regrowth is poorly attached. There is deadwood, decay and wood decay fungi in some trunks and branches and the canopy density is very thin. This tree is recommended for removal.

Tree T3, a young stand-alone oak in good condition, will be only low to moderately impacted, provided demolition of the existing retaining wall and existing garage conversion structure are removed according to tree protection specifications. Also, the new wall must be installed according to methods specified to preserve the tree.

A grouping of 5 mature coast live oak in the upper left (northwest) corner of the property, trees T4-T8, includes three trees in poor condition, and they are recommended for removal. Their condition is described above and in the Tree Assessment Chart, Appendix A. Two oaks are in fair condition and will receive low to moderate impacts provided there are no grade changes. Demolition of the existing retaining wall, and installation of new wall, must be done according to tree protection specifications in a later report. One tree T6, will require targeted tree clearance pruning from the unit in Lot 4.

Two maturing coast live oak, trees T13 and T14 will be highly impacted by grade changes and installation of the new retaining wall. Since the retainer wraps around 3 sides of tree T13, root loss would occur on three sides of the tree. Root cutting would be required on two sides of tree T14 as well. For each side root cutting occurs, the percentage of root loss increases. To retain these trees, the retainers will need to be installed a minimum of 10 feet from trees T13 and T14. If the two trees are retained, they will require minor clearance pruning from the unit in Lot 1.

Two mature incense cedar, trees T15 and T18 will receive high construction impacts. Tree T18 is within the footprint of the unit on Lot 1. Tree T15 will suffer significant root loss on all sides of the tree due to grading and soil loss to achieve a level lot. The amount of root loss involved will significantly impact the health and stability (anchoring root loss), of the tree. Based on the submitted design, there is no practical way to preserve this tree.

Two glossy privet trees, T16 and T17 have poorly developed branching structures, with unbalanced canopy growth due to competition from larger adjacent oaks and cedar. Their poor structure cannot be corrected thru remedial pruning and their removal is recommended.

Tree Replacement

The City of Scotts Valley has a two to one replacement ratio for each permitted tree removed and replacement trees will be required.

CONCLUSION

- An existing home will be demolished, and four two-story single-family units will be constructed on a sloped lot.
- Fourteen “protected” trees within the project limits were inventoried.
- Eight trees are in good or fair condition including trees T1 coast redwood ,T3,T4,T6,T13 & T14 coast live oak, and T15 & T18 incense cedar.
- Six trees are in poor condition and are not suitable for retention in the project including trees T1 California laurel, T5,T7 & T8 coast live oak and T16 & T17 glossy privet.
- Preliminary site plans were reviewed to evaluated potential impacts to trees.
- The preliminary design will allow the retention of two mature (T4 & T6), and one young coast live oak (T3), located in the rear of the property, if no grade changes are required.
- If modifications to some retaining wall locations are made, three additional trees, a mature coast redwood, T1, and two maturing coast live oak ,T13 & T14 can be retained.
- At least two trees, incense cedars, T15 & T18, will require removal due to impacts from the proposed plan.
- If removals are permitted, replacement trees will be required.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove trees recommended for removal.
3. Modify locations of retaining walls a minimum of 7-10 feet, adjacent to tree T1, coast redwood and a minimum of 10 feet from T13 & 14 coast live oak, if they are to be retrained.
4. Additional tree protection specifications will be required once final plan sets are completed.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A



4303 Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Retention or Removal Code:

RT: Retain Tree

RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments

R.C. Remove Due to Condition

Protected Tree City of Scotts Valley Any tree 13 inches or greater in diameter measured at 4.5 feet above grade. Any oak 8 inches or greater. Any multi-trunk oak with one trunk 4 inches or greater.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	coast redwood (<i>Sequoia sempervirens</i>)	48"	Yes	80'X15'	Fair	Fair-Poor	Fair	20'	High (Root loss: excavation)	RI	Requires a minimum of 10' from retaining structure to be preserved. Clearance pruned on north side for utility clearance, creating large gap in branching structure. Branching structure is thin (distance between branches), for species.
T2	California laurel (<i>Umbellularia californica</i>)	6-10" multi	Yes	18'X15'	Fair-Poor	Fair-Poor	Poor	22'	High (Root loss: excavation)	RC, RI	Requires a minimum of 8' from retaining structure to be preserved. Multiple trunks separate at grade. Topped at 15' above grade for utility clearance. Limb regrowth from topping is poorly attached. Very thin canopy density, with yellowing foliage.. Dead wood, decay and wood decay fungi in some trunks and branches.
 Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 1 of 5				12/10/2019

4303 Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T3	coast live oak (<i>Quercus agrifolia</i>)	12", 11"	Yes	25'X20'	Good	Fair	Good	14'	Low to Moderate (Root loss: excavation)	RT, IM	New retainer location is compatible with tree preservation. Co-dominant trunks at grade. May require minimal canopy clearance pruning from garage of unit on Lot 3.
T4	coast live oak	14", 12"	Yes	40'X25'	Fair	Fair	Fair	15'	Low to Moderate (Root loss: excavation)	RT, IM	New retainer location is compatible with tree preservation. Co-dominant trunks at grade. One trunk with horizontal growth pattern and significant end weight.
T5	coast live oak	7"	Yes	15'X10'	Poor	Fair-Poor	Poor	8'	Moderate (Root loss: excavation)	RC	Significant basal cavity and decay, with deadwood and wood decay fungi. Re-sprouted trunk is poorly attached. Minimal branching structure and live canopy.
T6	coast live oak	18"	Yes	40'X25'	Fair	Fair	Fair	14'	Low to Moderate (Root loss: excavation)	RT, IM	New retainer location is compatible with tree preservation. 30 degree trunk lean to south. Thinning canopy with some dead wood and decay in upper canopy on limbs up to 4" in diameter. Will require some canopy clearance pruning from unit on Lot 4.
T7	coast live oak	15"	Yes	25'X25'	Fair-Poor	Poor	Poor	12'	Low to Moderate (Root loss: excavation)	RC	30 degree trunk lean to south. Half of canopy and limb structure overhangs adjacent property. Minimal foliar canopy relative to diameters of primary scaffolds. Foliar dieback over 25% of canopy.
 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 2 of 5				12/10/2019

4303 Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T8	coast live oak	7"	Yes	15'X10'	Poor	Fair-Poor	Poor	8'	Low to Moderate (Root loss: excavation)	RC	Minimal branching structure and foliar canopy.
T9	Bailey acacia (<i>Acacia baileyana</i>)	9"	No	40'X10'	Fair	Poor	Poor	N/A	Low (Root loss: excavation)	RC	>30 degree trunk lean to southwest. Unbalanced canopy with significant weight bias to south.
T10	Bailey acacia	8"	No	35'X10'	Fair	Poor	Poor	N/A	Low to Moderate (Root loss: excavation)	RC	>30 degree trunk lean to southwest. Unbalanced canopy with significant weight bias to south.
T11	Bailey acacia	6"	No	20'X10'	Fair	Poor	Poor	N/A	Low to Moderate (Root loss: excavation)	RC	>30 degree trunk lean to southwest. Unbalanced canopy with significant weight bias to south.
T12	English laurel (<i>Prunus laurocerasus</i>)	6"	No	15'X20'	Good	Fair	Fair	N/A	High (Within home footprint)	RI	15 degree trunk lean to south.
 Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 3 of 5				12/10/2019

4303 Scotts Valley Drive, Scotts Valley

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Protected Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T13	coast live oak	24"	Yes	60'X35'	Fair	Fair-Poor	Fair	18'	High (Root loss: excavation)	RI	Retaining structures impact roots on 3 sides. Requires a minimum of 10' from retainers to be preserved. Co-dominant trunks with included bark at 5' above grade. Limited scaffold development. Competition from adjacent oak and incense cedar has reduced canopy development. No lower branch structure. Will require some canopy clearance pruning from 2nd story of unit on Lot 1.
T14	coast live oak	23"	Yes	60'X35'	Fair	Fair	Fair	18'	High (Root loss: excavation)	RI	Retaining structures impact roots on 2 sides. Requires a minimum of 8-10' from retainers to be preserved. Co-dominant trunks at 8' above grade. 5 degree lean to west. Most of branch structure and foliar canopy overhangs adjacent property. Existing lower branches should be maintained. Will require some canopy clearance pruning from 2nd story of unit on Lot 1.
T15	incense cedar (<i>Calocedrus decurrens</i>)	33"	Yes	70'X20'	Good	Good	Good	23'	High (Root loss: grade change)	RI	
T16	glossy privet (<i>Ligustrum lucidum</i>)	8", 6", 4"	Yes	40'X15'	Fair	Poor	Poor	9'	High (Root loss: excavation)	RC, RI	Co-dominant trunks at 1' above grade. Unbalanced canopy with weight bias to south. Poor structural development due to larger adjacent trees. Most of canopy overhangs adjacent property.
 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 4 of 5				12/10/2019

4303 Scotts Valley Drive, Scotts Valley
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 48 inches a.g.	Protected Tree	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T17	glossy privet	9",5",5"	Yes	40'X15'	Fair	Poor	Poor	9'	High (Root loss: excavation)	RC,RI	Co-dominant trunks at 1' above grade. Unbalanced canopy with weight bias to south. Poor structural development due to larger adjacent trees. Most of canopy overhangs adjacent property.
T18	incense cedar	28"	Yes	60'X20'	Fair	Good	Good	21'	High (Within home footprint)	RI	Trunk leans 5 degrees to south. Dieback of terminal (top), with branches up to 1" in diameter. Lack of foliar canopy on west side due to competition with adjacent trees. Ivy growing half way up trunk. Thinning canopy in pockets.
 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com							Page 5 of 5				12/10/2019

APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A*.

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

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Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the height of the crown containing live foliage to overall height of the tree.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

Appendix F - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

- 1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
- 2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
- 3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
- 4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
- 5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
- 6) Compaction of the soil within the tree protection zone shall be avoided.
- 7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
- 8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
- 9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
- 10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.

A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman's Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of Scotts Valley - Protected Tree List*

- A. Any size tree located within five (5) feet of a public right-of-way or street.
- B. Any single-trunk **oak tree** greater than or equal to eight (8) inch diameter (25 inch circumference).**
- C. Any multi-trunk **oak tree** with any trunk greater than or equal to four (4) inches diameter (12 inch circumference).**
- D. Any tree greater than or equal to eight (8) inch diameter (25 inch circumference)** if located within 20 feet of a moderate slope (greater than 20% slope).
- E. Any single-trunk tree greater than or equal to 13-inch diameter (40 inch circumference).**
- F. Any multi-trunk tree with any trunk greater than or equal to eight (8) inch diameter (25 inch circumference).**
- G. Any tree, regardless of size, required as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree.
- H. Any **Heritage Tree**, as specified in Municipal Code Section 17.44.080 and Exhibit A. A list and map of Heritage Trees are available at the Planning Department. Fees for removal of Heritage Trees are higher than other protected tree removals and applications must be approved at a public hearing before the Planning Commission.

* **Note:** No tree removal permit is required to remove:

- C Monterey Pine trees that are infected with pitch canker; ***proof of infection is required***;
- C Blue Gum Eucalyptus or Acacia trees;
- C Bay Laurel trees ***if*** they are growing under the drip-line of an established oak tree; or,
- C Fruit trees.

** Tree measurement shall be taken 4½ feet (54 inches) above the ground.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

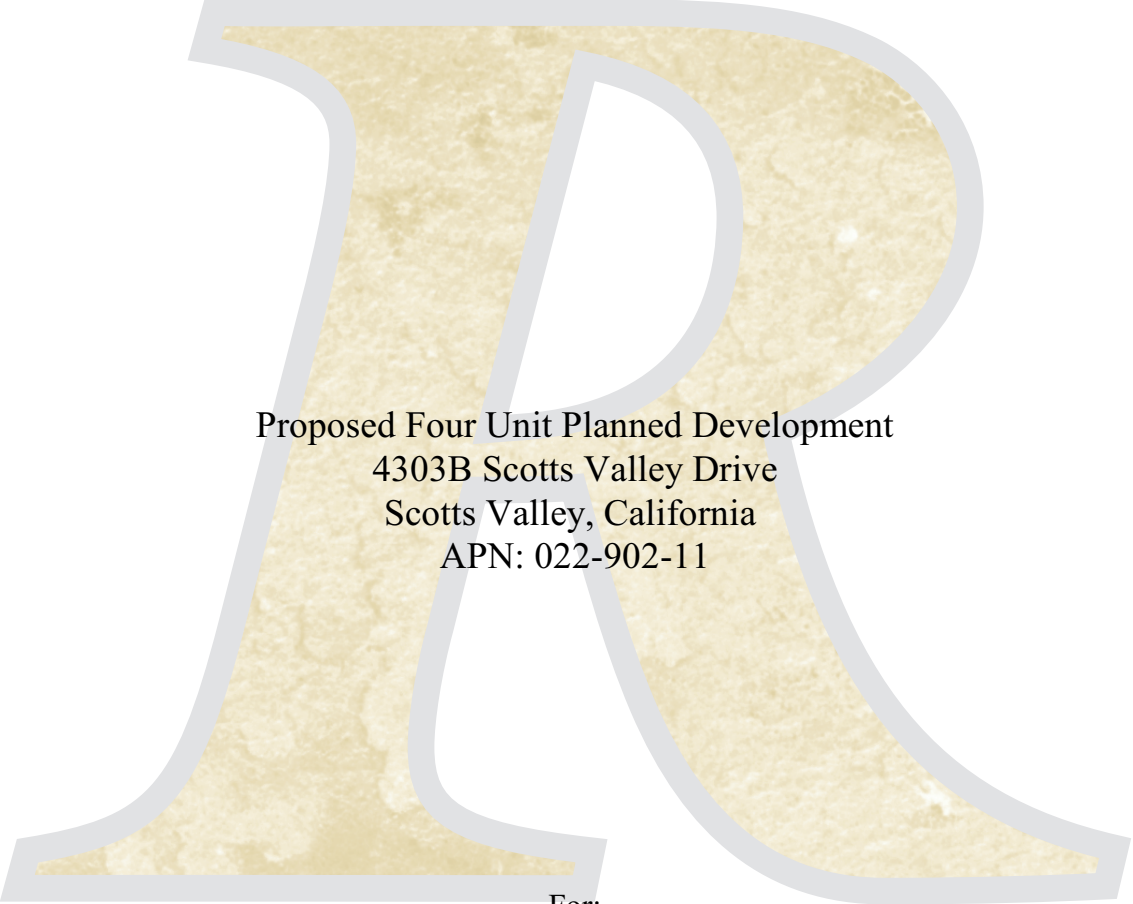
Arborists are tree specialists who use their education. Knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



UPDATED GEOTECHNICAL INVESTIGATION



Proposed Four Unit Planned Development
4303B Scotts Valley Drive
Scotts Valley, California
APN: 022-902-11

For:
Rick Hochler
325 Canham Road
Scotts Valley, California 95066

Project No. 06058B
October 14, 2019

Project No. 06058B
October 14, 2019

Rick Hochler
325 Canham Road
Scotts Valley, California 95066

SUBJECT: UPDATED GEOTECHNICAL INVESTIGATION
Proposed Four Unit Planned Development
4303B Scotts Valley Drive, Scotts Valley, California
APN: 022-902-11

Dear Mr. Hochler:

In accordance with your authorization, we have updated our recommendations for the subject project to be in accordance with the current building code requirements and project scope.

It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, INC.



Signed: October 17, 2019

Yvette M. Wilson, P.E.
Principal Engineer
R.C.E. 60245

Distribution: (6) Addressee and via email
(1) John Craycroft via email

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1. INTRODUCTION

1.1 Purpose

The purpose of this updated report is to revise the design criteria from the original Geotechnical Investigation report (Reference 9) to be in accordance with the current code requirements. We have also updated the recommendations for the currently proposed project which consists of a four unit planned development.

1.2 Proposed Development

- a. Based on our review of the design development drawings (Reference 6), it is our understanding that the current project consists of dividing the parcel into 4 lots, the construction of a new residence with attached garage on each lot and the construction of the access road.
- b. At Lots 1 & 2, the proposed homes are two stories. At Lots 3 & 4, the proposed homes are three stories.
- c. Anticipated construction consists of standard wood frame construction with raised wood or slab-on-grade floors. Exact wall, column, and foundation loads are unavailable, but are expected to be typical of such construction.
- d. Final grading and foundation plans were unavailable at the time of this report. It is our understanding that the information obtained during our investigation will be used in the development of a finalized plan set.

1.3 Scope of Services

The scope of services provided during the course of our investigation included:

- a. Review of the referenced geotechnical, geologic, and seismological reports and maps pertinent to the development of the site (available in our files).
- b. Field exploration consisting of 3 borings, drilled to depths of approximately 21.5 feet below existing grade in the area of the proposed development.
- c. Logging and sampling of the borings by our Field Engineer, including the collection of soil samples for laboratory testing.
- d. Laboratory testing of soil samples considered representative of subsurface conditions.
- e. Geotechnical analyses of field and laboratory data.
- f. Preparation of a report (6 copies) presenting our findings, conclusions and recommendations.

1.4 Authorization

This updated report, as outlined in our Proposal dated September 13, 2019, was performed in accordance with your written authorization on September 19, 2019.

1.5 Exclusions

Our services on this project are limited to the proposed development. Our services specifically exclude all existing structures, foundations and associated improvements to the site.

2. **FIELD EXPLORATION AND LABORATORY TESTING PROGRAM**

Details of the previous field exploration and laboratory testing completed in 2007 are presented in Appendix A.

3. **SITE DESCRIPTION**

3.1 Location

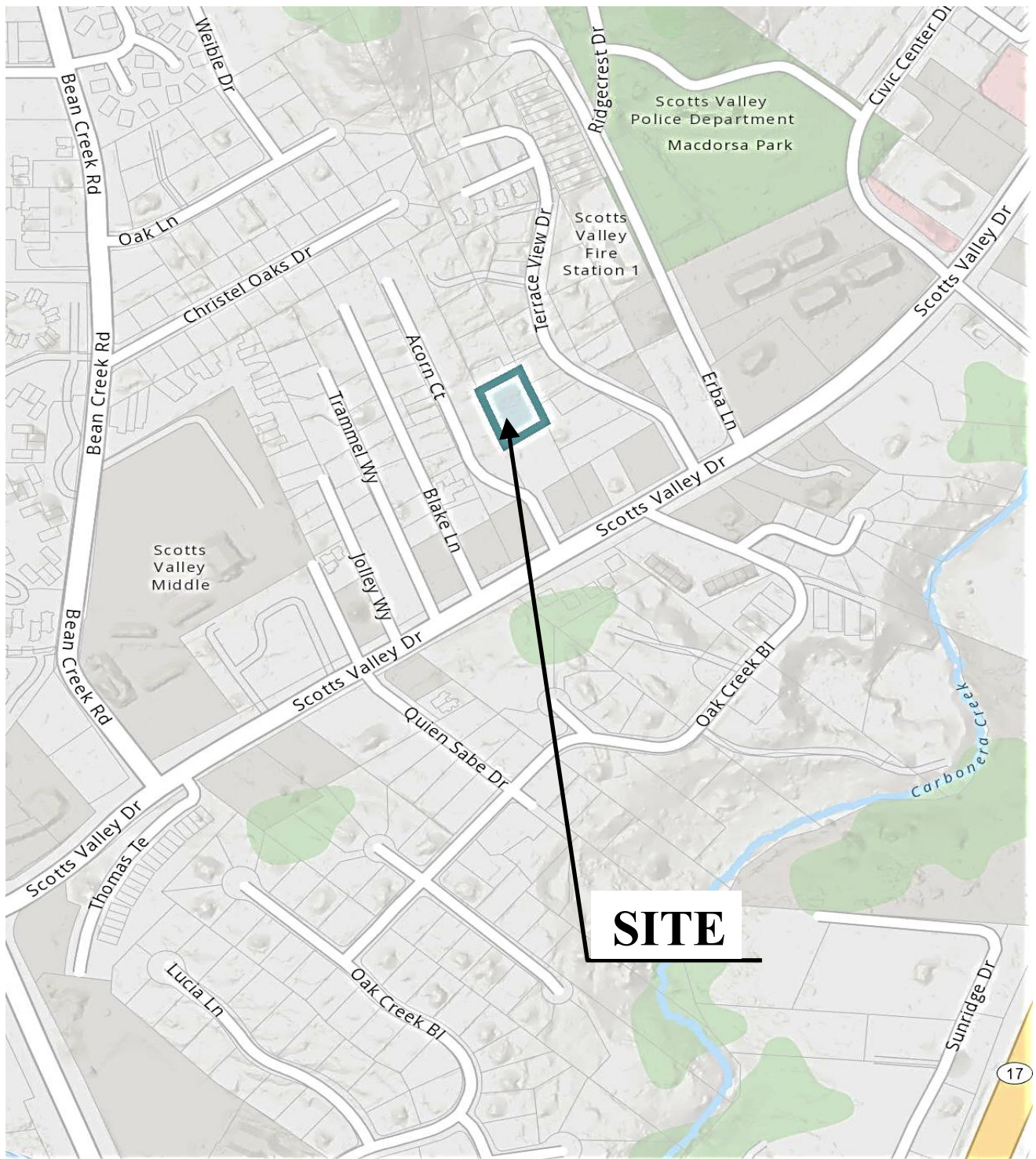
The subject project is located at 4303B Scotts Valley Drive in Scotts Valley, California. The site is accessed off of Acorn Court. The location is shown on the Location Map, **Figure 1**.

3.2 Surface Conditions

The project site slopes gently to moderately to the south. There is an existing one story residential home at the northern end of the project site. At the time of our field investigation, several other smaller apparently unoccupied buildings were located on the eastern area of the project site, these appear to have been removed since our initial investigation. At the time of our field investigation, the site was vegetated with scattered grassy areas, exposed soil areas, landscaped areas, and several very large diameter trees.

3.3 Subsurface Conditions

- a. The results of our field exploration indicate that the subsurface soils present on the site are relatively consistent, however, there are some variations in color, moisture content, and density. Groundwater was not encountered during the course of our field exploration.



N

SITE

ROCK SOLID ENGINEERING, INC.

LOCATION MAP

FIGURE

4303B Scotts Valley Drive, Scotts Valley

1

- b. All three borings encountered native soils underlain by Santa Margarita Sandstone. The native soils consisted of an upper layer of approximately 4 feet of loose to very loose black very silty sand. Underlying this layer, the native soils graded into loose very dark yellowish brown silty sand which extended to a depth of approximately 7 to 8 feet below the existing ground surface. The Santa Margarita Sandstone bedrock was encountered at this depth and consisted of medium dense yellowish white silty sandstone. This sandstone was generally fine grained and weakly cemented.
- c. Based on our laboratory test results, the native silty sand soil is slightly to moderately compressible under the anticipated loads and slightly to moderately collapsible upon wetting.
- d. Complete soil profiles are presented on the Logs of Exploratory Borings and the boring locations are shown on the Boring Location Plan in Appendix A.

4. **GEOTECHNICAL HAZARDS**

- a. Potential geotechnical hazards to man made structures include ground shaking, surface rupture, landsliding, liquefaction, lateral spreading, and differential compaction. The potential for each of these to impact the site is discussed below.
- b. Ground shaking caused by earthquakes is a complex phenomenon. Structural damage can result from the transmission of earthquake vibrations from the ground into the structure. The intensity of an earthquake at any given site depends on many variables including, the proximity of the site to the hypocenter, and the characteristics of the underlying soil and/or rock. The subject site is situated at the approximate latitude of 37°02' 50" and longitude -122°01' 14". The project location (latitude and longitude) were used in conjunction with the American Society of Civil Engineers website (Reference 1) to obtain the seismic design parameters presented in **Table 1**. All proposed structures at the subject site shall be designed with the corresponding seismic design parameters in accordance with the 2016 California Building Code (Reference 3).

Table 1: 2016 CBC Seismic Design Criteria							
Site Class	Seismic Design Category	Spectral Response Accelerations					
		S _s	S ₁	S _M s	S _M 1	S _D s	S _D 1
D	D	1.540	0.614	1.540	0.921	1.026	0.614

- c. Surface rupture usually occurs along lines of previous faulting. Based on our review of the Faults and Their Potential Hazards in Santa Cruz County map (Reference 8), no faults are shown to cross the property. Therefore, the potential for surface rupture should be considered low.

- d. Landslides are generally mass movements of loose rock and soil, both dry and water saturated, and usually gravity driven. Based on our review of the Preliminary Map of Landslide Deposits in Santa Cruz County (Reference 4), no landslides are mapped on the subject parcel. In addition, the subject site slopes only gently, therefore, the potential for landsliding to occur across the site and cause damage to structures should be considered low.
- e. Liquefaction, lateral spreading, and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. Based on our review of Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California (Reference 7) the site is mapped as Zone C, moderate potential for liquefaction. However, our field observations indicate that the potential for these hazards to occur should be considered low, due to the presence of relatively dense soils and the lack of a shallow groundwater table.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 General

- a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction.
- b. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**. Recommendations for this foundation system are provided in Section 5.3, Foundations.
- c. Laboratory consolidation test results indicate that the near-surface soils are slightly to moderately compressible under the anticipated loads and slightly to moderately collapsible upon wetting. Site preparation, consisting of over excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements. See section 5.2.6 for Preparation of On-Site Soil recommendations.
- d. Based on our review of the proposed development plans (Reference 6), the rear of Lots 3 and 4 will be cut and retained. Per OSHA requirements, excavations over 5 feet in depth must be either sloped, shored, or shielded. All excavation shall meet current OSHA standards. It is the responsibility of the contractor to provide the design.
- e. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

- f. The design recommendations of this report must be reviewed during the grading phase when subsurface conditions in the excavations become exposed.
- g. **Field observation and testing must be provided by a representative of Rock Solid Engineering, Inc.,** to enable them to form an opinion regarding the adequacy of the site preparation, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Rock Solid Engineering, Inc., the Geotechnical Consultant, will render the recommendations of this report invalid.
- h. **The Geotechnical Consultant should be notified at least five (5) working days prior to any site clearing or other earthwork operations** on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, and scheduling. This conference should include at least the Grading Contractor, the Architect, and the Geotechnical Consultant.

5.2 Grading

5.2.1 General

All grading and earthwork should be performed in accordance with the recommendations presented herein and the requirements of the regulating agencies.

5.2.2 Site Clearing

- a. The initial site clearing should include the removal of the existing residential house, the other structures on the site, and other existing improvements should be completed removed from the site. This removal should include all foundation elements and underground portions of the improvements. Prior to grading, the areas to be developed for structures, pavements and other improvements, should be stripped of any vegetation and cleared of any surface or subsurface obstructions, including any existing foundations, utility lines, basements, septic tanks, pavements, stockpiled fills, and miscellaneous debris.

- b. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.
- c. Any wells encountered shall be capped in accordance with the **City of Scotts Valley and Santa Cruz County** Health Department requirements. The strength of the cap shall be at least equal to the adjacent soil and shall not be located within 5 feet of any structural element.
- d. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to 12 inches.
- e. Holes resulting from the removal of buried obstructions that extend below finished site grades should be backfilled with compacted engineered fill per Section 5.2.5, Fill Placement and Compaction.

5.2.3 Excavating Conditions

- a. We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.
- b. Groundwater was not encountered during the course of our field exploration and is not expected to present a problem during construction.
- c. Although not anticipated, any excavations adjacent to existing structures should be reviewed, and recommendations obtained to prevent undermining or distress to these structures.

5.2.4 Fill Material

- a. The on-site soils **may** be used as compacted fill.
- b. All soils, both on-site and imported, to be used as fill, should contain less than 3% organics and be free of debris and cobbles over 6 inches in maximum dimension.
- c. Any imported soil to be used as engineered fill shall meet the following requirements:
 - (i) free of organics, debris and other deleterious materials
 - (ii) be granular (sandy) in nature and have sufficient fines to allow for excavation of the foundation trenches.

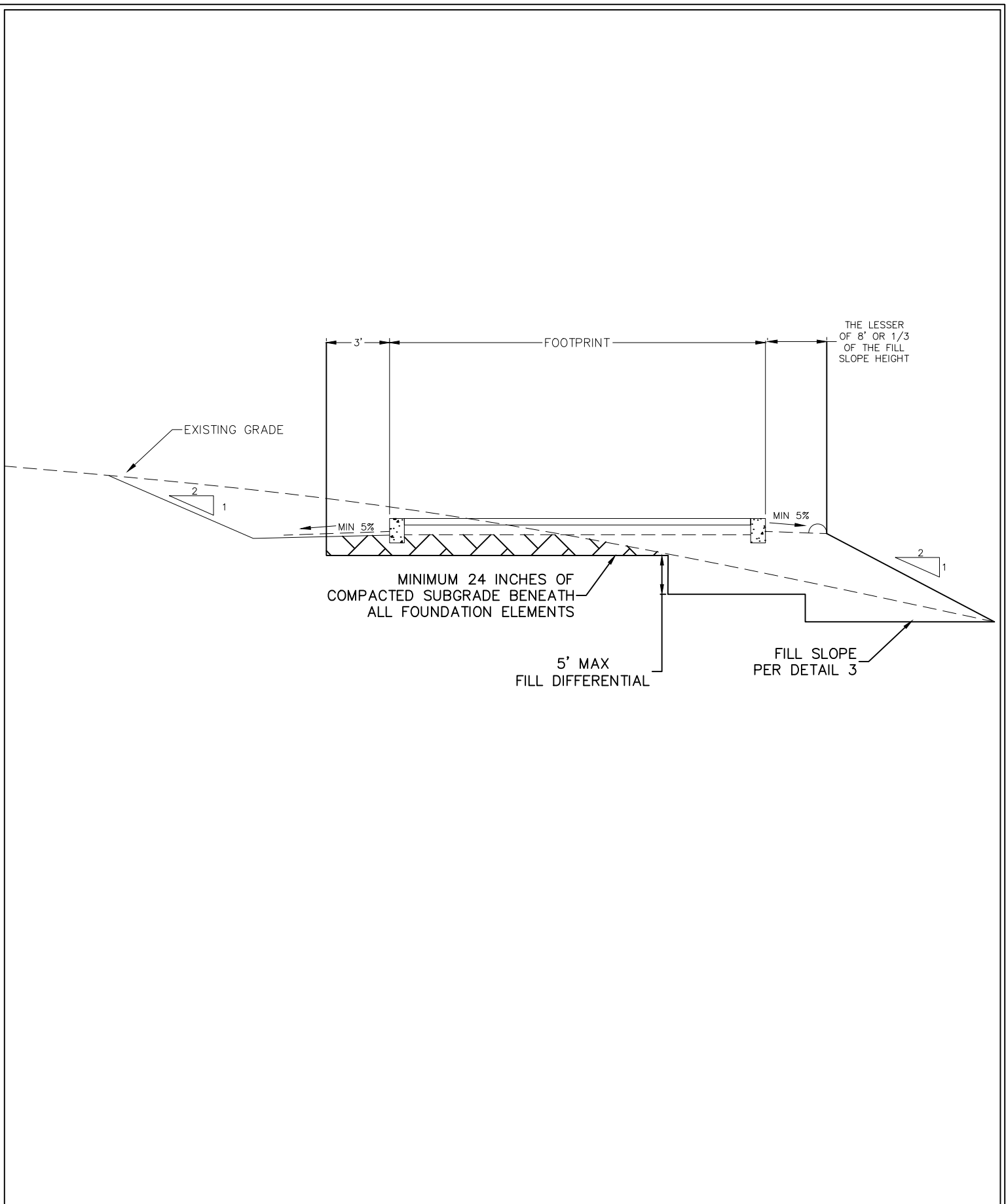
- (iii) free of rock and cobbles in excess of 3 inches
 - (iv) have an expansion potential not greater than low (EI<20)
 - (v) have a soluble sulfate content less than 150 ppm
- d. Imported fill material should be approved by the Geotechnical Consultant prior to importing. The Geotechnical Consultant should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.

5.2.5 Fill Placement and Compaction

- a. Any fill or backfill required should be placed in accordance with the recommendations presented below.
- b. Material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve the following minimum relative compaction:
 - (a) All fill and compacted building subgrade: 90%
 - (b) Upper 6 inches of subgrade in pavement/drive areas: 95%
 - (c) Baserock and subbase: 95%.
- c. The placement moisture content of imported material should be evaluated prior to grading.
- d. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D-1557.
- e. The in-place dry density and moisture content of the compacted fill shall be tested in accordance with ASTM D-8167/D8167M-18 or ASTM D-2922/ASTM D-3017.
- f. The number and frequency of field tests required will be based on applicable county standards and at the discretion of the Geotechnical Consultant. As a minimum standard every 1 vertical foot of engineered fill placed within a building pad area, and every 2 vertical feet in all other areas shall be tested, unless specified otherwise by a Rock Solid Engineering, Inc. representative.
- g. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness.
- h. All fill should be placed and all grading performed in accordance with applicable codes and the requirements of the regulating agency.

5.2.6 Preparation of On-Site Soils

- a. Laboratory consolidation test results indicate that the near-surface soils are slightly to moderately compressible under the anticipated loads and slightly to moderately collapsible upon wetting. Site preparation, consisting of over excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements.
- b. The native subgrade beneath **shallow foundations** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 24 inches below the bottom of all footings.
- c. The native subgrade beneath **slabs-on-grade** and **pavements** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 12 inches below the bottom of the capillary break material and/or aggregate base coarse.
- d. Should the proposed residences be founded on a cut/fill transition pad, it is important that all foundation elements be founded on a consistent bearing surface. Therefore the subgrade on the cut portion of the pad shall be overexcavated and recompacted to provide a minimum of 24 inches of compacted subgrade beneath all foundation elements. Please refer to **Figure 2** for Cut/Fill Transition Pad construction.
- e. The zone of compacted fill must extend a minimum of 3 feet laterally beyond all shallow foundations. At locations that will be retained, the compaction may be horizontally limited to the cut required for the retaining wall and backdrain.
- f. Prior to placing fill, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- g. A representative of our firm shall observe the bottom of the excavation once the required depth of overexcavation has been achieved to verify suitability. Prior to replacing the excavated soil, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- h. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed.



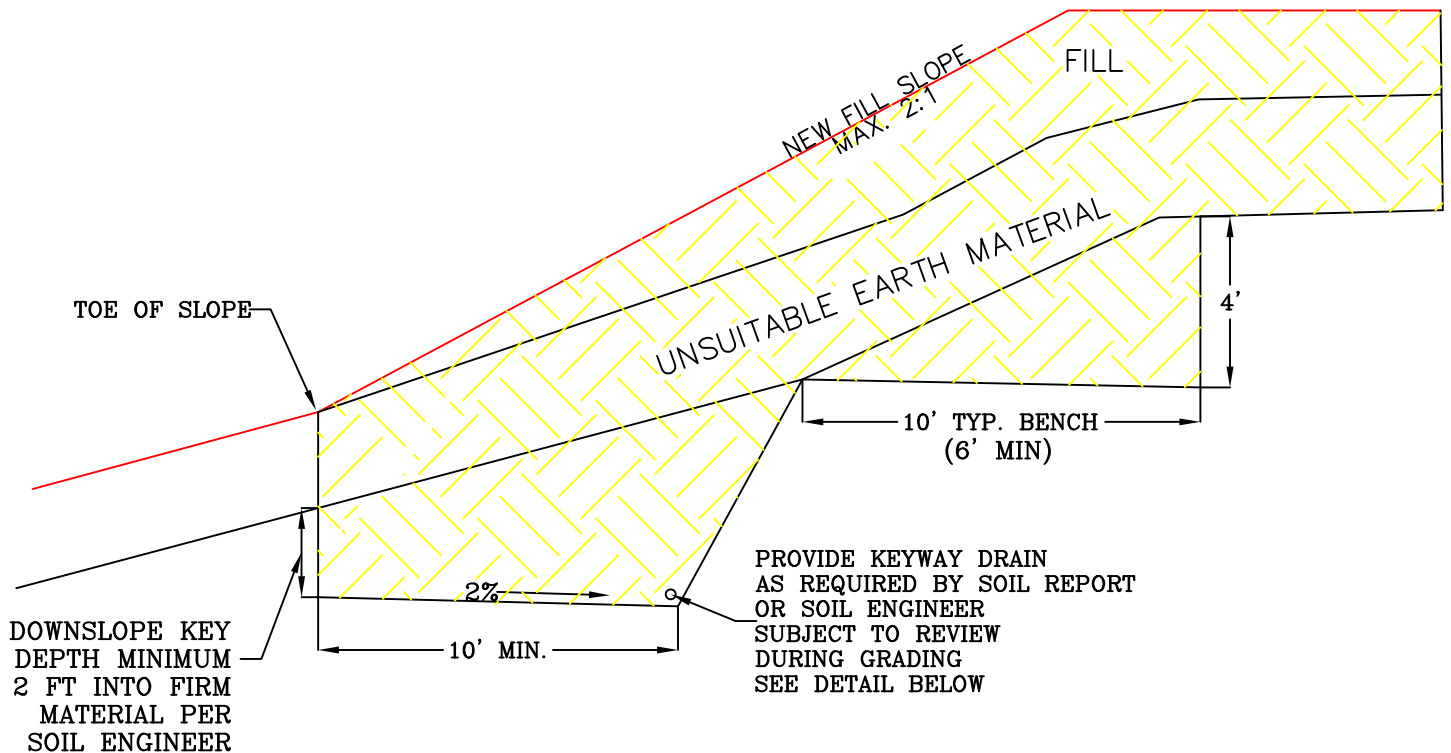
5.2.7 Cut and Fill Slopes

- a. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 15 feet in vertical height unless specifically reviewed by the Geotechnical Consultant. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on each bench.
- b. Fill slopes shall be benched and keyed into the native slopes by providing a base keyway whose minimum width is 10 feet and which is sloped negatively at least 2% back into the slope. The depth of keyways will vary, depending on the materials encountered, but at all locations shall be at least 2 feet into firm material. This keyway should be combined with intermediate benching as required. Refer to **Figure 3** for Typical Key and Bench Detail.
- c. Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by the Geotechnical Consultant. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on each bench.
- d. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. A lateral surface drain should be placed in the area between the cut and fill slopes.
- e. The surfaces of all cut and fill slopes should be worked to reduce erosion. This work, as a minimum, should include track rolling of the fill slopes and effective planting of all slopes.
- f. Periodic maintenance of slopes may be necessary, as minor sloughing and erosion may take place.

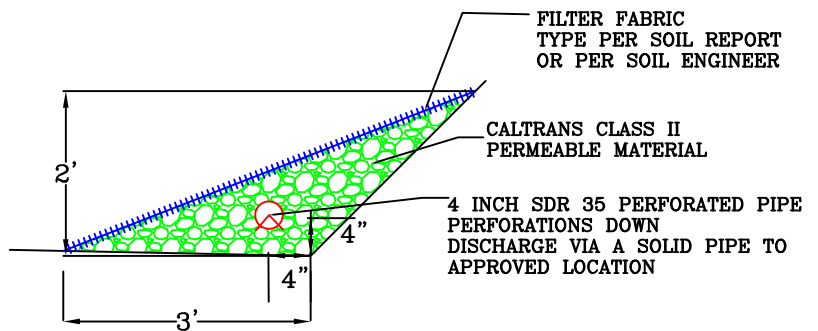
5.2.8 Groundwater Table

Groundwater **was not** encountered during the course of our investigation, and is not expected to interfere with the proposed construction.

FILL SLOPE OVER NATIVE SOIL



TYPICAL
KEYWAY/BENCH DRAIN



NOTES:

ALL GRADING SHOULD BE IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE 2016 CALIFORNIA BUILDING CODE.

ALL GRADING SHOULD BE INSPECTED BY THE SOIL ENGINEER. THE ENGINEER MUST APPROVE THE BASE KEYWAY, BENCHING AND COMPACTION.

WHEN NATURAL SLOPE IS LESS THAN 5:1 AND THE MAXIMUM DEPTH OF THE FILL IS LESS THAN 5 FEET, BENCHING IS NOT REQUIRED. HOWEVER, FILL IS NOT TO BE PLACED ON COMPRESSIBLE OR UNSUITABLE MATERIAL.

ALL GRADING RECOMMENDATIONS ARE SUBJECT TO REVIEW BY THE SOILS ENGINEER DURING GRADING.

5.2.9 Expansive Soils

Our laboratory testing shows that the expansion index of the near surface soils are equal to 1, this indicates that the expansion potential of the near surface soils should be considered **very low**.

5.2.10 Sulfate Content

The results of our laboratory testing indicate that the soluble sulfate content of the on-site soils likely to come into contact with concrete is below the 150 ppm generally considered to constitute an adverse sulfate condition. **Type II cement** is therefore considered adequate for use in concrete in contact with the on-site soils.

5.2.11 Surface Drainage

- a. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. Where soil is adjacent to foundations, a minimum gradient of **5 percent for a distance of no less than 10 feet** measured perpendicularly from the wall face, should be maintained and drainage should be directed toward approved swales or drainage facilities. If 10 horizontal feet can not be satisfied due to lot lines or physical constraints, the drainage shall be designed in accordance with the requirements of Section 1804.4 of the 2016 California Building Code.
- b. Swales and impervious surfaces shall be sloped a minimum of 2 percent towards an approved drainage inlet or discharge point or as specified by the Project Civil Engineer.
- c. All roof eaves should be guttered with downspouts provided. The downspouts shall discharge to either splash blocks or solid pipe to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. It may be necessary to use swales or pipes to direct the runoff to an appropriate drainage system or discharge location.
- d. Drainage patterns approved at the time of construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Consultant.
- e. The surface soils are classified as **moderately erodible**. Therefore, the finished ground surface should be planted with erosion resistant landscaping and ground cover and continually maintained to minimize surface erosion.

- f. Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade. Large trees should be planted a minimum distance of $\frac{1}{2}$ their mature height away from the foundation.

5.2.12 Utility Trenches

- a. Bedding material may consist of sand with SE not less than 20 which may then be jetted, unless local jurisdictional requirements govern.
- b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over 6 inches in diameter.
- c. If sand is used, a 3 foot concrete plug should be placed in each trench where it passes under the exterior footings.
- d. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95% in paved areas and 90% in other areas per ASTM D-1557. Care should be taken not to damage utility lines.
- e. Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (H:V) from the bottom outside edge of all footings.
- f. Trenches should be capped with 1.5± feet of impermeable material. Import material must be approved by the Geotechnical Consultant prior to its use.
- g. Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

5.3 Foundations

5.3.1 General

- a. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**. These footings should be underlain by a minimum of 24 inches of compacted and engineered material. Please refer to the Section 5.2.6, Preparation of On-site Soils.

- b. Isolated (pad) shallow foundations shall not be placed in active wedge of retaining walls as they would be subject to lateral movement. The active wedge extends a distance of $0.5 \times$ height of the wall horizontally from the back of the wall.
- c. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

5.3.2 Conventional Shallow Foundations

- a. Footing widths should be based on the allowable bearing values but not less than 12 inches for 1 story, 15 inches for 2 story and 18 inches for 3 story structures.
- b. **The minimum recommended depth of embedment is 18 inches for all footings.** Should local building codes require deeper embedment of the footings or wider footings the codes must apply.
- c. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.
- d. The **allowable bearing capacity** shall not exceed:

Continuous footings - 1,800 psf
Square pad footings - 1,800 psf

Please Note: These values were computed assuming a minimum embedment depth of 18 inches for footings underlain by 24 inches of compacted soils.

- e. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.
- f. Footings should meet the setback requirements for clearance from ascending/cut slopes (CBC 1808.7) and for foundation setback from descending/fill slopes surface (CBC 1808.7.2).
- g. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

5.4 Settlements

Total and differential settlements beneath foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range ($\frac{1}{2}$ inch) for the anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

5.5 Retaining Structures

5.5.1 General

- a. Retaining walls may be founded on **conventional shallow footings**. Recommendations for this foundation system are provided in Section 5.3, Foundations.
- b. For retaining walls that are part of the foundation of the structure, the subgrade shall be compacted in accordance with Section 5.2.6(b).
- c. Isolated (pad) shallow foundations shall not be placed in active wedge of retaining walls as they would be subject to lateral movement. The active wedge extends a distance of $0.5 \times$ height of the wall horizontally from the back of the wall.

5.5.2 Lateral Earth Pressures

- a. The lateral earth pressures presented in **Table 2** are recommended for the design of retaining structures with a gravel backdrain and backfill soils of expansivity not higher than medium. Should the slope behind the retaining walls be other than level or 2:1 (H:V), supplemental design criteria will be provided for the active earth or at-rest pressures for the particular slope angle.

Table 2: Lateral Earth Pressures			
Type	Soil Profile	Soil Pressure (psf/ft)	
		Unrestrained Wall	Rigidly Supported Wall
Active Pressure	Level 2:1	35	-
		55	-
At-Rest Pressure	Level 2:1	-	50
		-	80
Passive Pressure* *Neglect upper 2'	Level 2:1	400	200
		200	100

- b. The friction factor between rough concrete and the native, near-surface **silty sand** is **0.40**.
- c. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.
- d. When required by the code, lateral load due to earthquakes may be calculated as $12xH^2$ acting at $0.6H$ above the base of the wall.
- e. These are ultimate values, no factor of safety has been applied.
- f. Although not anticipated, pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading configurations can be supplied upon receipt of the appropriate plans and loads.

5.5.3 Backfill

- a. Backfill should be placed under engineering control.
- b. It is recommended that granular, or relatively low expansivity, backfill be utilized, for a width equal to approximately $1/3 \times$ wall height, and not less than 2 feet, subject to review during construction.
- c. The granular backfill should be capped with at least 12 inches of relatively impermeable material.
- d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with ASTM D-1557.

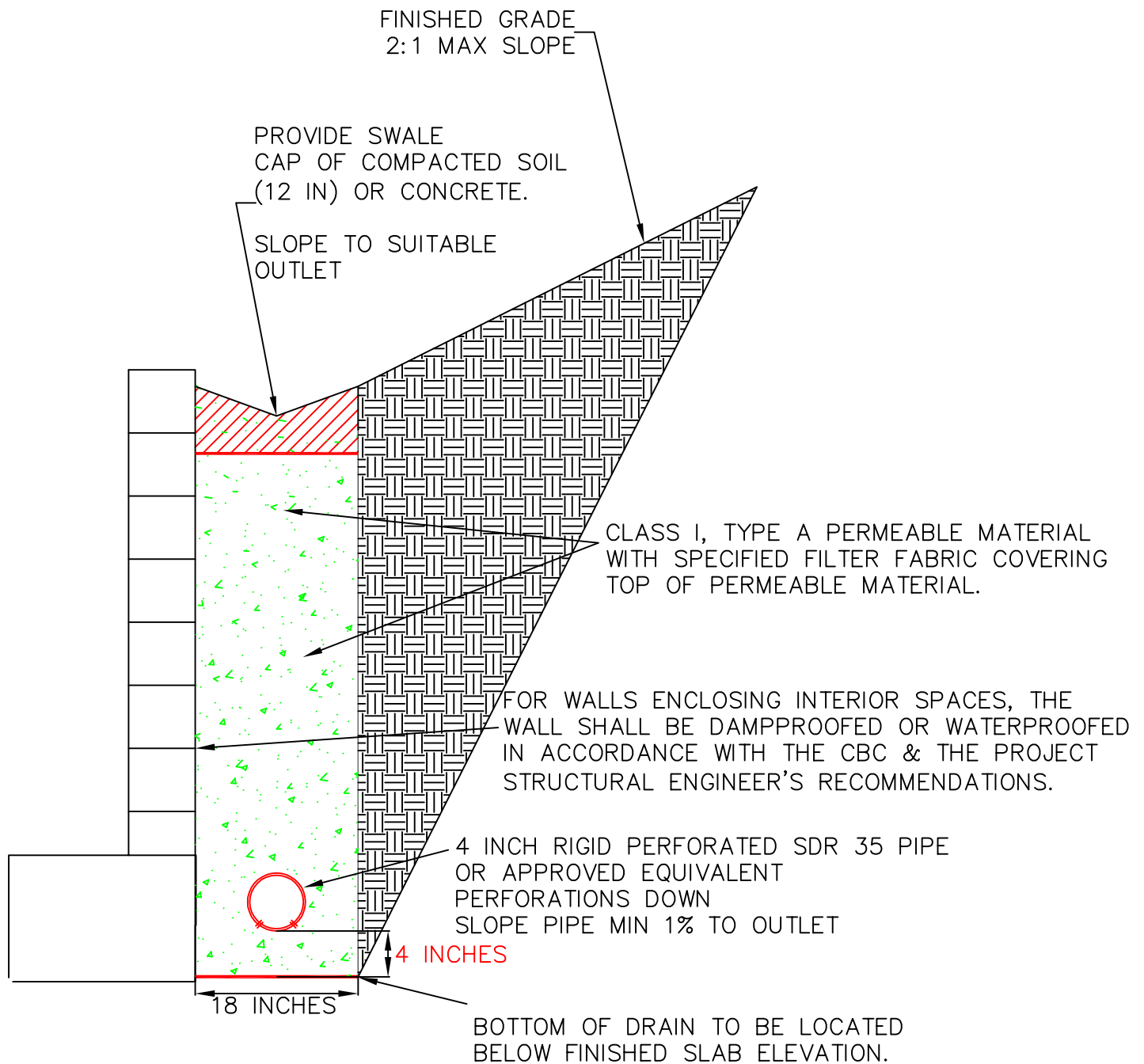
- e. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.
- f. The use of water-stops/impermeable barriers and appropriate waterproofing should be considered for any basement construction, and for building walls which retain earth.

5.5.4 Backfill Drainage

- a. Backdrains should consist of a minimum 4-inch diameter, perforated, SDR 35 pipe or equivalent, embedded in permeable material meeting the State of California Standard Specification Section 68-2.02F(3), Class 2, or equivalent. A layer of **Mirafi 140N Filter Fabric**, or equivalent, shall be placed over the permeable material and the remaining 12 inches shall be capped with compacted native soil. The pipe should be approximately 4 inches above the trench bottom with a gradient of at least 1% being provided to the pipe and trench bottom, discharging to an approved location. See **Figure 4** for Retaining Wall Backdrain Configuration.
- b. Perforations in backdrains are recommended as follows: 3/8-inch diameter, in 2 rows at the ends of a 120 degree arc, at 3-inch centers in each row, staggered between rows, placed downward.
- c. Backdrains placed behind retaining walls should be approved by the Geotechnical Consultant prior to the placement of backfill.
- d. An unobstructed outlet should be provided at the lower end of each segment of backdrain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at least 1%.
- e. When terrace retaining walls are proposed, the upper retaining wall should have a backdrain which extends below the elevation of the top of the lower retaining wall backdrain. This will prevent spring effects and seepage between the terraced walls.

5.6 Slabs-on-Grade

- a. Concrete floor slabs may be founded on compacted engineered fill per the recommendations in Section 5.2.6. The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.



- b. It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. **For compacted engineered fill with a low expansion potential, the subgrade should be presoaked 4 percentage points above optimum to a depth of 1.0 feet.**
- c. The slab-on-grade section should incorporate a minimum 4 inch capillary break consisting of 3/4 inch, clean, crushed rock, or approved equivalent. Class II baserock is not recommended. Structural considerations may govern the thickness of the capillary break.
- d. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 15 mil waterproof membrane should be placed between the floor slab and the capillary break in order to reduce moisture condensation under the floor coverings.
- e. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles.

5.7 Pavement Design

The design of the pavement section was beyond our scope of services. The following considerations are imperative for the selected pavement sections to perform effectively:

- a. Use only quality materials of the type and minimum thickness specified. All baserock must meet Cal-Trans Standard Specifications for Class II Aggregate Base.
- b. The R-Value should be obtained at the conclusion of grading and the design pavement sections reviewed at that time.
- c. Compact the base and subgrade uniformly to a minimum relative dry density of 95%.
- d. Asphalt concrete should be placed only during periods of fair weather when the ambient air temperature is within prescribed limits.
- e. Provide sufficient gradient to prevent ponding of water.
- f. Maintenance should be undertaken on a routine basis.

5.8 Exterior Concrete Flatwork

- a. Exterior concrete flatwork should be underlain by a minimum of 18 inches of compacted soil material.
- b. Concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be provided to give articulation to the panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets.
- c. It is assumed that concrete flatwork will be subjected only to pedestrian traffic.

6. **LIMITATIONS**

- a. Our investigation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report.
- b. The samples taken and tested, and the observations made, are considered to be representative of the site; however, soil and geologic conditions can vary significantly between sample locations.
- c. As in most projects, conditions revealed during construction excavation may be at variance with preliminary findings. If this occurs, the changed conditions must be evaluated by the Project Geotechnical Consultant, and revised recommendations be provided as required.
- d. This report is issued with the understanding that it is the responsibility of the Owner, or of his Representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans, and that it is ensured that the Contractor and Subcontractors implement such recommendations in the field.
- e. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.
- f. The findings of this report are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether they be due to natural events or to human activities on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge.
- g. Accordingly, this report may become invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

REFERENCES

1. American Society of Civil Engineers, ASCE 7 Hazards Report, Site Utilized October 14, 2019. <https://www.asce7hazardtool.online/>
2. Brabb, E.E., 1989, Geologic Map of Santa Cruz County, California, U.S. Geological Survey Miscellaneous Investigations Series Map I-1905, Scale: 1:62,500.
3. California Building Standards Commission, July 2016, 2016 California Building Code, California Code of Regulations, Title 24, Part 2, Effective January 1, 2017.
4. Cooper-Clark and Associates, 1975, Preliminary Map of Landslide Deposits in Santa Cruz County, California, Santa Cruz County Planning Dept., Scale: 1:62,500.
5. County of Santa Cruz, PublicGISWeb, Site Utilized October 14, 2019. <http://gis.co.santa-cruz.ca.us/PublicGISWeb>.
6. Craycroft Design, Proposed Development, 4303 B Scotts Valley Drive, Scotts Valley, CA, APN: 022-902-11, Sheets A1.1, A2.1, A2.2, A3.1, and A3.2, Design Date 8/8/19.
7. Dupré, W.R., 1975, Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California, U.S. Geological Survey Miscellaneous Field Studies Map MF-648, Scale: 1:62,500.
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9. Rock Solid Engineering, Inc., Geotechnical Investigation-Design Phase, Proposed New Townhouses Project, 4303 Scotts Valley Drive, Scotts Valley, California, A.P.N. 022-172-73, Project No. 06058, February 26, 2007.

APPENDIX A

FIELD EXPLORATION AND LABORATORY TESTING PROGRAM

•	Field Exploration Procedures	Page A-1
•	Laboratory Testing Procedures	Page A-2
•	Boring Location Plan	Figure A-1
•	Key to Logs	Figure A-2
•	Logs of Exploratory Borings	Figures A-3 thru A-5
•	Summary of Laboratory Test Results	Figure A-6
•	Direct Shear Test Results	Figures A-7 & A-8
•	Consolidation Test Results	Figures A-9 & A-10

FIELD EXPLORATION PROCEDURES

- A-1. Subsurface conditions were previously explored by drilling 3 borings to an approximate depth 21.5 feet below existing grade. The borings were advanced with a truck mounted drill rig equipped with 6 inch solid stem augers. The approximate locations of the borings are shown on the Boring Location Plan, **Figure A-1**. The Key to Logs, **Figure A-2**, gives definitions of the terms used in the Logs of Exploratory Borings. The Logs of Exploratory Borings are presented in **Figures A-3** through **A-5**.
- A-2. Drilling of the borings was observed by our Field Geologist who logged the soils and obtained bulk and relatively undisturbed samples for classification and laboratory testing. The soils were classified, based on field observations and laboratory testing, in accordance with Unified Soil Classification System.
- A-3. Relatively undisturbed soil samples were obtained by means of a drive sampler. The hammer weight and drop being 140 pounds and 30 inches, respectively. The number of "Blows/Foot" required to drive samplers are indicated on the logs.
- A-4. Exploratory borings were located in the field by measuring from known landmarks. The locations, as shown, are therefore within the accuracy of such a measurement.
- A-5. Groundwater was not encountered during the course of our field exploration.

LABORATORY TESTING PROCEDURES

A-6. Classification

Soils were classified in accordance with the Unified Soil Classification System. Moisture content and in-situ density determinations were made from relatively undisturbed soil samples. The results are presented in the Logs of Exploratory Borings and in the Summary of Laboratory Test Results, **Figure A-6**.

A-7. Direct Shear

Direct shear strength tests were performed on representative samples of the on-site soils in accordance with laboratory test standard ASTM D 3080-98. Samples were relatively undisturbed, or remolded as specified. To simulate possible adverse field conditions, the samples were saturated prior to testing unless otherwise noted. A saturating device was used which permitted the samples to absorb moisture while preventing volume change. The direct shear test results are presented in **Figures A-7 and A-8**.

A-8. Consolidation

Consolidation tests were performed on representative, relatively undisturbed samples of the underlying soils to determine compressibility characteristics. The samples were saturated during the tests to simulate possible adverse field conditions. The test results are presented in **Figures A-9 and A-10**.

A-9. Expansion Index

Expansion tests were performed on representative, remolded samples of the on-site soils in accordance with laboratory test standard ASTM D 4829-11. The test results are presented in **Figure A-6**.

A-10. Soluble Sulfates

The soluble sulfate content was determined for samples considered representative of the on-site soils likely to come in contact with concrete in accordance with test method California 417. The test results are presented in **Figure A-6**.



TOPOGRAPHIC MAP PREPARED
BY C2G, DATED FEB. 2007

KEY TO LOGS

UNIFIED SOIL CLASSIFICATION SYSTEM

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More than half of the material is larger than the No. 200 sieve	GRAVELS More than half of the coarse fraction is larger than the No. 4 sieve	CLEAN GRAVELS (Less than 5% fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS More than half of the coarse fraction is smaller than the No. 4 sieve	CLEAN SANDS (Less than 5% fines)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands, gravelly sands, little or no fines
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS More than half of the material is smaller than the No. 200 sieve	SILTS AND CLAYS Liquid limit less than 50		ML	Inorganic silts and very fine sands, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
			HIGHLY ORGANIC SOILS	

GRAIN SIZE LIMITS

SILT AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	No. 200	No. 40	No. 10	No. 4	3/4 in.	3 in.	12 in.
US STANDARD SIEVE SIZE							

RELATIVE DENSITY	
SAND AND GRAVEL	BLOWS/FT*
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CONSISTENCY	
SILT AND CLAY	BLOWS/FT*
VERY SOFT	0 - 2
SOFT	2 - 4
FIRM	4 - 8
STIFF	8 - 16
VERY STIFF	16 - 32
HARD	OVER 32

MOISTURE CONDITION
DRY
DAMP
MOIST
WET

* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 inch I.D.) split spoon (ASTM D-1586).

LOG OF EXPLORATORY BORING

Project No.: 06058	Boring: B1	
Project: 4303 Scotts Valley Drive	Location: eastern edge of property	
Scotts Valley, California	Elevation: ~567'	
Date: January 9, 2007	Method of Drilling: Truck Mounted Drill Rig, 6in. Solid Stem	
Logged By: DSG	Auger, 140lb. Safety Hammer	

Depth (ft.)	Soil Type	Undisturbed	Bulk	2" DIA Sample 2.5" DIA Sample Bulk Sample	Terzaghi Split Spoon Sample Static Water Table	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
											c (psf)	ϕ°	
	SM					NATIVE							
						Black Silty SAND, fine grained, slightly moist, non-plastic, loose	10	102.7	7.8	110.8	230	37	Chem.
5						Very dark yellowish brown Silty SAND, fine grained, slightly moist, non-plastic, loose	12	105.6	7.4	113.5			
						increased drilling resistance at 7 ft. onwards							
	(SM)					SANTA MARGARITA SANDSTONE							
10						Yellowish white SANDSTONE, weakly cemented, slightly moist, medium dense	36	114.6	7.9	123.7			
15						material consistent	28		9.5				
20						material consistent	45		7.4				
						Boring Terminated @ 21.5 ft. Groundwater Not Encountered. Boring Backfilled With Cuttings.							
25													

ROCK SOLID ENGINEERING, INC.

FIGURE
A-3

LOG OF EXPLORATORY BORING

Project No.: 06058	Boring: B2	
Project: 4303 Scotts Valley Drive Scotts Valley, California	Location: west central area of the property	
Date: January 9, 2007	Elevation: ~565'	
Logged By: DSG	Method of Drilling: Truck Mounted Drill Rig, 6in. Solid Stem Auger, 140lb. Safety Hammer	

Depth (ft.)	Soil Type	Undisturbed	Bulk	 2" DIA Sample	 2.5" DIA Sample	 Bulk Sample	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing	
				 Terzaghi Split Spoon Sample	 Static Water Table	c (psf)					φ °			
				Description										
				NATIVE, forest duff and organic debris										
	SM			Black very Silty SAND, fine grained, slightly moist, non-plastic, slightly moist, non-plastic, loose				9	99.5	8.0	107.4		Consol.	
5				Very dark brown Silty SAND, fine grained, slightly moist, non-plastic, loose				11	106.4	8.4	115.3	110		41
				increased drilling resistance at 7 ft. onwards										
	(SM)			SANTA MARGARITA SANDSTONE										
10				Yellowish white Silty SANDSTONE, fine grained, weakly cemented, slightly moist, non-plastic, medium dense, non-plastic				47		3.4				
15				material consistent				23		4.8				
20				material consistent, dense				45		6.0				
				Boring Terminated @ 21.5 ft. Groundwater Not Encountered. Boring Backfilled With Cuttings.										
25														

ROCK SOLID ENGINEERING, INC.

FIGURE
A-4

LOG OF EXPLORATORY BORING

Project No.: 06058 Boring: B-3
 Project: 4303 Scotts Valley Drive Location: southeast area of property
 Scotts Valley, California Elevation: ~561'
 Date: January 9, 2007 Method of Drilling: Truck Mounted Drill Rig, 6in. Solid Stem
 Logged By: DSG Auger, 140lb. Safety Hammer

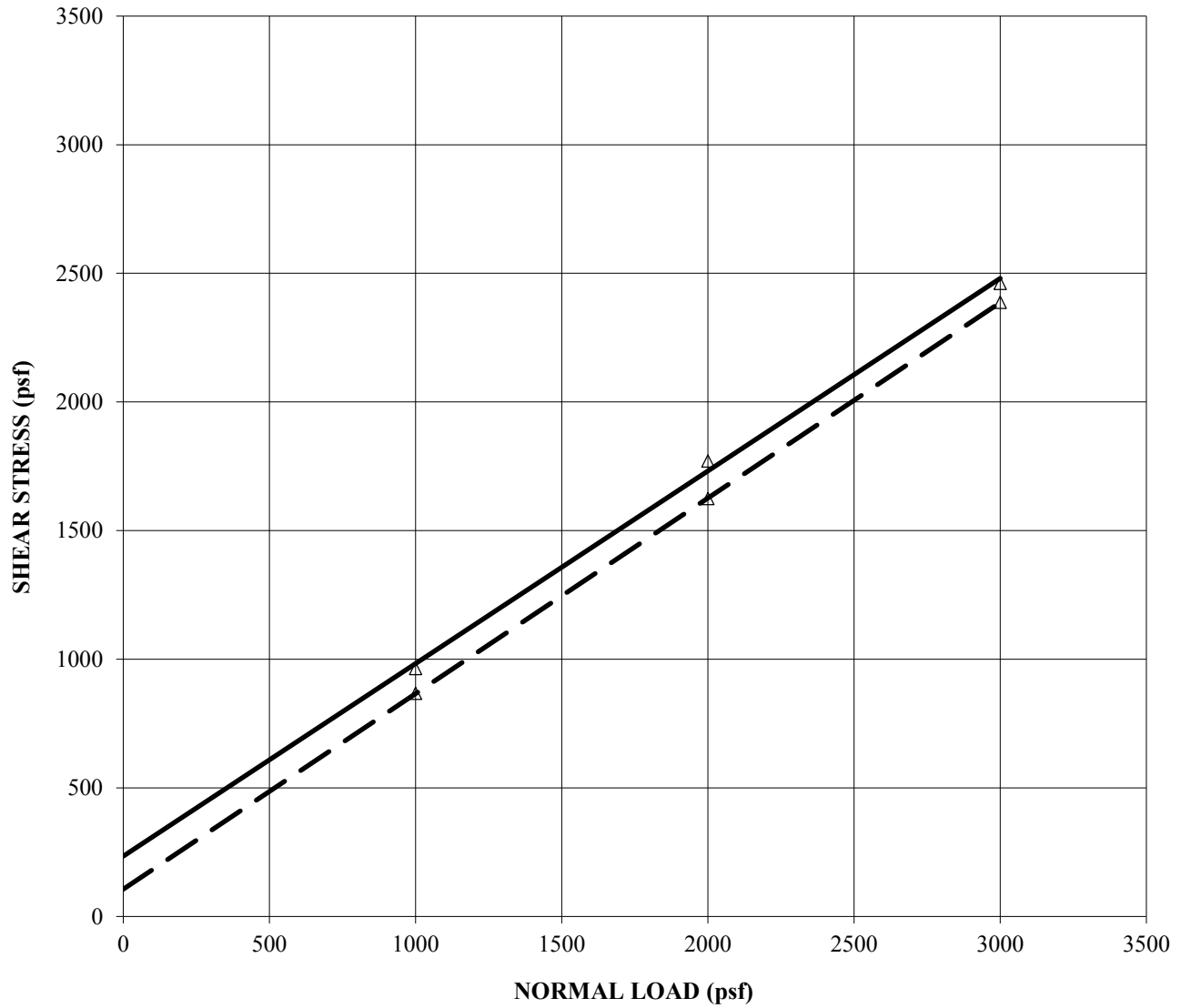
Depth (ft.)	Soil Type	Undisturbed	Bulk	2" DIA Sample 2.5" DIA Sample Bulk Sample Terzaghi Split Spoon Sample Static Water Table	Description	Blows	Dry Density (pcf)	Moisture Content (%)	Wet Density (pcf)	Direct Shear		Miscellaneous Laboratory Testing
										c (psf)	ϕ°	
	GP				Grey 3/4" diameter GRAVEL							
	SM				NATIVE							
					Black very Silty SAND, fine grained, slightly moist, non-plastic, loose	10	102.8	6.7	109.6			Chem.
5					Dark yellowish brown Silty SAND, fine grained, slightly moist, non-plastic, loose	18	105.8	4.8	110.8			Consol.
					increased drilling resistance at 8 ft. onwards							
10	(SM)				SANTA MARGARITA SANDSTONE							
					Yellowish white Silty SANDSTONE, fine grained, weakly cemented, slightly moist, non-plastic, medium dense	30	114.3	8.5	124.0			
15					material consistent	40		9.9				
20					material consistent	37		6.6				
25					Boring Terminated @ 21.5 ft. Groundwater Not Encountered. Boring Backfilled With Cuttings.							

ROCK SOLID ENGINEERING, INC.

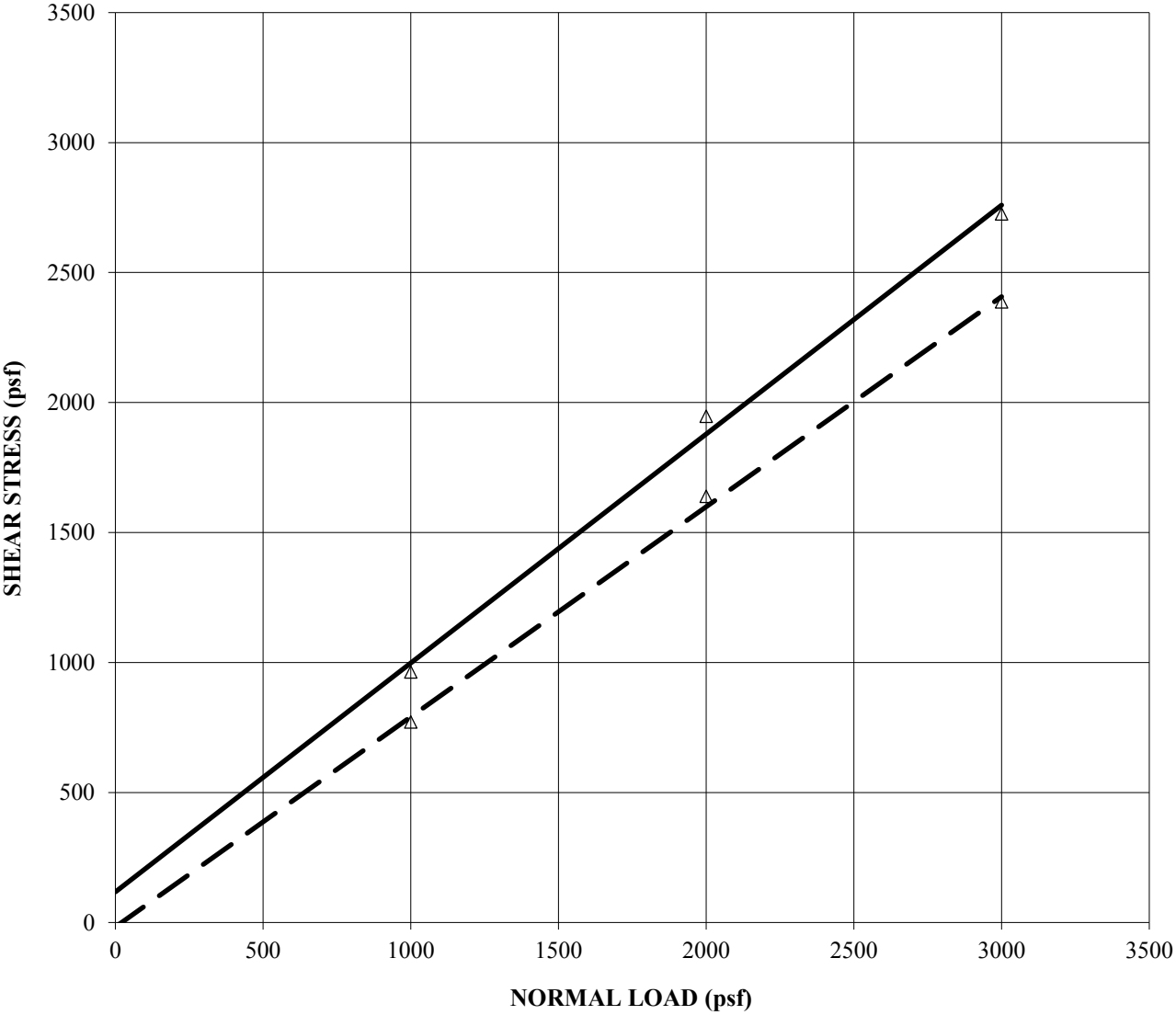
FIGURE
A-5

SUMMARY OF LABORATORY TEST RESULTS													
BORING	DEPTH	SOIL TYPE	IN-SITU			DIRECT SHEAR		GRAIN SIZE (%)				EXPANSION INDEX	SOLUBLE SULFATES (ppm)
			DRY DENSITY (pcf)	MOISTURE CONTENT (%)	WET DENSITY (pcf)	COHESION (psf) (PEAK)	FRICTION ANGLE (PEAK)	GRAVEL	SAND	SILT	CLAY		
B1	2.0	SM	102.7	7.8	110.8	230	37						42
B1	5.0	SM	105.6	7.4	113.5								
B1	10.0	(SM)	114.6	7.9	123.7								
B1	15.0	(SM)		9.5									
B1	20.0	(SM)		7.4									
B2	2.0	SM	99.5	8.0	107.4								
B2	5.0	SM	106.4	8.4	115.3	110	41						
B2	10.0	(SM)		3.4									
B2	15.0	(SM)		4.8									
B2	20.0	(SM)		6.0									
B3	2.0	SM	102.8	6.7	109.6								38
B3	5.0	SM	105.8	4.8	110.8								
B3	10.0	(SM)	114.3	8.5	124.0								
B3	15.0	(SM)		9.9									
B3	20.0	(SM)		6.6									
Bulk	0-1	SM										1	
													FIGURE A-6

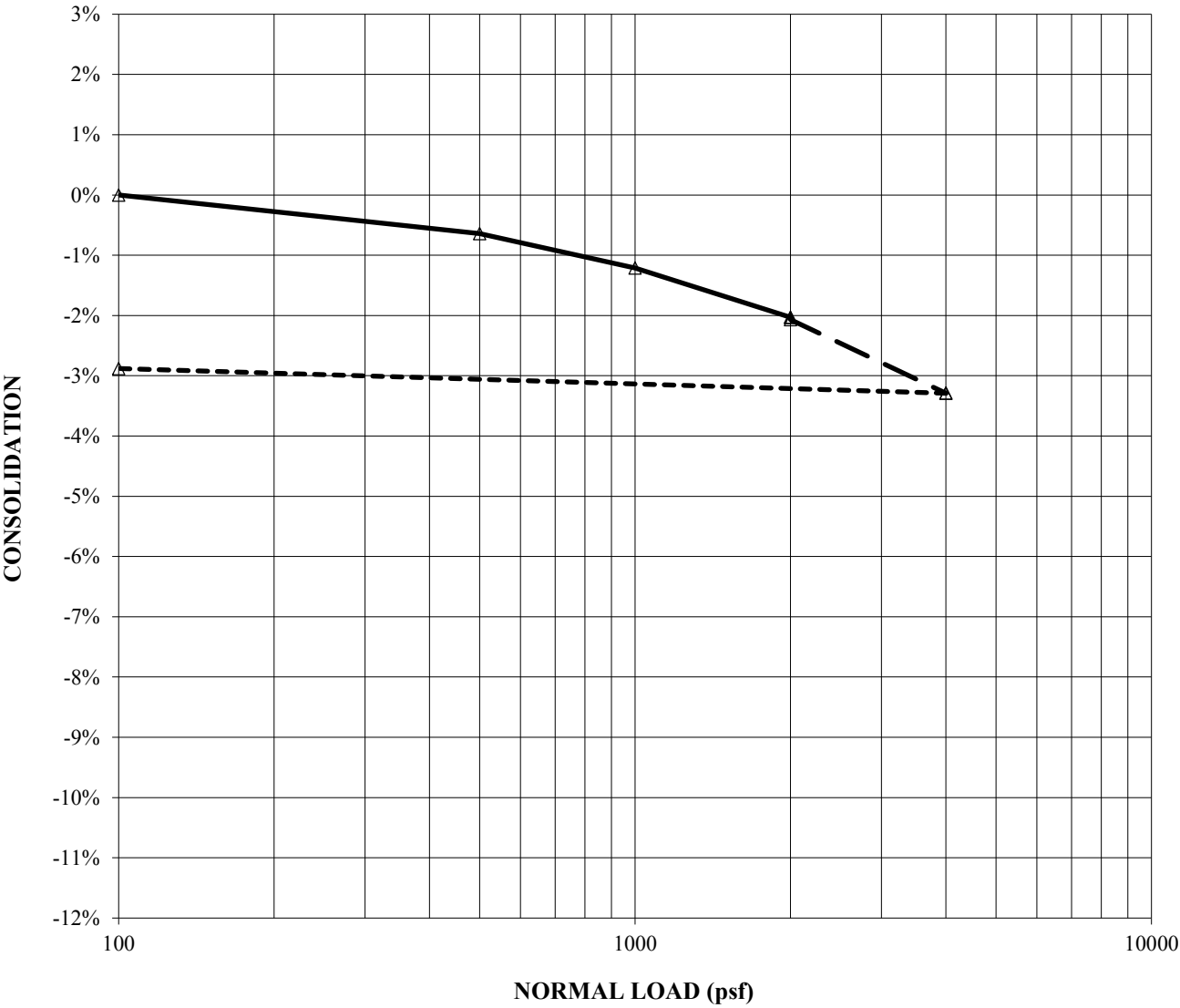
BORING:	B1		COHESION	FRICTION
DEPTH (ft):	2.0		(psf)	ANGLE
SOIL TYPE (USCS):	SM	————— PEAK	230	37
		- - - - - RESIDUAL	100	37
TEST SAMPLE TYPE:		FIELD MOISTURE:	7.8%	
IN-SITU (SATURATED)		SATURATED MOIST:	24.7%	



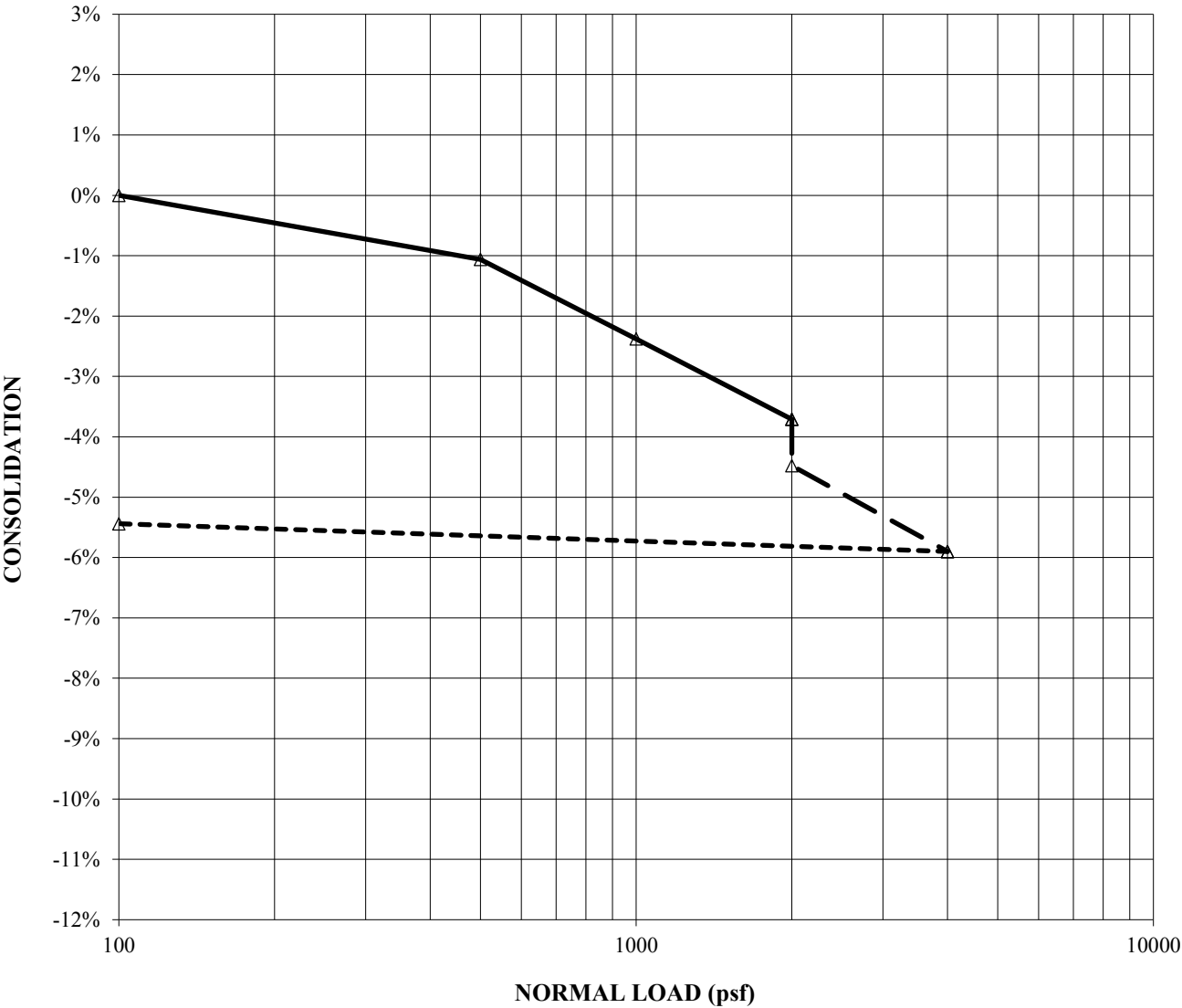
BORING:	B2			COHESION	FRICTION
DEPTH (ft):	5.0			(psf)	ANGLE
SOIL TYPE (USCS):	SM			110	41
				0	39
TEST SAMPLE TYPE:			FIELD MOISTURE:	8.4%	
IN-SITU (SATURATED)			SATURATED MOIST:	23.9%	



BORING:	B2	FIELD MOISTURE	
DEPTH (ft):	2.0	SATURATED	
SOIL TYPE (USCS):	SM	REBOUND	
SEATING WEIGHT:	220 psf	FIELD MOISTURE:	8.0%
		SATURATED MOIST:	24.6%



BORING:	B3	FIELD MOISTURE	
DEPTH (ft):	5.0	SATURATED	
SOIL TYPE (USCS):	SM	REBOUND	
SEATING WEIGHT:	220 psf	FIELD MOISTURE:	4.8%
		SATURATED MOIST:	21.4%



Stormwater Control Plan
for
4303 Scotts Valley Drive MLD



07/28/2020

A handwritten signature in cursive script that reads "Ryan P. Haley".

Rick Hochler

prepared by:

Cornerstone Civil
Ryan Haley, PE
(831)346-5446

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Project Data

A completed project data form is included in Attachment A.

Table 1. Project Data

Project Name/Number	4303 Scotts Valley Dr MLD
Application Submittal Date	
Project Location	4303 Scotts Valley Drive
Project Phase No.	N/A
Project Type and Description	Construction of two (2) new residences and an attached garage to an existing residence. Construction of a shared access road, retaining walls, and a fire truck turnaround
Project Tier	2

I. Setting

I.A. Project Location and Description

The parcel is located at 4303 Scotts Valley Drive. The project will be the subdivision of three parcels; one existing residence is to remain and two new residences will be constructed.

I.B. Existing Site Features and Conditions

The site is currently developed with a house and a concrete driveway. Access to the parcel exists through a 24' wide PUE and Right-of-way easement on a neighboring parcel. The terrain is sloping at an average of 15% towards the neighboring parcel to the south.

I.C. Opportunities and Constraints for Stormwater Control

This development design relies on the infrastructure of the neighboring parcel. There are currently design plans for this parcel which include stub outs for water, sewer and stormwater utilities. Construction of the site will require these utilities to be in place per the current design.

The two new residences, new garage and adjacent grades will flow to the new storm drain pipe provided by the neighboring development. There is a fire department turnaround placed near the entrance of the property that will be constructed of porous pavers for a retention system. On the south side of the property there is a landscaped area that will serve as a bioretention facility. These two water quality treatment measures will be used as a hybrid system to mitigate all new impervious areas. Both facilities will include an overflow pipe with will tie into the storm drain stubout from the neighboring development.

Low Impact Development Design Strategies

I.D. Optimization of Site Layout

The site currently flows to the east. The design has utilized this pattern and included two water quality treatment facilities at the lowest point of the site.

I.D.1. Preservation of natural drainage features

This site is being largely covered with impervious area. The slope at the far eastern portion of the site will remain untouched.

I.D.2. Setbacks from creeks, wetlands, and riparian habitats

N/A

I.D.3. Minimization of imperviousness

The roadway is designed to be a minimum width as required by the fire department. The only other impervious is that created by the construction of the new house.

I.E. Use of Permeable Pavements

The fire department turnaround will be constructed of a porous material

I.F. Dispersal of Runoff to Pervious Areas

Most of the proposed buildings will outlet the roof drainage to landscaping. There are a few instances where this is not feasible.

I.G. Stormwater Control Measures

Tier 2 -Water Quality Treatment Facility

One bioretention treatment facility and one porous paver retention facility.

Tier 3 -Runoff Retention Facility N/A

Tier 4 - Flow Control Facility N/A

I.H. Alternative Compliance Measures

If applicable provide BMP infeasibility documentation in an Appendix.

II. Documentation of Drainage Design

II.A.Descriptions of each Drainage Management Area

A Drainage Management Area Plan is included in Attachment B to accompany the descriptions herein.

II.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA 1	Asphalt and Building roof	1,585 SF
DMA 2	Asphalt and Building Roof	6,506 SF

II.A.2. Drainage Management Area Descriptions

DMA 1, totaling 1,585 square feet, drains The structures of proposed lot 1 and the parking areas for the lot. DMA 1 drains to SCM 1 which is a bioretention facility 70 SF in plan area.

DMA 2, totaling 6,506 square feet, drains the shared access road, the roof drainage for lot 2 and the new garage on lot 3 and the parking areas for lots 2 and 3. DMA 2 drains to SCM 2, a retention system 1,140 SF in plan area.

II.B. Tabulation and Sizing Calculations

II.B.1. Information Summary for BMP Facility Design

Total Project Area (Square Feet)	18,916 SF
Design Storm Depth	2.0
Applicable Requirements	Tier 2

Design calculations are included in Attachment C. Design Calculations include Hydrologic Calculations, Stormwater BMP Facility Sizing, and Hydraulic Calculations.

II.B.2. Areas Draining to Bioretention Facilities (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
DM A-1	1585	Asph/bl dg	1	3658	SCM Rough Sizing factor	Minimum SCM Size	Proposed SCM Size
Total>					0.04	64	70

See attached calculation for retention system sizing.

III. Source Control Measures

III.A. Site activities and potential sources of pollutants

III.B. Source Control Table

Potential source of runoff pollutants Permanent source control BMPs Operational source control BMPs

Storm drain inlets	Marked “No dumping flows to bay”	Maintenance of marking
Interior Parking	Plans state that interior drains will be plumbed to sanitary sewer.	

III.C. Ownership and Responsibility for Maintenance in Perpetuity

“The applicant accepts responsibility for the operation and maintenance of stormwater treatment and flow control facilities for the life of the project. Any future change or alteration, or the failure to maintain any feature described herein can result in penalties including but not limited to fines, property liens, and other actions for enforcement of a civil judgment.”

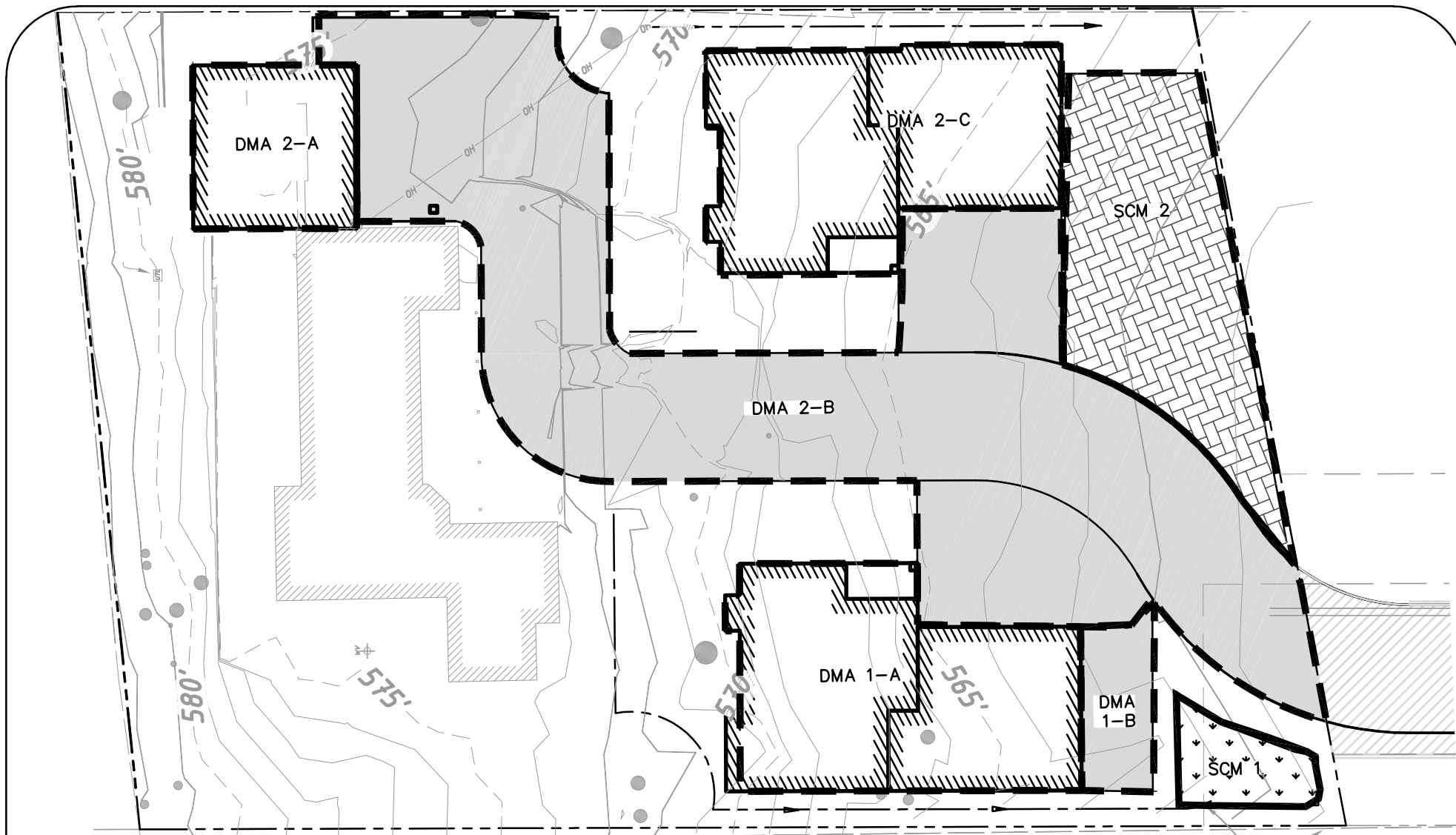
III.D. Summary of Maintenance Requirements for Each Stormwater Facility

ITEM	INTERVAL	INSPECTION	REPAIR
GRASS LINED SWALES	ANNUAL	1. OBSTRUCTIVE VEGETATION 2.	1. REPAIR STRUCTURAL

		ACCUMULATION OF TRASH AND DEBRIS	DEFICIENCIES 2. REMOVE TRASH AND DEBRIS
INLETS	ANNUAL	1. "NO DUMING..." MARKING 2. ACCUMULATED TRASH AND DEBRIS 3. ACCUMULATED SEDIMENT	1. REPLACE/CLEAN MARKINGS 2. REMOVE TRASH AND DEBRIS 3 REMOVE SEDIMENT
BIO-RETENTION FACILITIES	ANNUAL	1. ACCUMULATED TRASH OR DEBRIS 2. EXCESSIVE/ INVASE PLANTS 3. CLOGGED SUBDRAIN	1. REMOVE TRASH 2. REMOVE/MOW AND REPLACE PLANTS 3. CLEAN THROUGH OVERFLOW STRUCTURE.

IV. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide.



SUMMARY

DMA 1-A = 1,342 SF DMA 1-B = 243 SF 1,585 SF	SCM1 $1585 * 0.04 = 64 \text{ SF REQ'D}$
DMA 2-A = 529 SF DMA 2-B = 4,625 SF DMA 2-C = 1,352 SF 6,506 SF	SCM2 6506 SF TO RETAIN THE 85TH% STORM

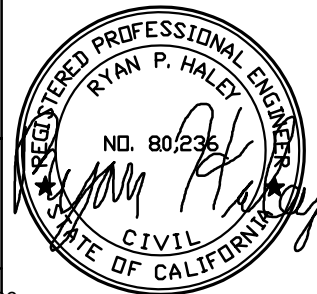
CORNERSTONE

CIVIL
Land Development Engineering
2528 Charlene Lane
Santa Cruz, CA
(831) 346-5446

DRAINAGE MANAGEMENT AREA MAP

FOR
4303 SCOTTS VALLEY DRIVE
APTOS, CA
APN: 022-902-11

DATE: JULY 28, 2020



Central Coast Region Stormwater Control Measure Sizing Calculator

Version: 2/26/2014

1. Project Information

Project name:	Hochler MLD
Project location:	4303 Scotts Valley Drive
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	2.0
Total project area (ft2):	18969
Total new impervious area (ft2):	6052
Total replaced impervious in a USA (ft2):	2039
Total replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	7147

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	1585	Concrete or asphalt	New	SCM-1

DMA Summary Area C	
Total project impervious area (ft2):	1585
New impervious area (ft2):	1585
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	0

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infiltr. Rate (in/hr)	Area (ft2)
SCM-1	Bioretention	1	HSG A/B	0.75	150

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Minimum SCM Area (ft2)
SCM-1	63

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name	Tributary DMA Area (ft2)	Tributary / SRA Area Ratio

Multi-Family, Commercial, and Others - Project Data Form

Project Name:	Hochler MLD
Application/Permit No:	N/A
APN:	022-902-11
Address:	4303 Scotts Valley Drive

A. Development Type:

New Development ☒
 Redevelopment/Remodel ☐

B. Impervious & Pervious Data:
Pre development

Impervious = 3,766 SF

Post development

Existing Impervious to Remain = 0 SF

Replaced Impervious = 2,039 SF

New Impervious = 6,052 SF

Total = 8,091 SF

Reduced Impervious Area Credit = 0 SF

Combined New & Replaced Impervious = 8,091 SF

Net Impervious Area = 8,091 SF

Note: Net Impervious Area = (Replaced Impervious Area + New Impervious Area) - Reduced Impervious Area Credit

C. Performance Tier (Automatically determined from calculations above)

(≥2,500 SF of new and replaced; <5,000 SF of net Impervious) Tier 1 =	
(≥5,000 SF of net impervious; <15,000 SF of new and replaced) Tier 2 =	x
(≥15,000 but <22,500 SF of new and replaced impervious area) Tier 3 =	
(≥22,500 SF new and replaced) Tier 4 =	

D. BMP Requirements

WMZ= 9 (Enter Watershed Management Zone 1, 2, 3, 5, or 9: see map on 2nd page)

WMZ	Tier 1 - BMP & Runoff Reduction	Tier 2 - Water Quality	Tier 3 - Runoff Retention	Tier 4 - Peak Management
9	Required	Required	-	-

E. Reporting Requirements

Tier	Simple Stormwater Control Plan	Stormwater Control Plan	Operation & Maintenance Plan	Maintenance Agreement
2	-	Required	Required	Required

Notes:

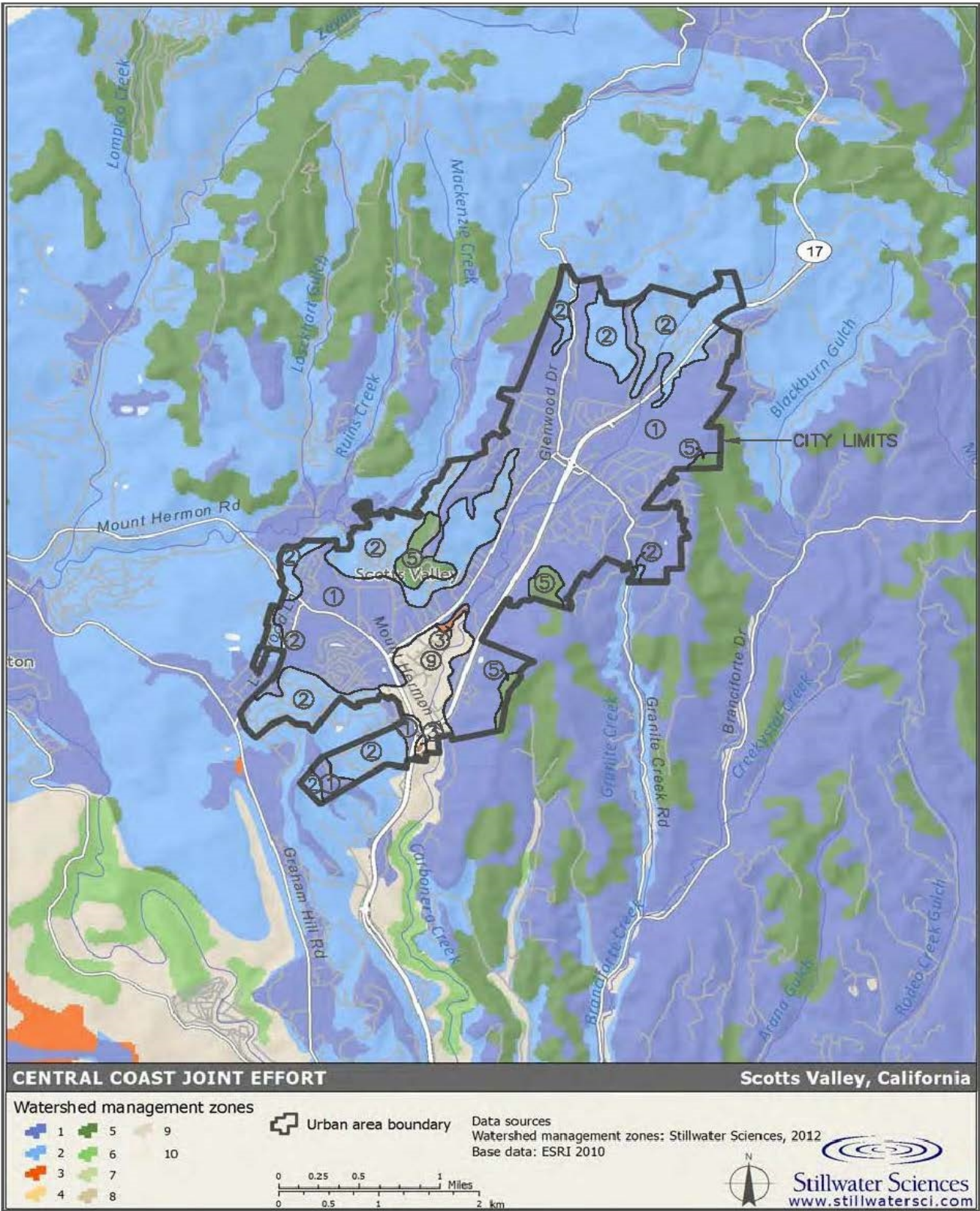
1. Tier 3 or 4 projects that require "Optimize Infiltration" shall design stormwater management facility to provide infiltration as the first priority method of mitigation. Compliance for the retention of the remaining volume must be achieved via storage, rainwater harvesting and/or evapotranspiration.

2. Where optimize infiltration is not required, compliance must be achieved via storage, rainwater harvesting, infiltration, and/or evapotranspiration.

3. 85th Percentile 24-hour rainfall depth = 1.5” and 95th Percentile 24-hour rainfall depth = 2.6”

F. Watershed Management Zone Map

Note: If the project cannot accurately be located on the map below, use the Google-Earth WMZ file available on the City's website.



DRAINAGE CALCULATIONS

Rick Hochler
4303 Scotts Valley Drive
Scotts Valley, CA
APN: 022-172-73

Retention System Sizing Calculation

Scotts Valley Stormwater Post Construction Requirements.
Chapter 4 - 1 Retain 85TH percentile Storm 24 hr event

Rainfall Intensity =	1.5 in/24-hr	RWQCB
Runoff Coefficient =	0.9 (Impervious)	
Tributary Area =	6506 SF	See attached map
Retention Area =	1140 SF	
Soil Conductivity K_{SAT} =	55 $\mu\text{m/s}$	
	= 7.79526 in/hr	

Infiltration through paver area = $K_{SAT} * \text{Plan Area} * (0.75 \text{ Efficiency Factor})$

$$= \frac{7.79526 * 1140 * 0.75}{12 \text{ (in/ft)}}$$

$$= 555 \text{ CF/Hr}$$

Total flow to paver area (24 hr. 85TH Percentile Storm) = $C * i * A$

$$= \frac{0.9 * 1.5 * 6506}{12 \text{ (in/ft)}}$$

$$= 732 \text{ CF/24-Hr}$$

$$= 30 \text{ CF/Hr}$$

Calculate Delta Flow

$$= Q - Q_{\text{INFILTRATION}}$$

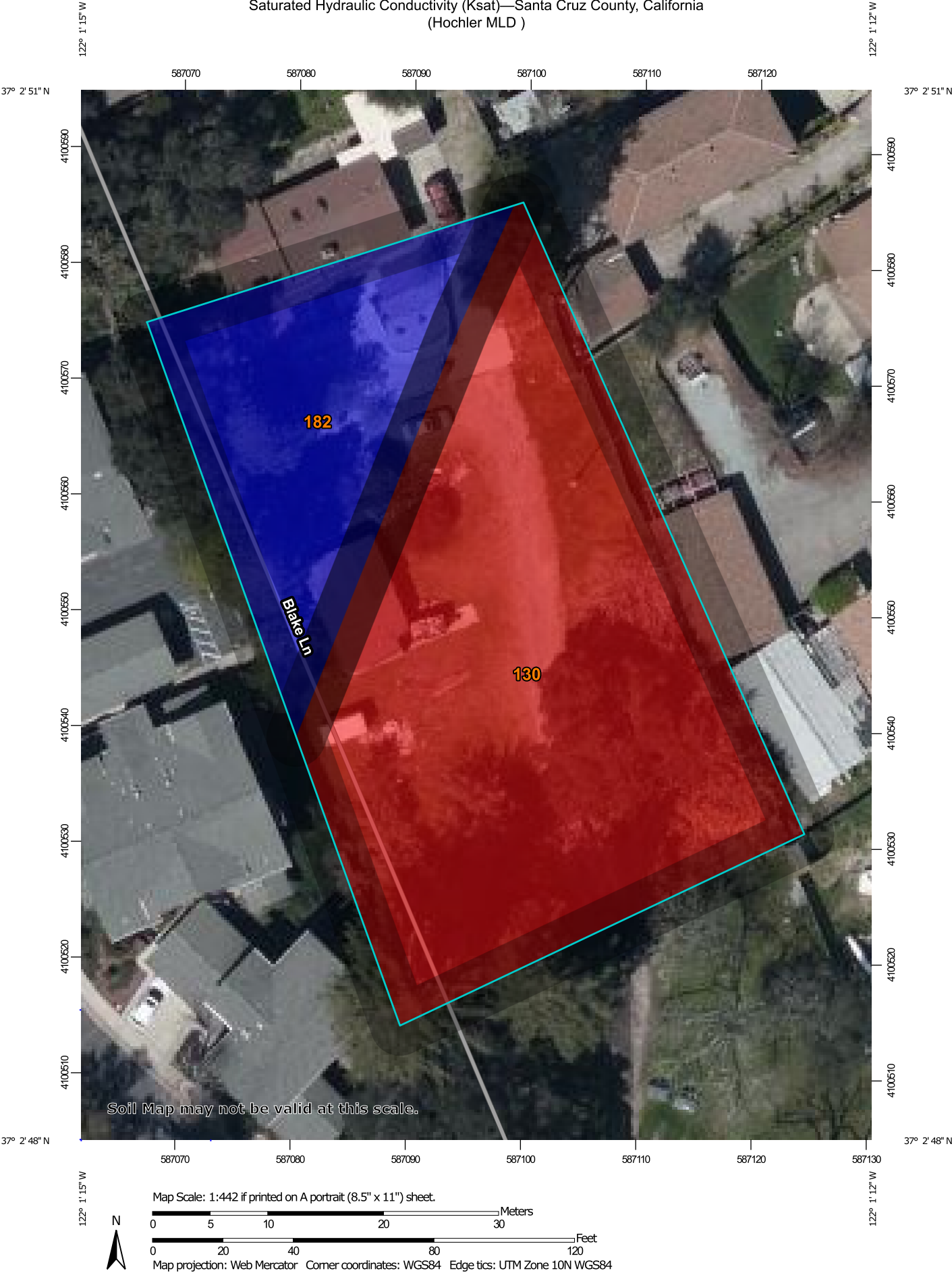
$$= 30 - 555$$

$$= -525 \text{ CF/Hr. **}$$

** Negative value indicates that the porous paver area will infiltrate stormwater at a much greater rate than the 85TH percentile storm will create.

The permeable material layer will be just deep enough to allow for perforated pipe sub-drains

Saturated Hydraulic Conductivity (Ksat)—Santa Cruz County, California
(Hochler MLD)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 ≤ 55.0000
 > 55.0000 and ≤ 92.0000
 Not rated or not available

Soil Rating Lines

 ≤ 55.0000
 > 55.0000 and ≤ 92.0000
 Not rated or not available

Soil Rating Points

 ≤ 55.0000
 > 55.0000 and ≤ 92.0000
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Cruz County, California
Survey Area Data: Version 13, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 16, 2019—Apr 7, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Saturated Hydraulic Conductivity (Ksat)

Map unit symbol	Map unit name	Rating (micrometers per second)	Acres in AOI	Percent of AOI
130	Elder sandy loam, 2 to 9 percent slopes, MLRA 14	55.0000	0.4	72.3%
182	Zayante coarse sand, 5 to 30 percent slopes	92.0000	0.2	27.7%
Totals for Area of Interest			0.6	100.0%

Description

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity is considered in the design of soil drainage systems and septic tank absorption fields.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

The numeric Ksat values have been grouped according to standard Ksat class limits.

Rating Options

Units of Measure: micrometers per second

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Fastest

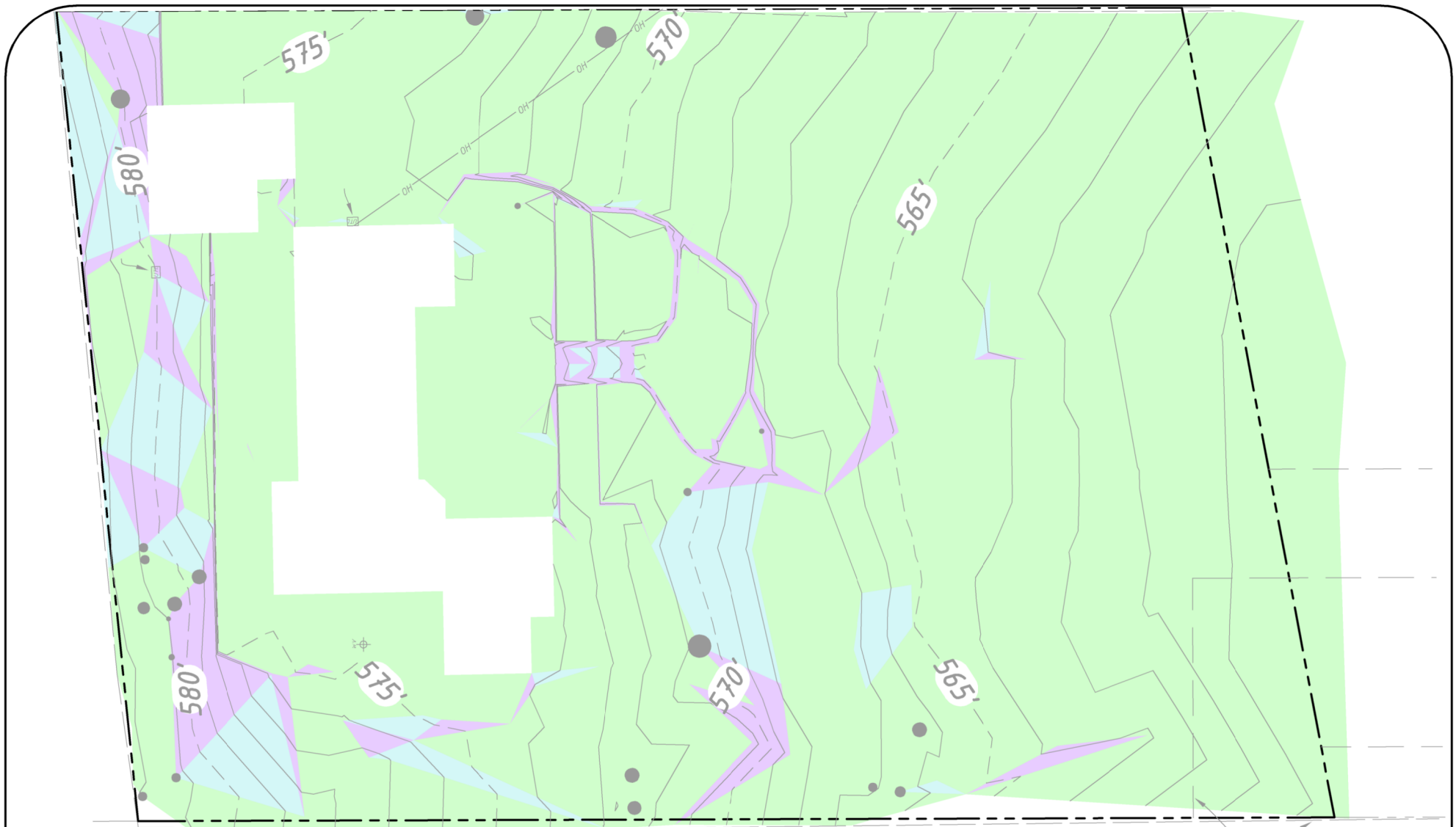
Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

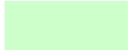
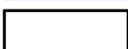
Top Depth: 24

Bottom Depth: 48

Units of Measure: Inches



LEGEND

	0% to 25%	15,950 SF
	25% to 30%	1,270 SF
	30% +	1,100 SF
	STRUCTURE (0%)	1728 SF

CORNERSTONE
 **CIVIL**

Land Development Engineering
 2528 Charlene Lane
 Santa Cruz, CA
 (831) 346-5446

DRAINAGE MANAGEMENT AREA MAP

FOR RICK HOCHLER
 4303 SCOTTS VALLEY DRIVE
 APTOS, CA
 APN: 022-902-11

DATE: DECEMBER 06, 2019



204

RESOLUTION NO. 1998.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A MINOR LAND DIVISION NO. (MLD19-002) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 022-902-11.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, of the Hochler & Ross Family Trust for a Minor Land Division No. MLD19-002 for a three-lot residential subdivision and a common parcel, for two single-family homes and a detached two-car garage for the existing single family home and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust, (referred to as “applicant”) has presented substantial evidence which supports the Application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Negative Declaration for the project by adoption of Resolution No. 1998; and

WHEREAS, the City Council approved the Planned Development Overlay for the project by Adoption of Ordinance No. 16-ZC-238.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Land Division findings, as further clarified in the staff report dated June 16, 2021:

1. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides two new single-family homes in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.
2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the three-lot residential development on the 0.43-acre site is consistent with the General Plan High Density Residential density as it does not exceed the maximum units per acre. The subdivision design and the related property improvements create two new single-family homes with attached two-car garages and a new two-car garage for the existing home, private yard spaces for each new. The project as proposed and conditioned is consistent with goals and objectives of the General Plan.
3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 0.43-acre site is sufficient in size to accommodate the three-lot subdivision and improvements including two-car garages and private yard areas for each unit. It is an infill lot and will add two new single-family homes. The three-lot subdivision is suitable as it adds two new single-family homes on an underutilized infill lot, and it does not exceed the General Plan and Zoning density. Public services are available, and utilities are of adequate capacity to accommodate the project.
4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the ND found that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish, wildlife or habitat with the implementation of identified standard conditions of approval.
5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Negative Declaration evaluated that the project is not expected to cause serious public health problems.

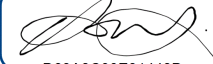
6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project site. Common lot Parcel A provides a shared access road benefitting the three lots. It also contains an emergency vehicle turnaround, utilities, on-site stormwater retention facilities and landscaping. A condition of approval requires a road access easement and maintenance management to share in the maintenance of driveways, landscaping, and stormwater infrastructure. Access to the project site is via a 24" wide private road (Coastal Oak Court) which requires an additional ingress egress easement over a corner of the adjacent property to the southeast (Lennar Homes) for the shared private road with an existing access and public utilities easement. The Public Works Department has reviewed the project and recommended approval subject to conditions.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Minor Land Division No. MLD19-002 for a three-lot residential subdivision, on a 0.43-acre site located at 4303 B Scotts Valley Drive subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 16th day of June 2021, by the following vote:

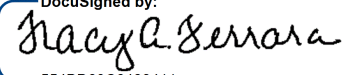
AYES: JOHNSON, LIND, REED, TIMM
 NOES: DILLES
 ABSTAIN: NONE
 ABSENT: NONE

APPROVED:

DocuSigned by:

 D69A8C00E91448D...

Derek Timm, Mayor

ATTEST:

DocuSigned by:

 554BD60C6488411...

Tracy A. Ferrara, City Clerk

4303 B Scotts Valley Drive Planned Development
4303 B Scotts Valley Drive / APN 022-902-11
June 16, 2021

Exhibit A - Conditions of Approval
ND20-002, PD19-004, MLD19-002, DR19-014
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Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all required development and impact fees before starting any grading/earth disturbance or construction on the property.

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, new attached two-car garage to the existing single-family dwelling, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, the Civil Plans dated 12/17/20 and the revised detached garage plan sheets A1.1, A1.2, A3.1, receive 5/11/21, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

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6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. To ensure that the tree protection measures conditions of approval are communicated and complied with a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Cultural Resources

Archaeological Resources

8. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
 - a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.
 - b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

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- c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.
 - d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
- 9. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.
- 10. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

- 11. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
- 12. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
- 13. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
- 14. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
- 15. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery

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efforts if necessary.

16. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. All fence and wall design details shall be included on plans submitted for building permit and subject to Planning Department approval.

Trees

Standard

25. All recommendations in the Arborist Report, dated December 10, 2019, are

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incorporated as conditions of project approval.

26. No tree removal shall occur until grading/building permit issuance.
27. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
28. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.
29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.
31. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
32. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

Project Specific

33. If any protection is removed, the arborist shall verify that the fencing and other measures were correctly reinstalled.
34. Provide a copy of a contract for the project arborist's services for the Community Development Department Director review and approval.
35. Prior to issuance of any grading or building permits, the arborist shall review the site plan dated 11/20/20, and the grading and improvement plans shall have the arborists recommendations included on the plans. The arborists

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recommendations are: 1) Obtain all necessary permits prior to removing or significantly altering any trees on site; 2) Remove trees recommended for removal; 3) Modify locations of retaining walls a minimum of 7-10 feet adjacent to tree #1, coast redwood and a minimum of 10 feet from T13 and 14 coast live oak, if they are to be retained; and 4) Additional tree protection specifications will be required once the final plans sets are completed. The arborist's recommendations for tree preservation shall be incorporated into the plans, and printed on the grading and construction drawings.

36. The project arborist shall routinely inspect the condition and health of the protected trees periodically through the term of construction. The arborist shall provide the notes to the Community Development Department Director review and notify if there are any issues.
37. Landscape plans submitted to the City for site development permits shall include a minimum of ten replacement trees. If additional trees are removed due to construction impacts, these trees shall also require replacement at a 2:1 ratio prior to occupancy and as part of the landscaper warranty. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

Landscaping

38. The landscaping improvements shall be permanently maintained and irrigated.
39. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.
40. A final landscape plan shall be submitted and include the name, number, size, and location for all planting materials, trees and ground covers replacement trees and shall be approved by the Community Development Director prior to issuance of grading or building permits.
41. The ground cover in the emergency turnaround adjacent to the garage on Lot 2 shall include shrubs in addition to ground cover.

Lighting

42. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from

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adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

CC&R's and Joint Maintenance

43. CC&R's and/or any joint maintenance agreements and subsequent association for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The ongoing maintenance documents shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.

Building Department

Standard

45. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
46. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
47. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
48. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
49. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA

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Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

50. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
51. Structural calculations shall be submitted and wet-signed by the Engineer of record.
52. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
53. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.
56. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
57. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
58. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

Grading

59. All recommendations in the geotechnical report prepared for the project shall

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be incorporated as conditions of project approval.

60. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
61. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
62. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
63. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

The following Air Quality BMPs shall be included in the construction contract for the project and be implemented during site grading:

64. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
65. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
66. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
67. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
68. Roadway(s) along the project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
69. No grading activities shall occur during days of high wind velocity.
70. Finished graded areas that are designated as open space and landscape areas of project shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
71. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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72. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Hazardous Materials and Hydrology

73. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
74. Construction materials shall not be stockpiled or stored where they could be accidentally discharged down slope or into Scotts Valley Drive.
75. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Public Works Department

76. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
77. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
78. Engineered Improvement Plans shall be submitted for all onsite and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

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79. Engineered improvement plans for all work, signed, and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
80. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
81. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
82. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
83. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
84. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

Stormwater Management Plan:

85. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
86. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
87. See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works
88. Impervious area must be shown on coversheet.
89. Applicant shall pay the cost to accomplish the utility design and construction to

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underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.

90. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording
91. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed in both paper and electronic files
92. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
93. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
94. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

DEPARTMENT OF PUBLIC WORKS -PARKS AND RECREATION DIVISION

95. The developer shall comply with SVMC chapter 16.35, dedication of land for parks and recreational purposes. Any fees shall be paid prior to issuance of a grading and/or building permit.

FIRE DEPARTMENT

96. This project shall comply with the California Fire Code as amended by the Scotts Valley Fire Protection District

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97. The emergency vehicle turnaround shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

DocuSigned by:

7F57C105C57E49C...

8/20/2021

Name and Signature of Property Owner, Rick Hochler

Date

RESOLUTION NO. 1998.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT (PD19-004) AND DESIGN REVIEW (DR19-014) FOR THE 4303 B SCOTTS VALLEY DRIVE PLANNED DEVELOPMENT FOR A THREE-LOT SUBDIVISION AND A COMMON PARCEL IN THE HIGH DENSITY RESIDENTIAL GENERAL PLAN AND ZONING DISTRICT FOR TWO SINGLE-FAMILY HOMES AND A DETACHED TWO-CAR GARAGE FOR THE EXISTING SINGLE FAMILY HOME AND RELATED SITE IMPROVEMENTS ON A 0.43-ACRE SITE LOCATED AT 4303 B SCOTTS VALLEY DRIVE / APN 022-902-11.

WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Rick Hochler, of the Hochler & Ross Family Trust for Planned Development No. PD19-004 and Design Review No. DR19-014 for a three-lot subdivision and a common parcel for two single-family homes, and a detached two-car garage for the existing single family home on a 0.43-acre site located at 4303 B Scotts Valley Drive (collectively referred to as “Application”); and,

WHEREAS, Rick Hochler, of the Hochler & Ross Family Trust (referred to as “applicant”) has presented substantial evidence which supports the Application; and

WHEREAS, the Application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, a Negative Declaration has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

WHEREAS, the project is determined to not have a significant impact on the environment based upon the results of the initial study; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2021, to consider the Application and after consideration of public testimony, the staff report and evidence submitted to support the Application, the Planning Commission recommended approval of the Application to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on June 16, 2021, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 1998; and

WHEREAS, the City Council approved the Planned Development Zoning for the project by adoption of Ordinance No. 16-ZC-231; and

WHEREAS, the City Council approved the Minor Land Division for the project by adoption of Resolution No. 1998.1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley as follows:

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Planned Development Permit findings, as further clarified in the staff report dated June 16, 2021:

1. ***That the Planned Development Zoning District Overlay and Permit (PD) further the policies of the General Plan.*** The project meets the requirement of this finding in that the project proposes two new single-family homes within lands designated R-H, High Density Residential on the City's General Plan map. The two new single-family homes are two-story and include two covered garage parking spaces and two uncovered parking spaces, and private yards. The homes are of a conventional design that is consistent with the character of the neighborhood. Further, the project improves and upgrades a previously developed and underutilized site providing housing opportunities for two additional families.
2. ***The proposed Planned Development District Overlays (PD) are consistent with the underlying land use designations and zoning districts and that of the City of Scotts Valley General Plan.*** The project meets the requirements of this finding because the PD district overlay will be combined with the base zoning district. The resulting R-H/PD zone allows specific development standards to be addressed to accommodate unique circumstances related to lot size and shape, intensity, coverage, and appearance of structures. The physical constraints of the site including the location of the existing home, the access road, emergency vehicle turnaround, on-site stormwater retention and tree preservation, resulted in a reduced three-lot subdivision with three new homes.
3. ***That the PD conforms in all respects to the planned development zoning of the property.*** The "PD" will be an overlay zone to the proposed R-H base zoning district. The project design meets the requirement of this finding in that approval of the Planned Development and Design Permit will allow two new two-story single-family homes with attached two-car garages, and a detached two-car garage for the existing single-family dwelling to be consistent with the parking requirements to be developed. The Planned Development zoning allows exceptions to the development standards to accommodate the proposed lot configuration with reduced lot sizes, width and depths, reduced front, side, and rear setbacks. Each new home will have private yard space and two covered garage parking spaces and two uncovered parking spaces.
4. ***That the inter-relationship between the orientation, location, mass and scale of building volumes, and elevations of buildings, structures, and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the overall sitting, mass, and height of the two-story homes, are well proportioned with attractive architectural

details and quality materials and are harmonious with conventional new homes in the neighborhood. The two-story homes are approximately 26.5 to 28.5-feet in height and similar to other nearby homes in the neighborhood. As designed consistent with the General Plan Action OSA-387. So general). The PD allows exceptions from the underlying R-H zoning standards predominantly related to lot size and configuration of the proposed lots, in order for each home to be on a separate parcel of land, which has private yard spaces. The architecture, quality exterior materials/ finishes/colors, and landscaping will create a visually harmonious project.

5. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the Project's Initial Study and Negative Declaration (ND20-002) and determined that there were no potentially significant adverse environmental impacts and the project will not degrade the quality of the environment wildlife or plant resources with the implementation of identified standard conditions of approval.

SECTION 2: The City Council of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated June 16, 2021:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed single-family homes will be sited appropriately in relation to the existing neighborhood and located at the terminus of the private road. The site gently slopes towards Scotts Valley drive and for level building pads retaining walls are required for Lots 1 and 2. The steeper portion of the site are behind the existing home will remain undisturbed except where the new two-car garage is proposed. The physical constraints of the site require exceptions from the development standards as allowed in a PD district, which are common on infill developments in the area such as the flag lot type driveway and requirements for on-site stormwater retention. As proposed the single-family homes are suited to the property, setting, and zoning context.
2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project meets the requirements of this finding in that the proposed single-family homes are two-story in height, utilize conventional stucco and hardie-board type shingle siding exterior, composition shingle roofing with brackets under the gables, and belly bands separating the stories on all sides. Included are shed roof details over some doors and windows and windows are white vinyl single hung and vary with single, double, and triple windows with multiple lights and wood trim. The color scheme incorporates natural color tones of light grey and blue green with white trim. The variety of quality materials, exterior treatments, finish details and exterior colors are appropriate and consistent with the City's design review criteria.

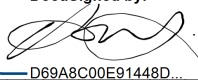
3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project, landscape design as depicted and described in the applicant schematic revisions dated October 20, 2020 would meet the requirements of this finding in that the project will provide new landscaping including replacement trees and shrubs, ground cover, and planted bioretention swales. The retaining walls along a portion of the front and rear yard property line for Lots 1 & 2 including a landscaping buffer. Preliminary landscaping and irrigation details have been reviewed. A condition of approval requires that final landscape and irrigation plans be submitted for staff review and approval by the Community Development Director.
4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each proposed single-family home has an attached two-car garage. A detached two-car one-story garage will be developed for the existing single-family home to become consistent with the parking requirements. The site requires an access road and an emergency vehicle turnaround which includes pervious pavers. The front entry walkways will also incorporate pervious pavers. Each of the driveways that serve the homes provides a minimum of two uncovered parking spaces which meet or exceed the City's single-family parking standard.
5. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that vehicle access to the site and to the homes driveways is through a shared, common, private parcel. This private road connects to "Coastal Oak Court" off Acorn Court, a newly constructed private road for the adjacent townhome development to the southeast. The project's vehicle access and circulation plan, at the end of a private road, is designed to accommodate an on-site emergency vehicle turn-around to accommodate City Fire Department emergency vehicles.
6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project includes retaining walls over three feet in height for a portion of Lots 1 and 2 front yard areas towards Lot 3. The concrete retaining walls vary from three to six feet in height. The interior retaining walls are topped with five-foot height redwood fences with a combined total height of eight to 11.5 feet. The retaining walls are required for new Lots 1 and 2 to create two level building pads. For Lots 1 and 2, along the property line of Lot 3, are similarly designed walls topped with redwood fences with an overall combined height of 9.5 to 11.5 feet. Along the shared driveway the landscape plans include plantings to screen and soften the appearance of the front yard retaining walls. For Lot 3 a portion of the side property line adjacent to the new one-story garage will require a retaining wall of 2.5 feet to three feet height, topped with a six-foot height redwood fence for a combined height of 6.5 feet to 8.5 feet. The retaining walls are an Allen block type concrete block with a light brown color finish. A new six-foot height wood good neighbor type perimeter fence will be constructed.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves Planned Development Permit No. PD19-004 and Design Review No. DR19-014 for the development of a three-lot subdivision and a common parcel, for two single-family homes, and a detached two-car garage for the existing single family home on a 0.43-acre site located at 4303 B Scotts Valley Drive, subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 16th day of June 2021, by the following vote:

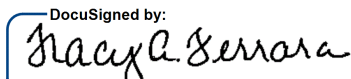
AYES: JOHNSON, LIND, REED, TIMM
NOES: DILLES
ABSTAIN: NONE
ABSENT: NONE

APPROVED:

DocuSigned by:

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Derek Timm, Mayor

ATTEST:

DocuSigned by:

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Tracy A. Ferrara, City Clerk

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Exhibit A

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council action of the project the developer/applicant shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. The developer shall obtain all required demolition, grading, improvement plans, and building permits and pay all required development and impact fees before starting any grading/earth disturbance or construction on the property.

Planning Department

4. The approved planning permits include a Planned Development Overlay and Permit, Minor Land Division, and Design Review for a three-lot residential subdivision, for two single-family homes and a detached two-car garage for the existing single family dwelling to be consistent with the parking requirements and related site improvements on a 0.43-acre site located at 4303 B Scotts Valley Drive on a 0.43-acre site. The two-story, single-family homes, new attached two-car garage to the existing single-family dwelling, and site improvements shall be constructed substantially as shown in the plans prepared Craycroft Design, John Craycroft, Designer, and Gregory Lewis, Landscape Designer, received dated November 11, 2020, the Civil Plans dated 12/17/20 and the revised detached garage plan sheets A1.1, A1.2, A3.1, receive 5/11/21, and as described in writing on the project's technical reports, which are on file in the Planning Department.
5. All site improvements shall be in conformance with the plans stamped approved, unless otherwise conditioned in this Exhibit to the satisfaction of the Community Development Director (CDD) and City.

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6. Any future changes to the approved plans that the developer and/or other reviewing agencies initiate and/or propose, shall require prior review and approval by the CDD/City and CDD confirmation regarding the level of environmental review and planning permits. As determined by the CDD, minor changes may be approved by the CDD while major changes may require review and approval by the Planning Commission and/or City Council, paid by the developer.
7. To ensure that the tree protection measures conditions of approval are communicated and complied with a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Cultural Resources

Archaeological Resources

8. The developer shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.
 - a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.
 - b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

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- c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.
 - d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.
- 9. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.
- 10. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

- 11. Provide the project paleontologist with a copy of the final grading plans for review prior to any project grading;
- 12. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas;
- 13. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
- 14. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
- 15. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery

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efforts if necessary.

16. The applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading.
17. The developer shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.
18. The qualified/registered paleontologist shall monitor all earthwork activity as described in conditions 19-23, below.
19. The applicant/contractor shall provide the project paleontologist with a copy of the final grading plans for review prior to any project grading.
20. Provide for daily monitoring during grading activities by the project paleontologist to determine if paleontological resources are encountered in excavated areas.
21. Allow for the recovery of any discovered paleontological resources according to a recovery plan/method specified by the project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.).
22. If recovery occurs, ensure that the project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken.
23. Specify in the construction contract with the project grading contractor(s), that grading personnel are to cooperate with and assist the project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Fences and Walls

24. All fence and wall design details shall be included on plans submitted for building permit and subject to Planning Department approval.

Trees

Standard

25. All recommendations in the Arborist Report, dated December 10, 2019, are

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incorporated as conditions of project approval.

26. No tree removal shall occur until grading/building permit issuance.
27. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
28. The final grading plans and improvement plans shall be reviewed and approved by the project Arborist prior to any grading and if deemed necessary additional tree preservation measures shall be applied to the project.
29. Upon completion of construction activities, the project arborist shall submit written documentation stating that all recommended tree preservation measures have been completed prior to Building Permit final for the project.
30. The cost of the project arborist review and implementation of conditions, site inspection and related work shall be borne by the applicant.
31. The project arborist shall place a monetary value on trees preserved on development sites and a surety bond in an amount equal to the value of the preserved trees shall be deposited with the city prior to issuance of a grading/building permit for the project. If damage occurs to the preserved trees during development and/or construction, funds will be drawn from the deposited amount. Funds remaining in the account will be returned to the applicant upon final inspection of the project.
32. During the pre-construction phase of development, the project arborist shall inspect tree protection fencing and the completion of pre-construction treatments. This inspection shall be completed prior to the issuance of any grading or building permits.

Project Specific

33. If any protection is removed, the arborist shall verify that the fencing and other measures were correctly reinstalled.
34. Provide a copy of a contract for the project arborist's services for the Community Development Department Director review and approval.
35. Prior to issuance of any grading or building permits, the arborist shall review the site plan dated 11/20/20, and the grading and improvement plans shall have the arborists recommendations included on the plans. The arborists

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recommendations are: 1) Obtain all necessary permits prior to removing or significantly altering any trees on site; 2) Remove trees recommended for removal; 3) Modify locations of retaining walls a minimum of 7-10 feet adjacent to tree #1, coast redwood and a minimum of 10 feet from T13 and 14 coast live oak, if they are to be retained; and 4) Additional tree protection specifications will be required once the final plans sets are completed. The arborist's recommendations for tree preservation shall be incorporated into the plans, and printed on the grading and construction drawings.

36. The project arborist shall routinely inspect the condition and health of the protected trees periodically through the term of construction. The arborist shall provide the notes to the Community Development Department Director review and notify if there are any issues.
37. Landscape plans submitted to the City for site development permits shall include a minimum of ten replacement trees. If additional trees are removed due to construction impacts, these trees shall also require replacement at a 2:1 ratio prior to occupancy and as part of the landscaper warranty. All new tree species shall be selected in consultation with the project arborist, based on the specific tree location, soil type, and water and solar needs.

Landscaping

38. The landscaping improvements shall be permanently maintained and irrigated.
39. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.
40. A final landscape plan shall be submitted and include the name, number, size, and location for all planting materials, trees and ground covers replacement trees and shall be approved by the Community Development Director prior to issuance of grading or building permits.
41. The ground cover in the emergency turnaround adjacent to the garage on Lot 2 shall include shrubs in addition to ground cover.

Lighting

42. All exterior lighting shall be the minimum necessary for security and all lighting shall be down shining with the light source not directly visible from

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adjacent properties. Where deemed necessary by the Community Development Director light cutoffs/shields shall be installed.

CC&R's and Joint Maintenance

43. CC&R's and/or any joint maintenance agreements and subsequent association for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The ongoing maintenance documents shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.
44. The private access road curbs and the emergency vehicle turnaround shall be clearly marked and painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards.

Building Department

Standard

45. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
46. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
47. All trades of electrical, plumbing, and mechanical will be issued under one building permit for said project (General Contractor permittee). All subcontractors shall provide their contractor's license number and their workers compensation insurance information to the Building Department.
48. All buildings shall be designed to comply with the current California Building Code, California Mechanical Code, California Electrical Code, California Plumbing Code, California Energy Code and California Green Building Code, in effect at the time of building permit application.
49. The building permit plans must comply with the current California Plumbing and Green Building Code for water-conserving fixtures and fittings and with the CA

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Energy Commission Building Energy Efficiency Standards, which includes energy-saving fixtures and appliances to be used throughout the building.

50. All new construction shall comply with the California Green Building Code and the City's current Green Building Guidelines, which requires various low-impact-development and resource efficient techniques, to the satisfaction of the CDD.
51. Structural calculations shall be submitted and wet-signed by the Engineer of record.
52. A Special Inspection form shall be submitted and the names of Special Inspectors with certifications as required shall be provided.
53. A soils report by a qualified geologic engineer shall be submitted with the application for any building permits. The developer shall submit a plan review letter from the project Geotechnical Engineer confirming that the construction documents comply with the project geotechnical engineer's recommendations.
54. The developer shall comply with the City's standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction, which include complying with Regional Air Quality Control Board emissions for construction equipment.
55. Site drainage erosion control and foundation plans must be reviewed and approved by the soils engineer of record.
56. To ensure that City requirements are met, the developer shall specify to the Building Official the off-site disposal location of any exported soil material at a pre-construction meeting or before grading permit issuance. If the disposal site is located outside the City, the site shall be a legal facility such as a licensed landfill or permitted fill site.
57. Developer shall submit a plan showing temporary (during construction) and permanent erosion control measures will need to be submitted to the Regional Water Quality Control Board (RWQCB), the agency that administers NPDES, and the City Building Department for review and approval.
58. A completed City of Scotts Valley Construction and Waste Management Plan form shall be submitted with the Building permit application.

Grading

59. All recommendations in the geotechnical report prepared for the project shall

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be incorporated as conditions of project approval.

60. The limits of grading shall be clearly marked on the site prior to the issuance of a grading or building permit.
61. If grading in the rainy season (October 15th to April 15th) is necessary all necessary, approvals from the Building Department shall be obtained.
62. The location of all soil to be exported shall be reviewed and approved by the Building Official prior to issuance of a grading or building permit.
63. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

The following Air Quality BMPs shall be included in the construction contract for the project and be implemented during site grading:

64. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.
65. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the project to spray exposed earth surfaces.
66. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.
67. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.
68. Roadway(s) along the project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.
69. No grading activities shall occur during days of high wind velocity.
70. Finished graded areas that are designated as open space and landscape areas of project shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.
71. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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72. Prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Hazardous Materials and Hydrology

73. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
74. Construction materials shall not be stockpiled or stored where they could be accidentally discharged down slope or into Scotts Valley Drive.
75. Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

Public Works Department

76. A final subdivision or parcel map in conformance with the California Government Code, Section 66410 et seq, and with the City Subdivision Ordinance, and including the conditions of the tentative subdivision map, shall be filed to the satisfaction of the Public Works Director/City Engineer.
77. All required documents, final or parcel map sheets, covenants, developer and city improvement agreements and bonds, shall be provided to the satisfaction of the Public Works Director/City Engineer prior to the recordation of any final map or application for any building permit. (Applicant should be advised that officials of Santa Cruz County, such as the Auditor-Controller, Recorder and Clerk of the Board have requirements, such as payment of taxes and present title guarantee, which precede recordation of the map.)
78. Engineered Improvement Plans shall be submitted for all onsite and off-site work and will be approved by the Public Works Director/City Engineer. On-site and off-site (encroachment) civil engineering permits must be issued by the City prior to commencing any work. Improvement Plans shall include any necessary grading, drainage, masonry retaining walls, driveway, utilities, utility pole relocation, frontage improvement and/or repair of sidewalk, curb and gutter or similar facilities required satisfying tentative map conditions to the satisfaction of the Public Works Director/City Engineer. All improvements shall conform to the design standards contained in text and illustration in the "City of Scotts Valley Standard Details", latest revision adopted by the City Council.

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79. Engineered improvement plans for all work, signed, and prepared under the direction of a registered civil engineer, shall be approved by the Public Works Director/City Engineer prior to commencing work.
80. All work in the public right-of-way will require an encroachment permit application made to the satisfaction of the Public Works Director/City Engineer. The civil on-site work, as plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.
81. All public improvements shall be guaranteed by written Agreement with the city, Faithful Performance Bond, and Labor and Material men's Bond, to the satisfaction of the Public Works Director/City Engineer.
82. All signing and striping shall be approved and completed as required by the Public Works Department, and shall be in conformance with current editions of Transportation and Traffic Engineering Handbook, by the Institute of Transportation Engineers, and the State Department of Transportation "Standard Specifications".
83. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
84. Applicant shall construct storm drain facilities in conformance with data and analysis in the adopted City of Scotts Valley Storm Drain Master Plan, December 1989 and in accordance with the city's SWMP Ordinance No. 184.1.

Stormwater Management Plan:

85. A registered civil engineer shall provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts. The design shall follow the criteria contained in the City of Scotts Valley Standard Details and the data and analysis contained in the latest adopted City of Scotts Valley Storm Drainage Master Plan.
86. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
87. See the Stormwater Technical Guide on the Scotts Valley City website for requirements and formatting under Public Works
88. Impervious area must be shown on coversheet.
89. Applicant shall pay the cost to accomplish the utility design and construction to

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underground the telephone, electric power, and television cables in each project contained easement, private or public road frontage. This undergrounding of utilities to remove utility poles comes in addition to the state required undergrounding of transmission for the project and any new service connections.

90. The final map shall be submitted to the City's Public Works Department on an AutoCAD drawing version 2018 LT or earlier electronic version prior to recording
91. Applicant shall submit electric files for all civil plans for review and As-Builts when project is completed in both paper and electronic files
92. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
93. Prior to the filing of the final/parcel map, applicant shall contact the Santa Cruz County Assessor's Office or the Local Agency Formation Commission (LAFCO) to ensure that the subdivided property is within a single tax code.
94. The applicant shall repair any damage caused to the City streets [or the private roadway] by applicant or its contractors, consultants, and/or employees prior to issuance of a certificate of occupancy. A videotape log, DVD format, clearly showing the existing condition of [the applicable street] to the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to issuance of a certificate of occupancy. Damage assessment will be at the sole discretion of the City.

DEPARTMENT OF PUBLIC WORKS -PARKS AND RECREATION DIVISION

95. The developer shall comply with SVMC chapter 16.35, dedication of land for parks and recreational purposes. Any fees shall be paid prior to issuance of a grading and/or building permit.

FIRE DEPARTMENT

96. This project shall comply with the California Fire Code as amended by the Scotts Valley Fire Protection District

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97. The emergency vehicle turnaround shall be clearly marked with red curbs and no parking signs pursuant to Fire Department standards.

DocuSigned by:

7F57C105C57E49C...

8/20/2021

Name and Signature of Property Owner, Rick Hochler

Date

STAFF REPORT

Applicant: Faultline Brewery

Property Owner: Corbett Hangar at Skypark LLC

Application: Planned Development PD22-001.1
Design Review DR22-006.1

Location: 260 and 262 Mount Hermon Road
APN 022-231-27 and 022-231-28

General Plan/Zoning: Scotts Valley Town Center Specific Plan /
C-SC (Shopping Center)

Environmental Status: CEQA Categorical Exemption, Class I
Section 15301, Existing Facilities

Request: Consideration of a Planned Development application and
Design Review to amend the approved Planned Sign
Program for the Hangar at Skypark. No changes are
proposed to Starbucks at 260 Mount Hermon Road.

Staff Planner: Gabriela Cortez, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Approve Planned Development application PD22-001.1 and Design Review application DR22-006.1 by adoption of the attached resolution and Conditions of Approval in Exhibit A.

BACKGROUND

The proposed project is located in the Scotts Valley Town Center Specific Plan (TCSP) area. In December of 2008 the City Council adopted the TCSP with the goal of providing a vision for the future Scotts Valley Town Center (SVTC). The TCSP guidelines encourage the preparation of a Planned Sign Program (PSP) for new development and specifically allows façade signs, blade signs and awning signs. Other types of signs can be approved through the Planned Development permit process.

The purpose of a PSP is to facilitate the creation of a thorough and integrated signing system that encourages high-quality sign designs which will enhance the character or value of the community. Signs in the SVTC are required to be consistent with the character of the TCSP and compatible with existing signage in the TCSP area.

In February 2019, a Planned Sign Program (PD17-001.2, DR19-001) was approved for 260 and 262 Mount Hermon Road, creating site specific sign standards for the two properties. The approval consisted of developing standards for the free-standing identification sign, wall mounted tenant identification signs for the Hangar building, and signage for the Starbucks building.

In March 2022, a Planned Sign Program Amendment (PD22-001, DR22-006) was approved by the Planning Commission to allow for an increase in allowable sign area for tenant identification signs for the Hangar building located at 262 Mount Hermon Road. The request involved an increase in letter height from 1.5 feet to 2 feet and allowed additional signage on the north elevation of the building. Conditions of Approval require the property owner to work with the City and future Town Center developers to integrate signage and structures as development occurs in the Town Center Core Area. See Attachment 3 for the approved sign program with amendments.

PROJECT DESCRIPTION

The proposed project is to amend the Planned Sign Program to accommodate new signage for Faultline Brewing. The request involves replacing both East and North elevation “Faultline” signs to “Laughing Monk” signs. The applicant is requesting an increase in the allowable sign area to allow for greater visibility of signage from Mount Hermon Road. No proposed changes to the monument sign fronting Mount Hermon Road. All other sign designs and sizes, including the signage at 260 Mount Hermon Road and the freestanding sign at the Hangar would not be affected by this amendment.

DISCUSSION

Staff has reviewed the project for compliance with the City’s regulations and requirements. An analysis of the issues for the Planning Commission’s consideration are provided in the following sections.

Tenant Identification Signs at the Hangar

The existing 22 square foot sign located on the North elevation proposes an increase in permitted signage length. As such, the proposed 34 square foot sign would exceed the 27 square feet of allowable signage.

The existing 22 square foot East elevation proposes an increase in permitted signage length and letter height (height of letters would increase from 2 feet to 3 feet). In total, the proposed signage would increase by 60 square feet, resulting in an 82 square foot “Laughing Monk” sign with logo. The design matches the and look of the “Laughing Monk” sign proposed on the North elevation.

The proposed size changes are only for the existing “Faultline” signs on the East and North elevations. Changes in signage size for the North and East elevation are being brought forward for consideration due to the unique location of Faultline Brewing’s tenant space and its visibility along Mount Hermon Road. All other signs on the Hangar building are not part of this request and may not be suitable for future requests for increases to signage area based on their location on the building and visibility along Mount Hermon Road. Table 1 provides a breakdown of existing and proposed signage areas for the North and East elevation signage at Faultline Brewing.

Sign Type	Allowable Signage Square Feet	Existing Signage Square Feet	Proposed Signage Square Feet	Conforms with Sign Program?
Wall Sign (North Elevation) Patio	27sqft	22sqft	34sqft	No
Wall Sign (East Elevation) Entrance	51sqft	22sqft	82sqft	No
Monument Sign	8sqft	8sqft	8sqft	Yes

Table 1: Existing and Proposed Signage Area

Consistency with the TCSP

Prior Conditions of Approval for the Planned Sign Program require the property owner to coordinate with the City and future town center developers to integrate signage and structures as development occurs in the town center core area and require coordination on replacement signage on the North elevation to ensure that potential impacts to surrounding uses are minimized.

The maximum height increase in the East elevation is a 12-inch increase from the previously approved Planned Sign Program and is requested to allow for increased visibility for “Laughing Monk” along Mount Hermon Road. Required findings for the Planned Development Permit amendment require review of the goals and policies of the TCSP in addition to ensuring that signage massing and scale are appropriate, compatible, and harmonious with surrounding uses in the SVTC.

The area to the north of the property is the site for the future town center and could be developed with residential or other uses that could be impacted by the signage on the North and East elevations of the building.

A condition of approval requires the business owner, property owner, and the City to review compatibility of the signage with any proposed town center core area development through the development review process. If any compatibility concerns are identified, the Community Development Director may recommend changes to the Planned Sign Program for Planning Commission consideration. The Planning Commission may also consider requiring any future signage for the North and East elevations to conform to the smaller letter height and lengths as noted in the previously approved by Resolution No. 1770.

Freestanding Sign at the Hangar and Signs at Starbucks

As shown in Table 1, the proposed signage on the freestanding sign at the Hangar for “Laughing Monk” complies with the Planned Sign Program and is not included as part of the amendment request.

As such, the proposed project would not modify the approved sign regulations for the freestanding sign at the Hangar or the signs at Starbucks. No change is proposed to the other approved sign regulations.

ATTACHMENTS

1. Resolution No. _____
2. Location Map
3. “Laughing Monk” Plans (received November 29, 2023)
4. Previously approved Planned Sign Program (approved March 10, 2022)
5. PC Staff Report for PD17-001.2, DR19-001 (dated February 6, 2019)
6. PC Staff Report for PD22-001, DR22-006 (dated March 10, 2022)
7. Resolution No. 1958 (adopted February 6, 2019)
8. Resolution No. 1770 (adopted March 10, 2022)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT PD 22-001.1 AND DESIGN REVIEW DR22-006.1 TO AMEND THE PLANNED SIGN PROGRAM FOR THE HANGAR DEVELOPMENT AT 260-262 MOUNT HERMON ROAD // APN 022-231-27 and 022-231-28

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, December 14, 2023 .

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, December 14, 2023:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project replaces a retail use in the Scotts Valley Square Shopping Center which accommodates a mix of retail and service commercial consistent with the environmental, service, and economic goals of the City, as called for in General Plan Land Use Element Policy LA-28. The proposed amendments to the Planned Sign Program for the Hangar development would benefit existing and future businesses within the TCSP. A condition of approval requires coordination between the City, business owner, and property to review compatibility of the North and East elevation signs as part of the development review process. If adverse impacts related to lighting, scale, or massing are identified, the Community Development Director is authorized to recommend changes to the Planned Sign Program for Planning Commission consideration.

2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The proposed project amends an existing planned sign program and meets the requirements of this finding in that approval of the PD Permit will allow the development consistent with the TCSP.
3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The proposed project updates an existing planned sign program to increase the size of two roof-edge signs located in the east elevation and north elevation. Increasing the maximum letter height from 2 feet to 3 feet. The increase in size and additional signage is appropriate for the size of the commercial building. A condition of approval requires coordination between the City, business owner, and property to review compatibility of the North and East elevation signs as part of the development review process. If adverse impacts related to lighting, scale, or massing are identified, the Community Development Director is authorized to recommend changes to the Planned Sign Program for Planning Commission consideration.

Design Review

4. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The proposed project is to amend a planned sign program to allow additional signage on an elevation facing a parking lot and increase the maximum letter height from 2 feet to 3 feet. A condition of approval requires coordination between the City, business owner, and property to review compatibility of the North and East elevation signs as part of the development review process. If adverse impacts related to lighting, scale, or massing are identified, the Community Development Director is authorized to recommend changes to the Planned Sign Program for Planning Commission consideration The proposed project does not include new structures.
5. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is to amend an existing planned sign program to allow signage height increase on the east elevation and a slight length increase on the north elevation. A condition of approval requires coordination between the City, business owner, and property to review compatibility of the North and East elevation signs as part of the development review process. If adverse impacts related to lighting, scale, or massing are identified, the Community Development Director is authorized to recommend changes to the Planned Sign Program for Planning Commission consideration.

6. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The amended project does not impact landscaping.
7. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The amended project would not change or impact parking or paved areas.
8. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The amended project does not impact the ingress, egress and internal traffic circulation of the existing shopping enter.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Planned Development Permit PD22-001.1 and Design Review DR22-006.1 to amend the planned sign program for the Hangar development at 260-262 Mount Hermon Road// APN 022-231-27 and 022-231-28, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 14th day of December 2023 , by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Laurie Gentile, Chair

Taylor Bateman, Community Development Director

EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.
3. Applicant shall obtain a building permit(s) and pay appropriate fees prior to commencement of work on the subject property. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

PLANNING DEPARTMENT

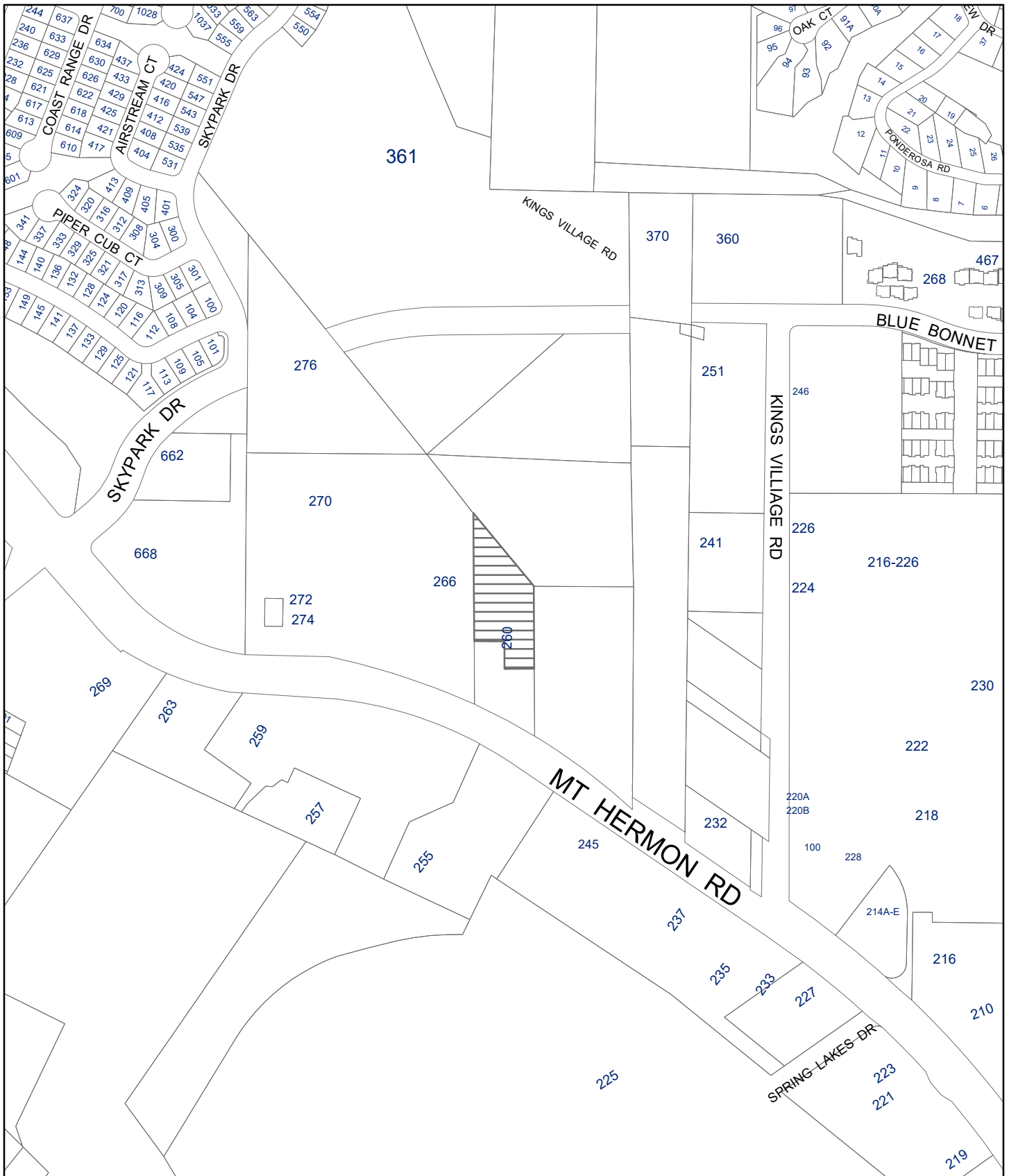
4. The materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
5. This approval is for modifications to the North and East elevation signs for the Hangar Development to accommodate new signage for "Laughing Monk" as proposed in PD22-001.1 and DR22-006.1 (received November 29, 2023). The plans shall be incorporated into the Planned Sign Program for the Hangar Development as a part of the approved plans.
6. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.
7. All applicable conditions of approval from Resolution No. 1958 and Resolution No. 1770 shall be incorporated into this Resolution.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.

9. At the time a development application is received for the town center core area, the City, business owner, and property owner shall review compatibility of the North and East elevation signs as part of the development review process. If adverse impacts related to lighting, scale, or massing are identified during review, the Community Development Director is authorized to recommend changes to the Planned Sign Program for Planning Commission consideration.

Signature of Property Owner

Location Map

262 Mount Hermon Road / APN 022-231-28



SIGN PERMIT DESIGN REVIEW APPLICATION

FAULTLINE BREWING CO.
262 MT. HERMON RD. #103
APN 022-231-28
ZONING C-S

Sign Type	Existing Signage Sq. Ft.	Proposed Signage Sq. Ft.	Total Square Feet
Wall Sign North Patio	22	34	116
Wall Sign East Elevation Entrance	22	82	
Monument Sign	8	8	8

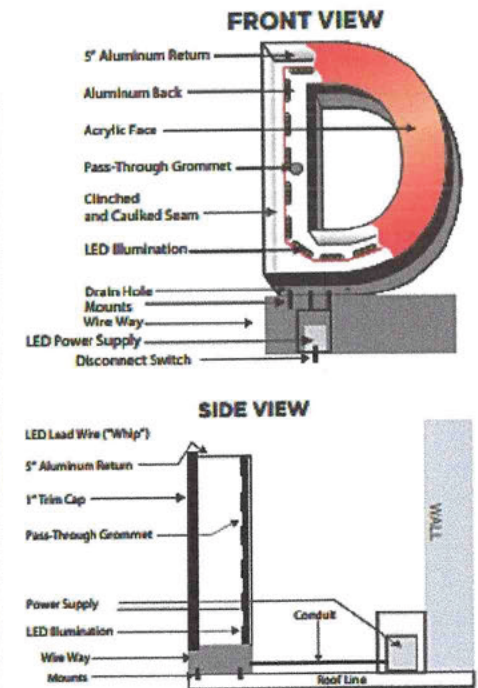
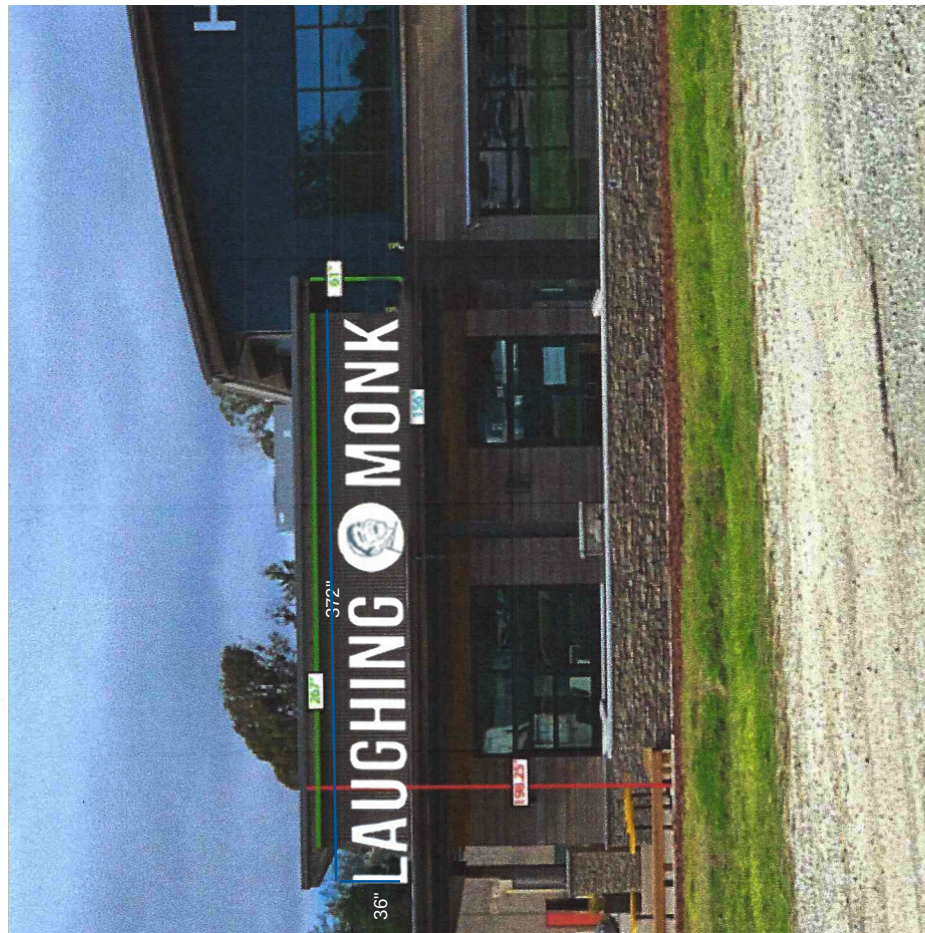
PROPOSED SIGNAGE

PERMITTING

36" 372" LAUGHING MONK Logo 36" Diameter

LED channel letter sign mounted on roof, low profile raceway on bottom, letters mounted from bottom. White face to illuminated, black "crack" to remain opaque when sign is illuminated.

372 x 36
82 sft



Client:

FAULTLINE Brewing Company

Date:

Location

262, Mt Hermon Rd, CA #103

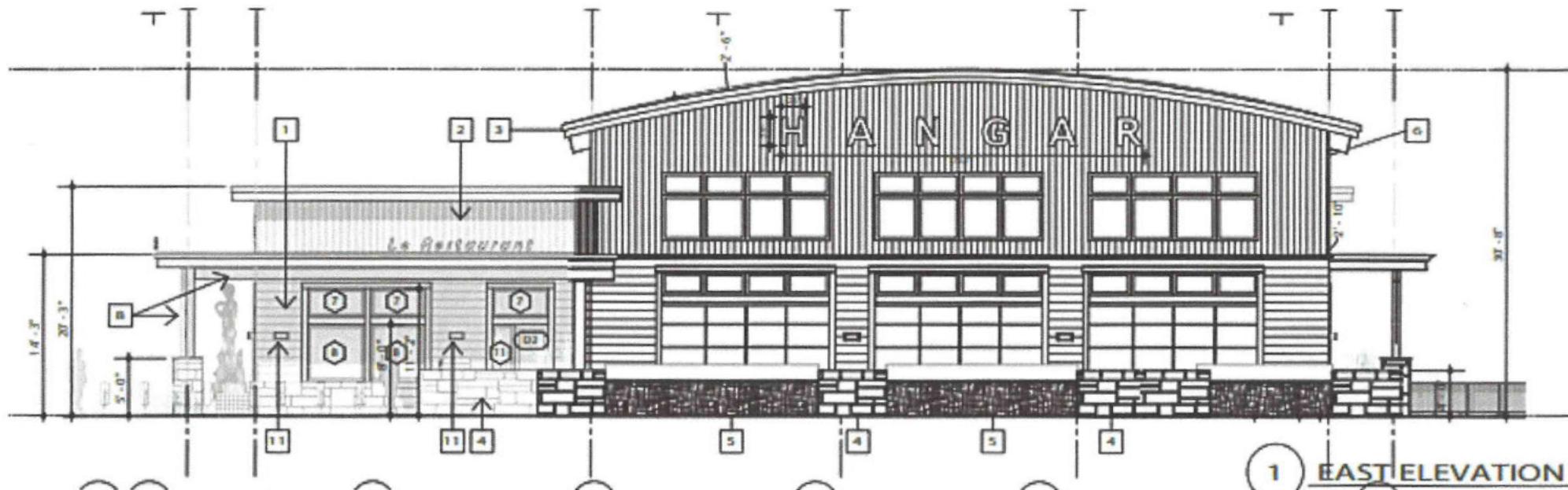
Version:

1

All work shall conform to the 2019 California Building Code. CBC 107.2.1

This document is the property of Snow Signs. Any publication and/or duplication without proper authorization is prohibited. All work to conform to City of Salinas sign guidelines. Final product may vary slightly to account for necessities during fabrication. Upon approval, Snow Signs LLC, will not be held responsible for any errors or omissions in regard to spelling, color, or design.

Designer:



Client:

FAULTLINE Brewing Company

Date:

Location

262, Mt Hermon Rd, CA #103

Version:

1

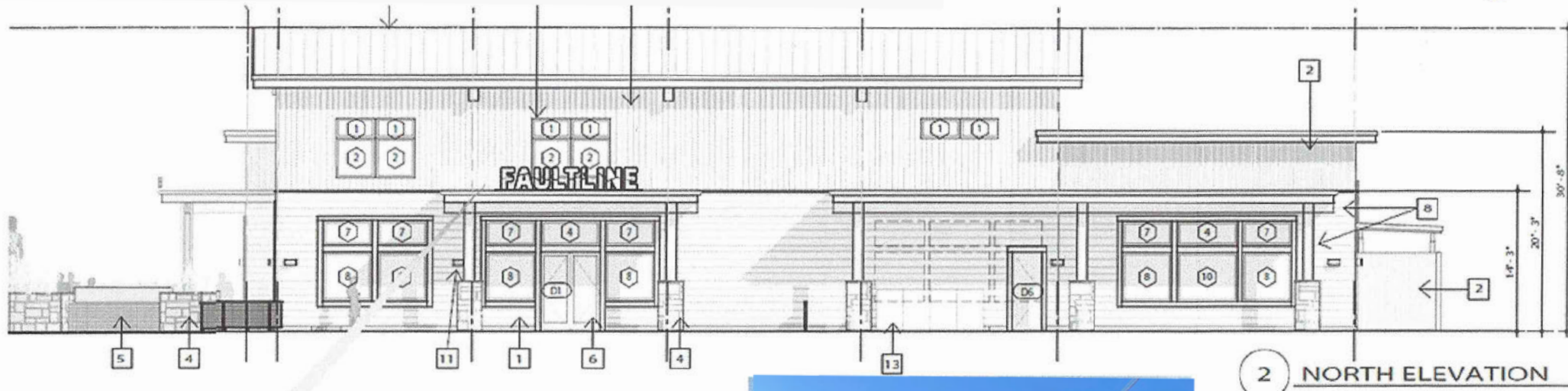
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Designer:

PROPOSED SIGNAGE

PERMITTING



(2) NORTH ELEVATION

LED channel letters mounted on raceway
mounted on roof edge. Raceway to be painted color of roof.
Letters mounted from bottom.
White face to illuminate, black "crack" to remain
opaque when sign is illuminated.

Sign Size
206" x 24"
34.34 sq. ft.



Client: FAULTLINE Brewing Company

Date:

Location
262, Mt Hermon Rd, CA #103

Version: 1 All work shall conform to the 2019 California Building Code. CBC 107.2.1

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Designer:

PROPOSED SIGNAGE

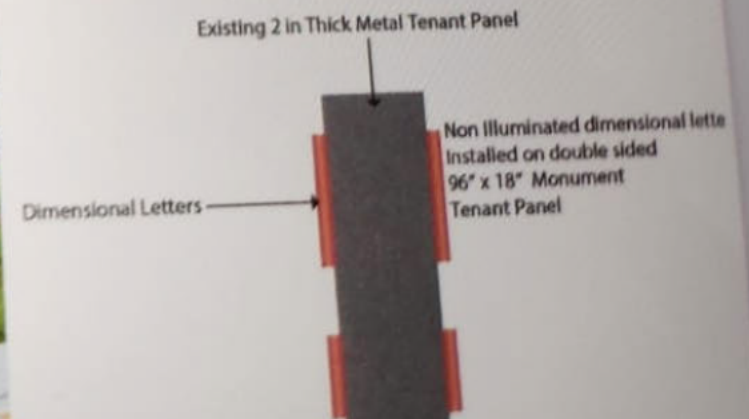
Logo 14.7" Diameter / Letters 12" Height

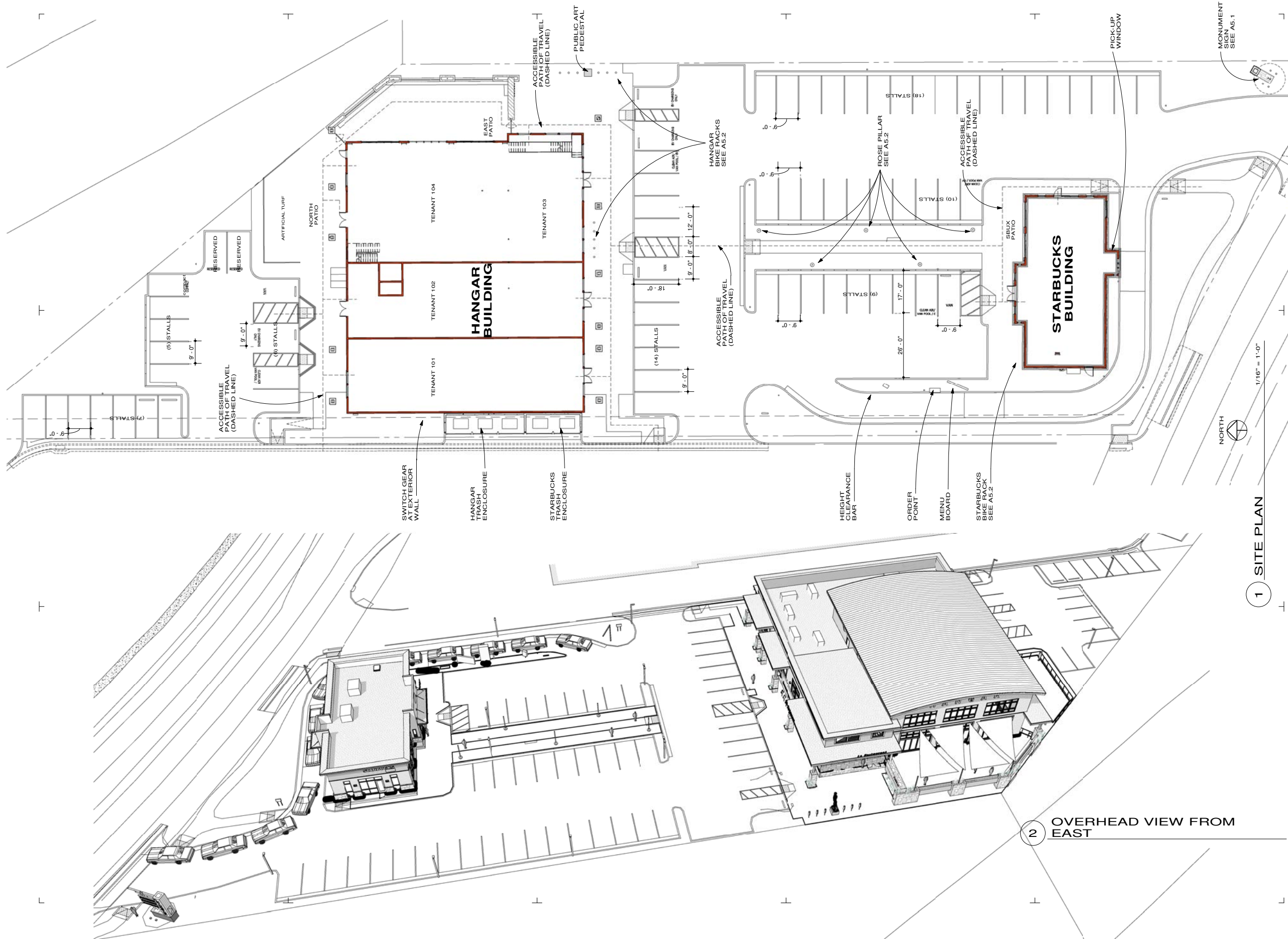
Tenant Panel is 96"x18"

Total Signage Proposed is 78.8" x 14.7" and 8.02 sq. ft.



Total Sign
78.8" x 14.7"
8.02 sq. ft.





p.530.550.7468
p.o. box 8145
truckee, ca 96162
www.lotarchitecture.com



PROJECT:
**THE HANGAR
AT SKY PARK**

Schematic Design

260 Mt. Hermon Rd.
Scotts Valley, CA
95066
APN: 022-231-03

REVISIONS:		
NO.	DATE	REMARKS
1	1/15/18	corrections

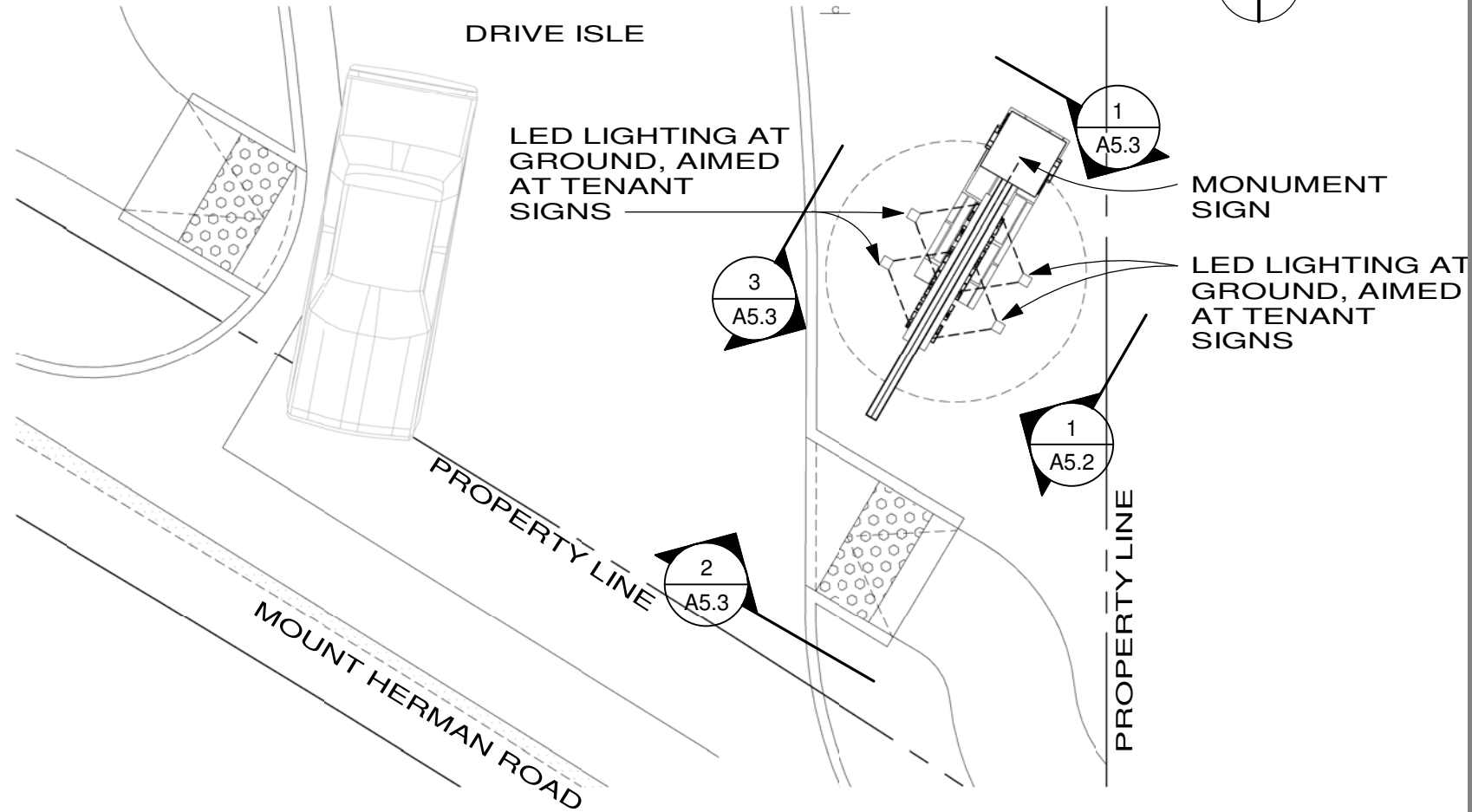
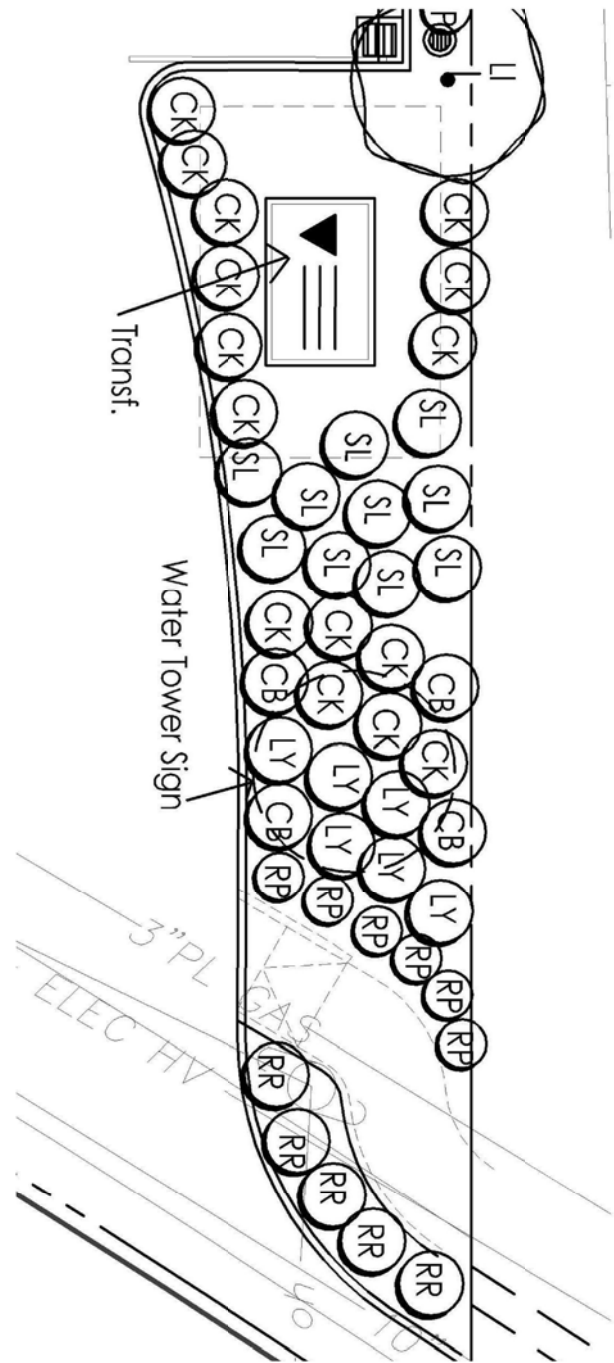
PROJECT NO:
1615
ISSUE DATE:
October 15, 2018

DRAWING
TITLE:

ARCHITECTURAL
SITE PLAN
1/16" = 1'-0"

DRAWING NO.:

A1.1



1

SIGN PLAN

1/8" = 1'-0"

Plant Legend

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES	-	15	Lagerstroemia hybrid	Crape Myrtle
			(use the variety used in the medians on Scotts Valley Dr.)	
MEDIUM and LOW SHRUBS				
DB	-	5	Dietes bicolor	Butterfly Lily
PC	-	5	Pennisetum Cupreum	Bronze Fountain Grass
CB	-	15	Climbing rose - Don Juan red rose (Jackson Perkins)	
			Train on supports of water tower sign	
PR	-	15	Prunus caroliniana or	Carolina Cherry
CR	-	5	Climbing rose trained on pillar - Don Juan red rose (Jackson Perkins)	
			Plant these at the top of the slope and not at the bottom of bio retention area.	
TJ	-	15	Trachelospermum jasminoides	Star Jasmine
			staked vine trained on pillar	

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
GROUND COVERS				
RP	-	1	Rosmarinus Irene	Prostrate Rosemary
SL	-	1	Salvia leucantha-variety with purple and white in flowers	Mexican Sage
CK	-	1	Calamagrostis Karl Foerster	Pacific Reed Grass
L	-	1	Lomandra Breeze	
AE	-	1	Arctostaphylos Emerald Carpet	Low Manzanita
CY	-	1	Carex yellow variety selected by Corbett Wright	
RR	-	5	Simplicity Red Rose by Jackson Perkins	
LY	-	1	Lantana Spreading Yellow	



BIO RETENTION AREAS				
BR	-	1	Biofiltration Sod from Delta Bluegrass Company (800) 637-8873	
			includes Molate Fescue, CA Barley, Purple Needle Grass and CA Brome	
			or a combination of the following plants listed below	
X	18" O.C.	1	Chondropetalum tectorum	Cape Rush
J	18" O.C.	1	Juncus patens Elk Blue	Gray Rush
C	18" O.C.	1	Carex divulsa	Berkeley Sedge

There are ____ total plants including trees. ____ plants (____%) (including trees) are rated low water use



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PROJECT :
*THE HANGAR
AT SKY PARK*

ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

*MONUMENT
SIGN PLANS*
1/8" = 1'-0"

DRAWING NO :

A5.1
Page 474 of 562

MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



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PROJECT :

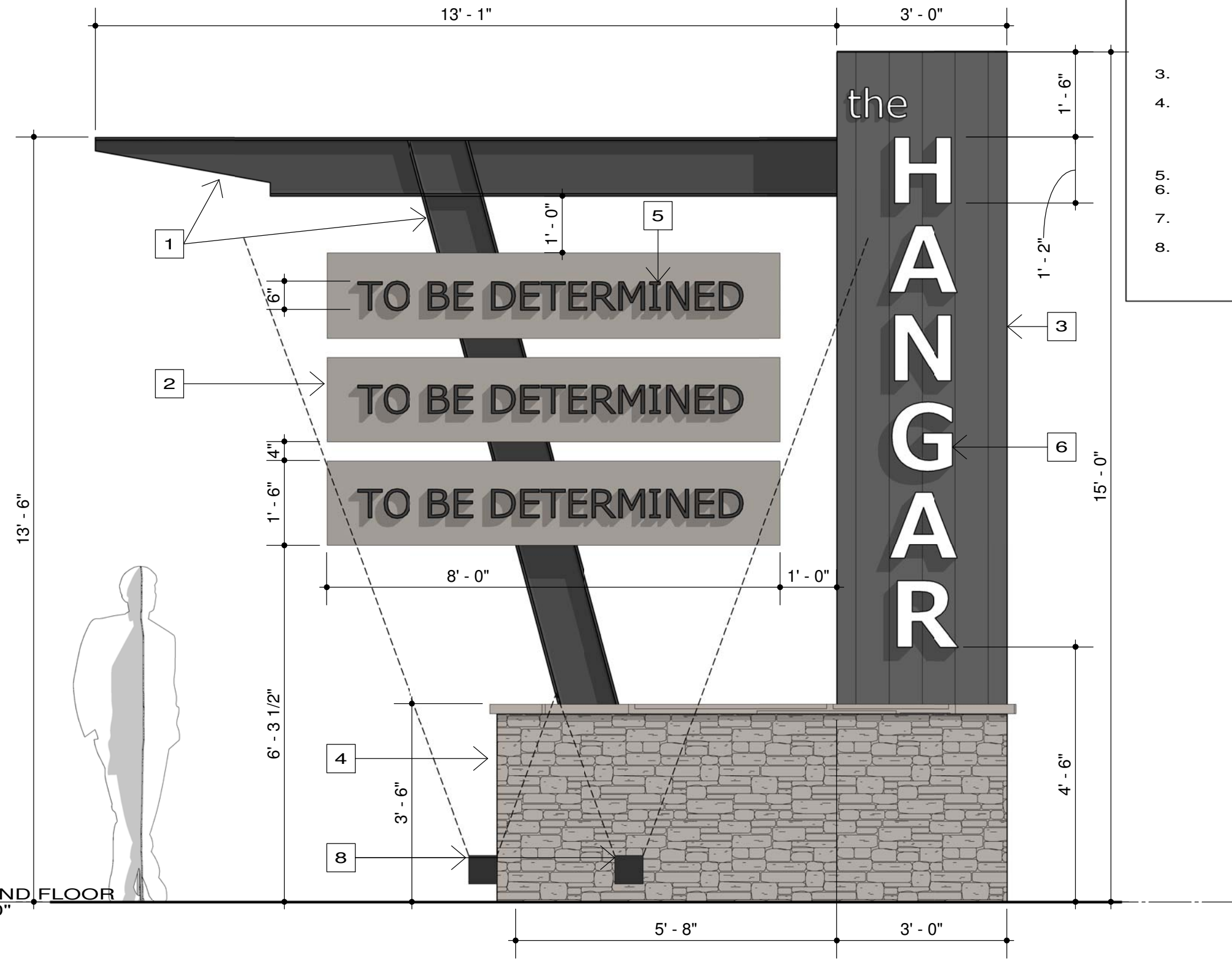
*THE HANGAR
AT SKY PARK*

ISSUE DATE :
October 15, 2018

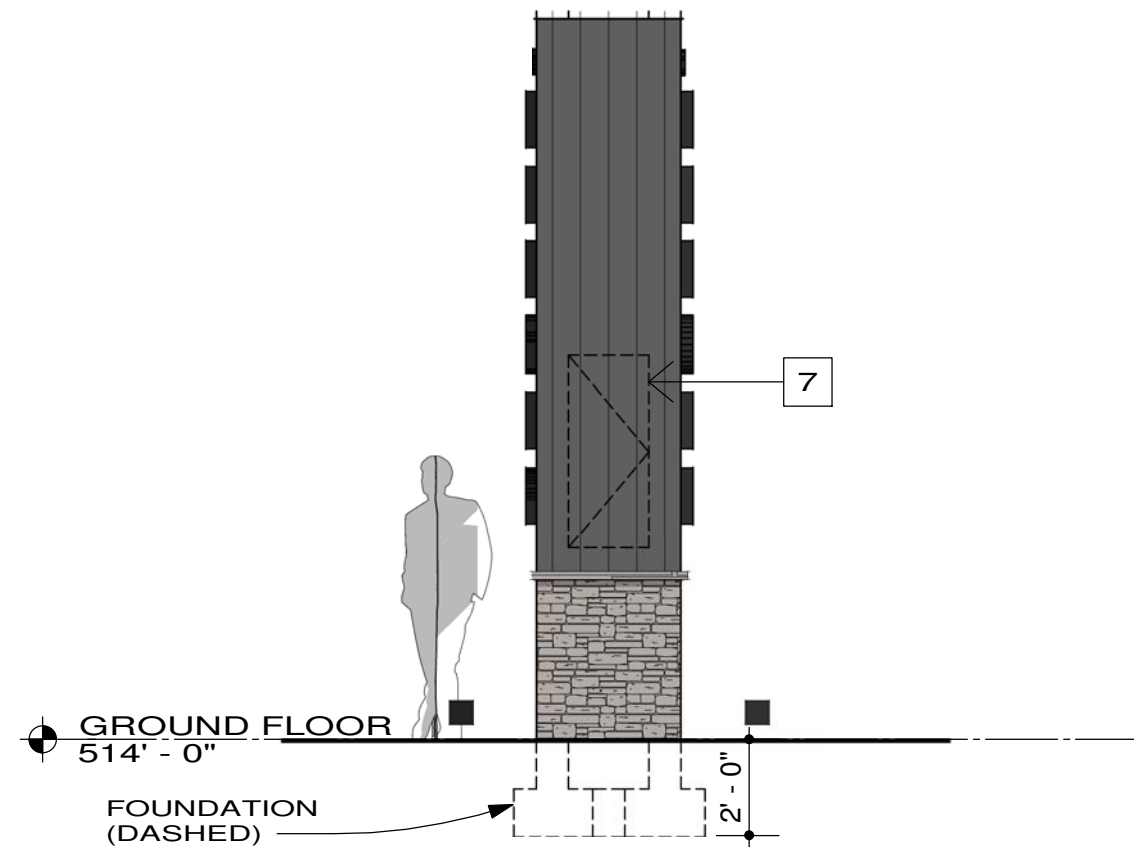
DRAWING
TITLE :

*MONUMENT
SIGN
ELEVATIONS
As indicated*

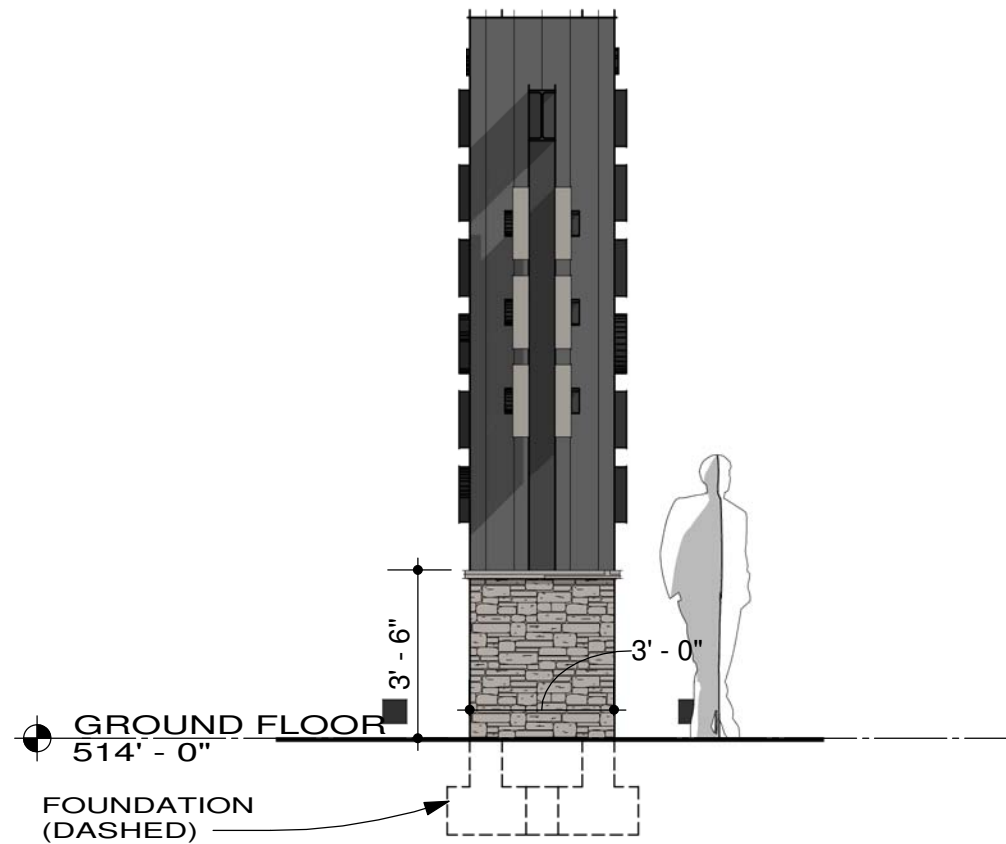
DRAWING NO :



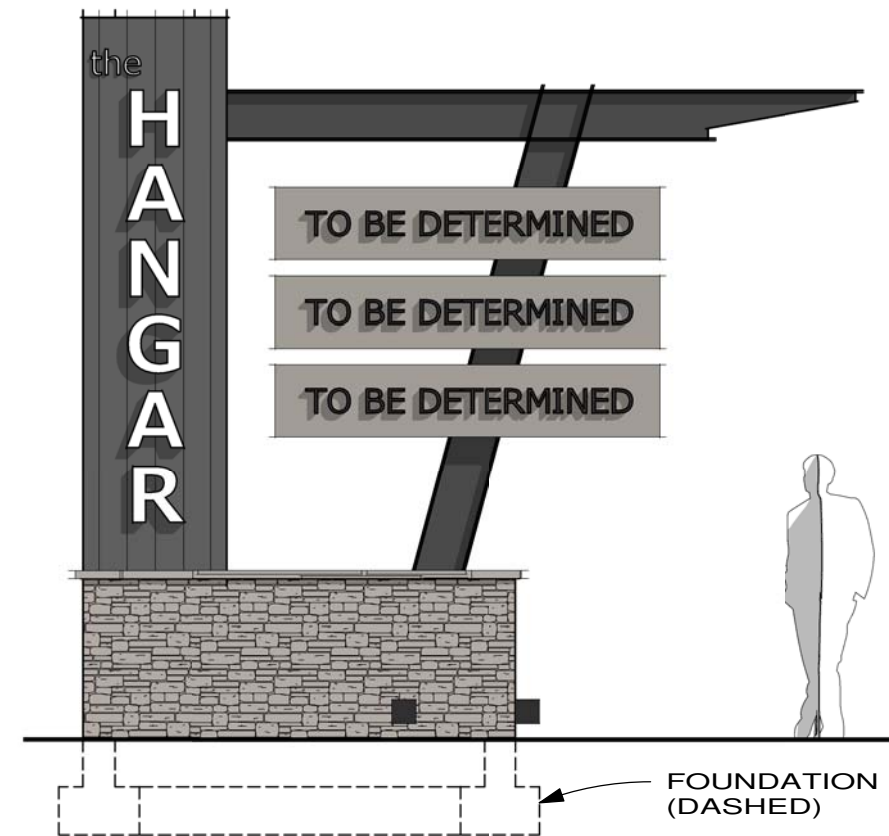
1 SIGN EAST ELEVATION 1/2" = 1'-0"



1 SIGN NORTH ELEVATION 1/4" = 1'-0"



2 SIGN SOUTH ELEVATION 1/4" = 1'-0"



3 SIGN WEST ELEVATION 1/4" = 1'-0"

MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

October 15, 2018

DRAWING
TITLE :

*MONUMENT
SIGN
ELEVATIONS
1/4" = 1'-0"*

DRAWING NO :

A5.3



MATERIALS

- 1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
- 2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
- 3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
- 4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
- 5. BLACK METAL LETTERS
- 6. INTERNALLY LIT METAL BOX LETTERS
- 7. ACCESS PANEL (BLIND DOOR)
- 8. LED LIGHTING



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PROJECT :

THE HANGAR
AT SKY PARK

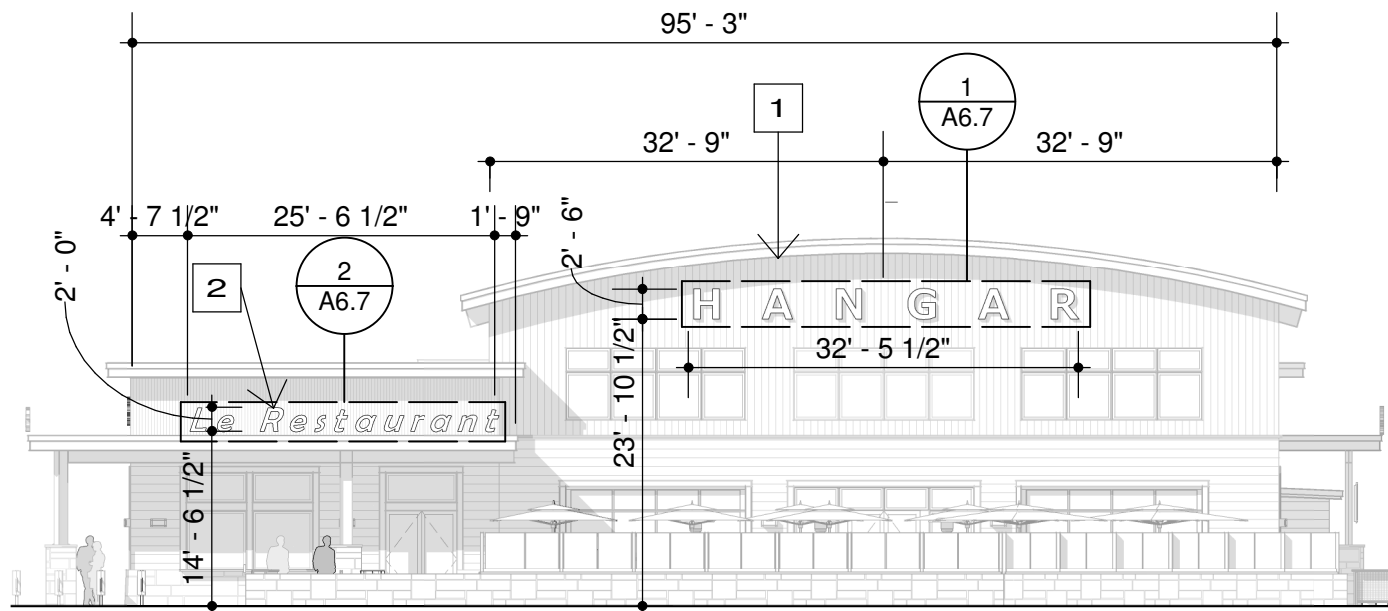
ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

MONUMENT
SIGN 3D
1/4" = 1'-0"

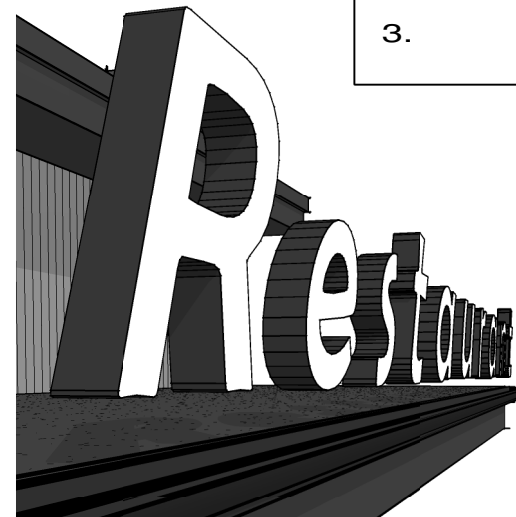
DRAWING NO :

A5.4

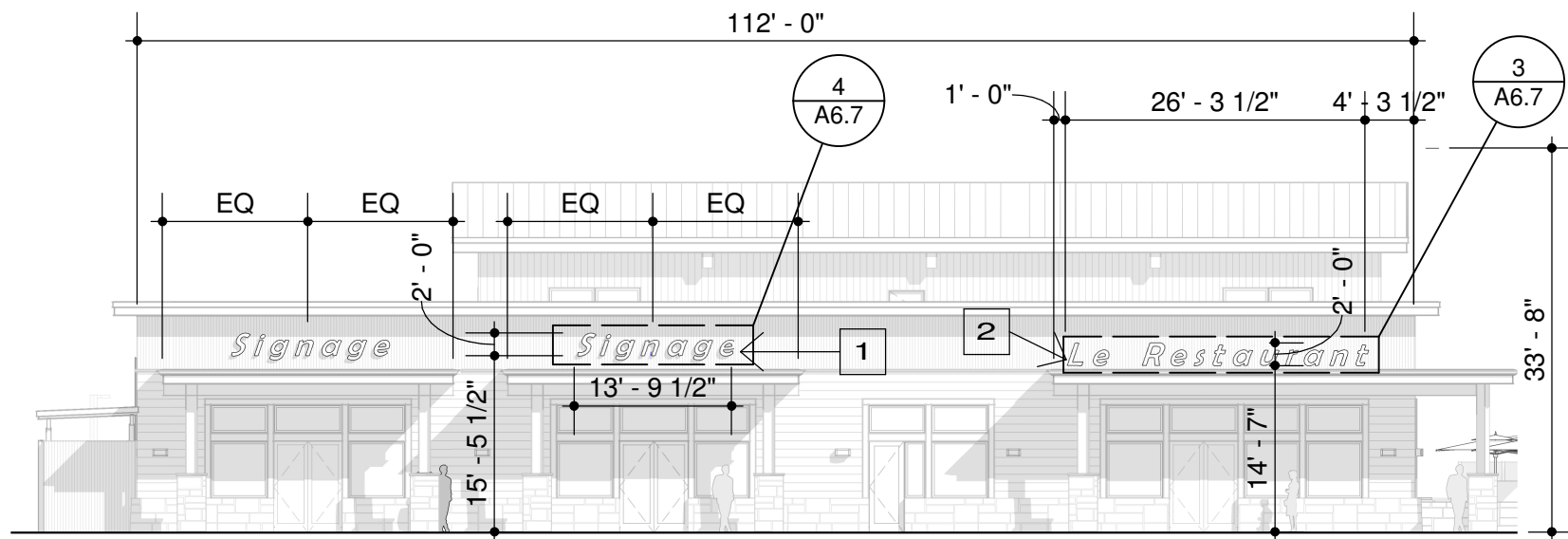


1 SIGNAGE EAST ELEVATION

1/16" = 1'-0"

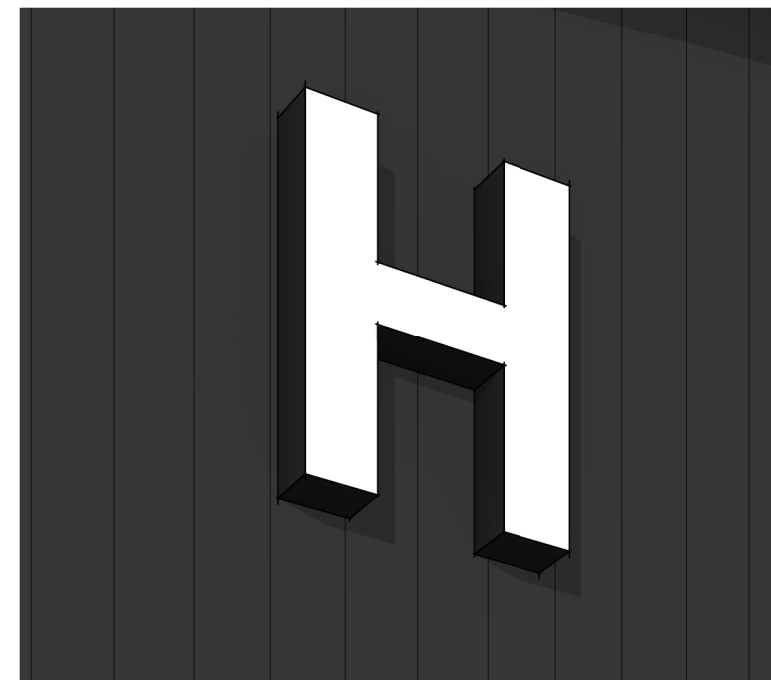


3 EDGE OF ROOF BOX LETTERS (see sheet notes)



2 SIGNAGE SOUTH ELEVATION

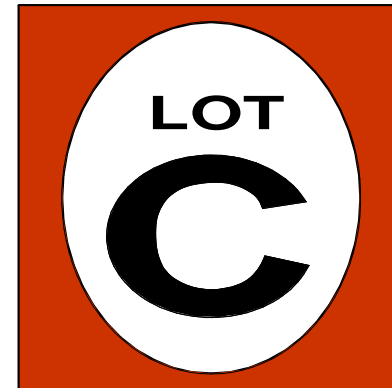
1/16" = 1'-0"



4 TYPICAL BOX LETTER SIGNAGE (see sheet notes)

SHEET NOTES

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

January 31, 2022

DRAWING
TITLE :

*SIGNAGE
As indicated*

DRAWING NO :

A6.6

SHEET NOTES

- 1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
- 2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
- 3. TENANT LOGO



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

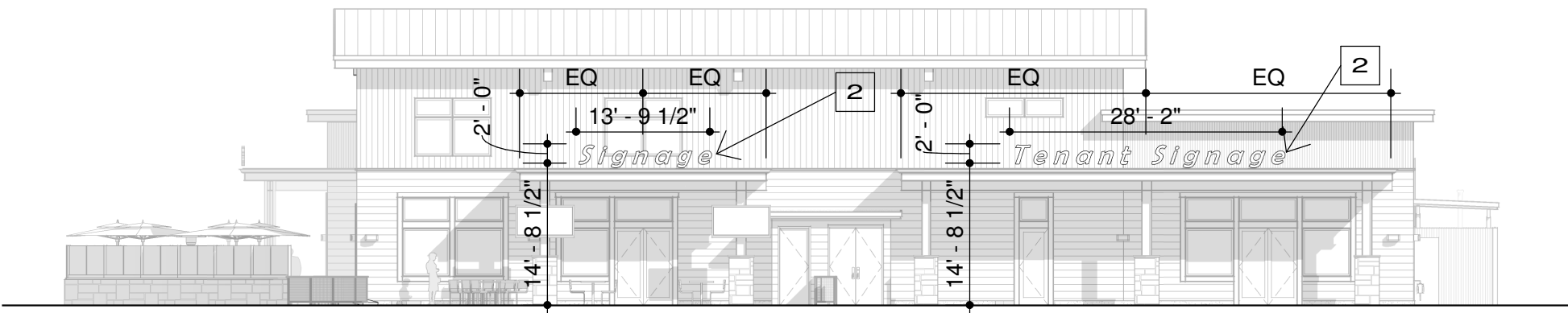
January 31, 2022

DRAWING
TITLE :

*SIGNAGE
As indicated*

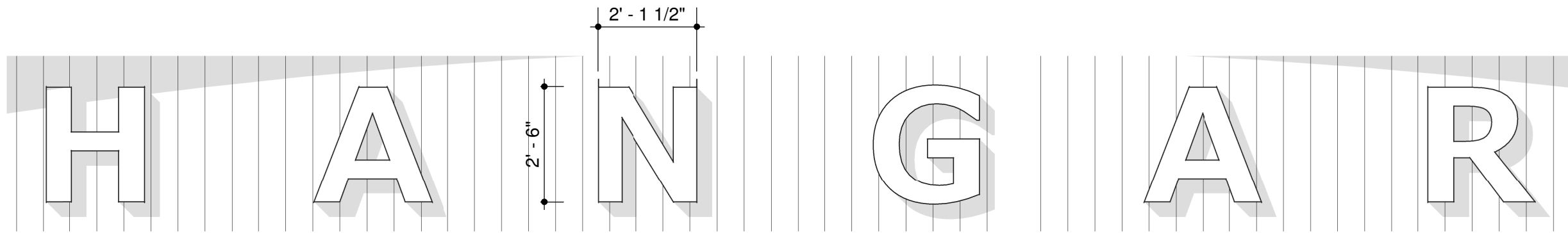
DRAWING NO :

A6.6b

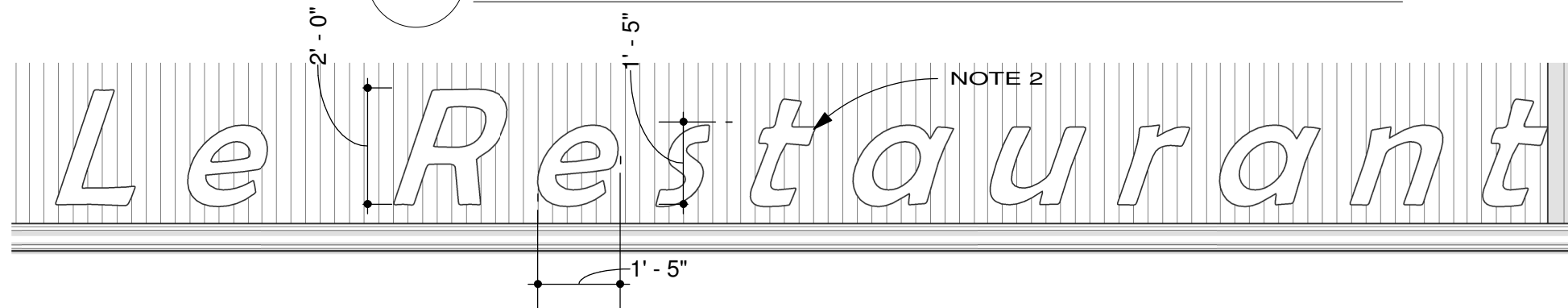


1 SIGNAGE NORTH
ELEVATION

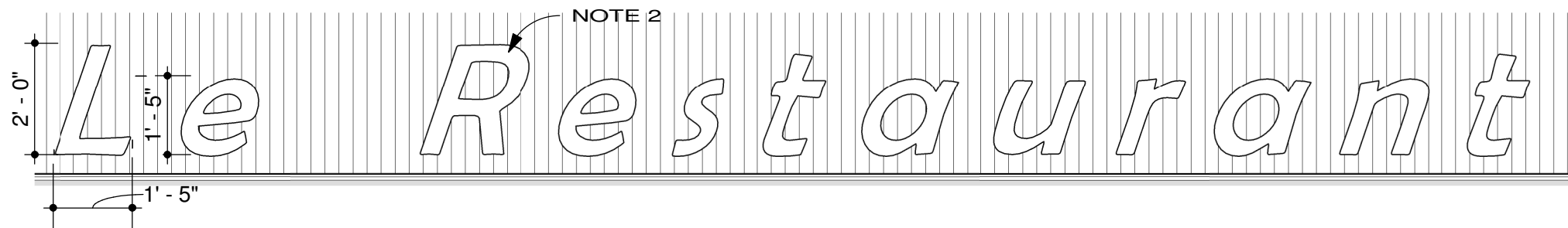
1/16" = 1'-0"



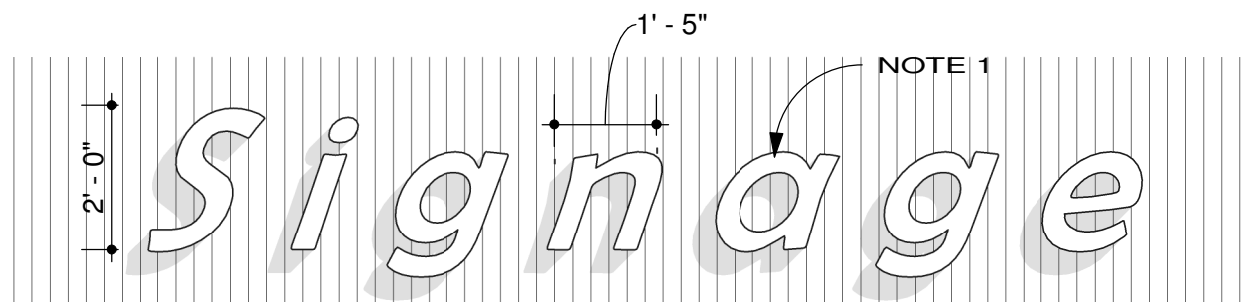
1 SIGNAGE EAST
ELEVATION - Callout 1 $\frac{3}{8}'' = 1'-0''$



2 SIGNAGE EAST
ELEVATION - Callout 2 $\frac{3}{8}'' = 1'-0''$



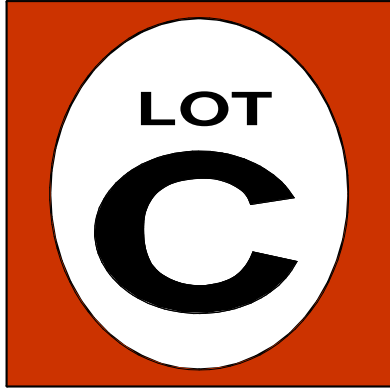
3 SIGNAGE SOUTH
ELEVATION - Callout 1 $\frac{3}{8}'' = 1'-0''$



4 SIGNAGE SOUTH
ELEVATION - Callout 2 $\frac{3}{8}'' = 1'-0''$

SHEET NOTES

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

January 31, 2022

DRAWING
TITLE :

*ENLARGED
SIGNAGE
As indicated*

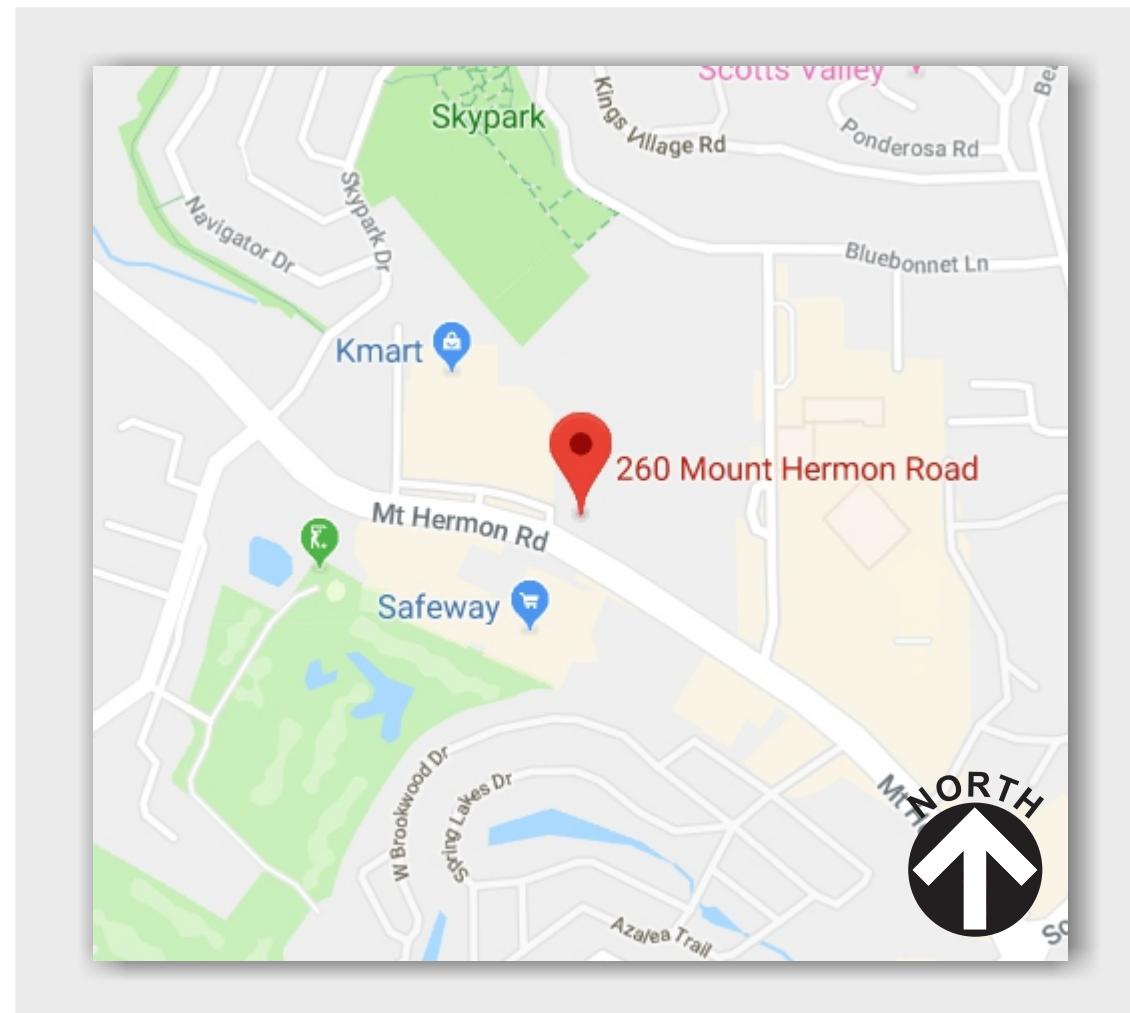
DRAWING NO :

A6.7



STARBUCKS COFFEE

MT. HERMON & KINGS VILLAGE - SCOTTS VALLEY, CA. 95066



1 VICINITY MAP
SCALE: NTS



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:

Starbucks Coffee
Mt. Hermon & Kings Village

Address:

260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

Design No.:

18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

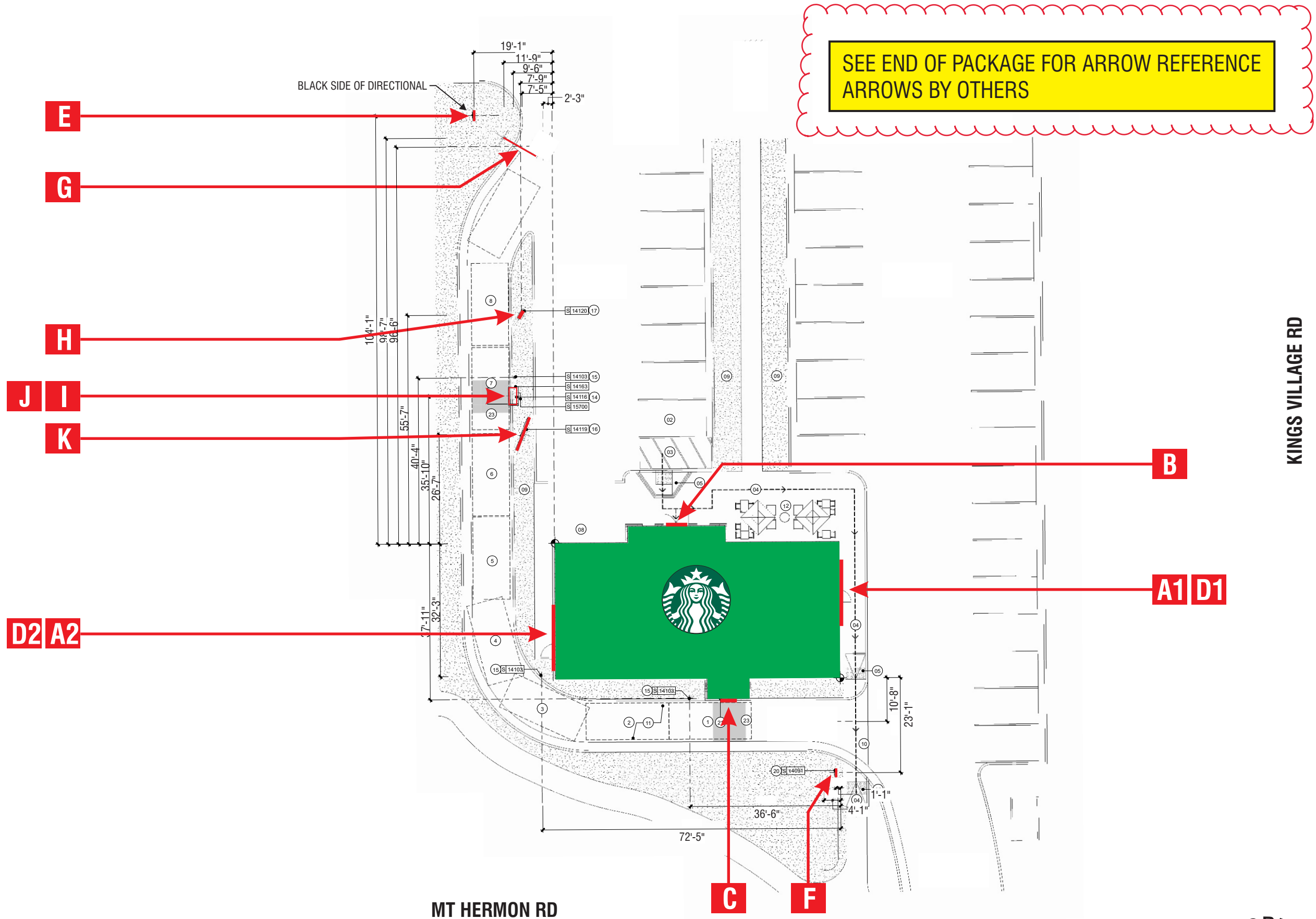
Date:

Page: 1 of 13

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1 SITE PLAN
SCALE: NTS


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**Starbucks Coffee
Mt. Hermon & Kings Village**

Address:
**260 Mount Hermon Road
Scotts Valley, CA 95066**

Account Manager:
JIM STERK

Scale: **AS NOTED** T.A.: **3.00**

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

 **ELECTRIC SIGN**

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• CONSTRUCTION APPROVALS •
Acct. Mgr: _____ Date: _____

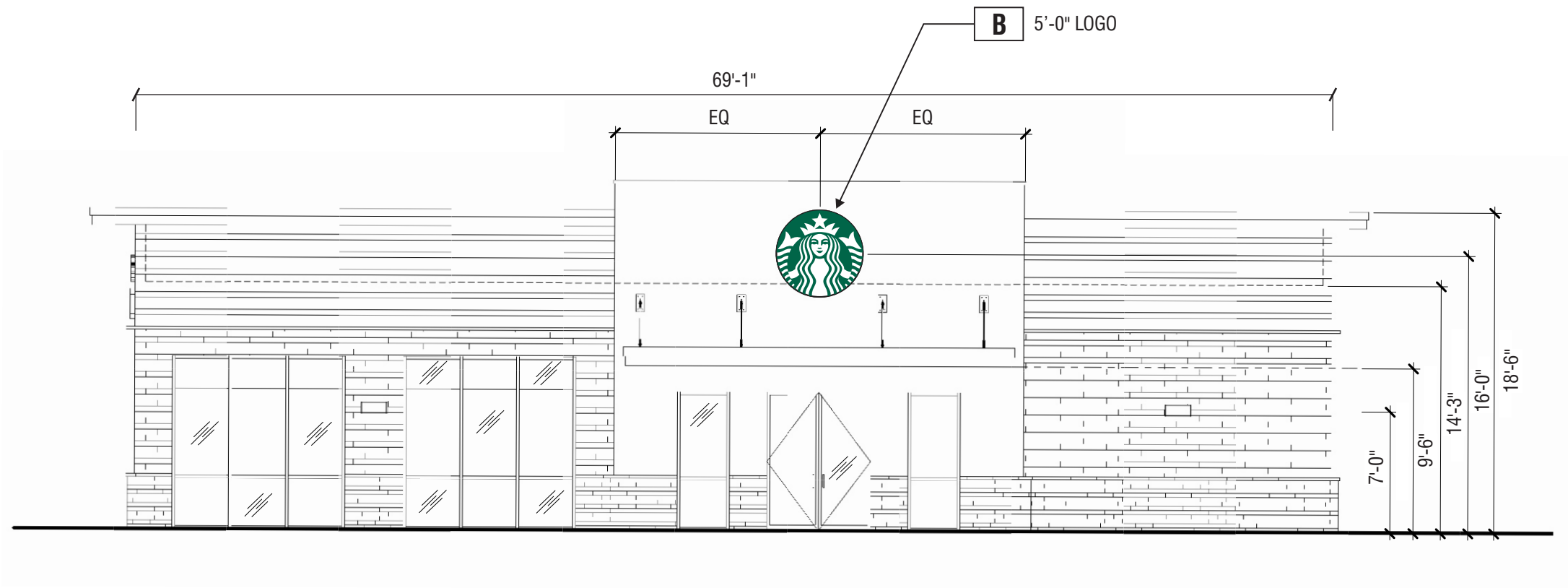
Design: _____ Date: _____

Mfg/QC: _____ Date: _____

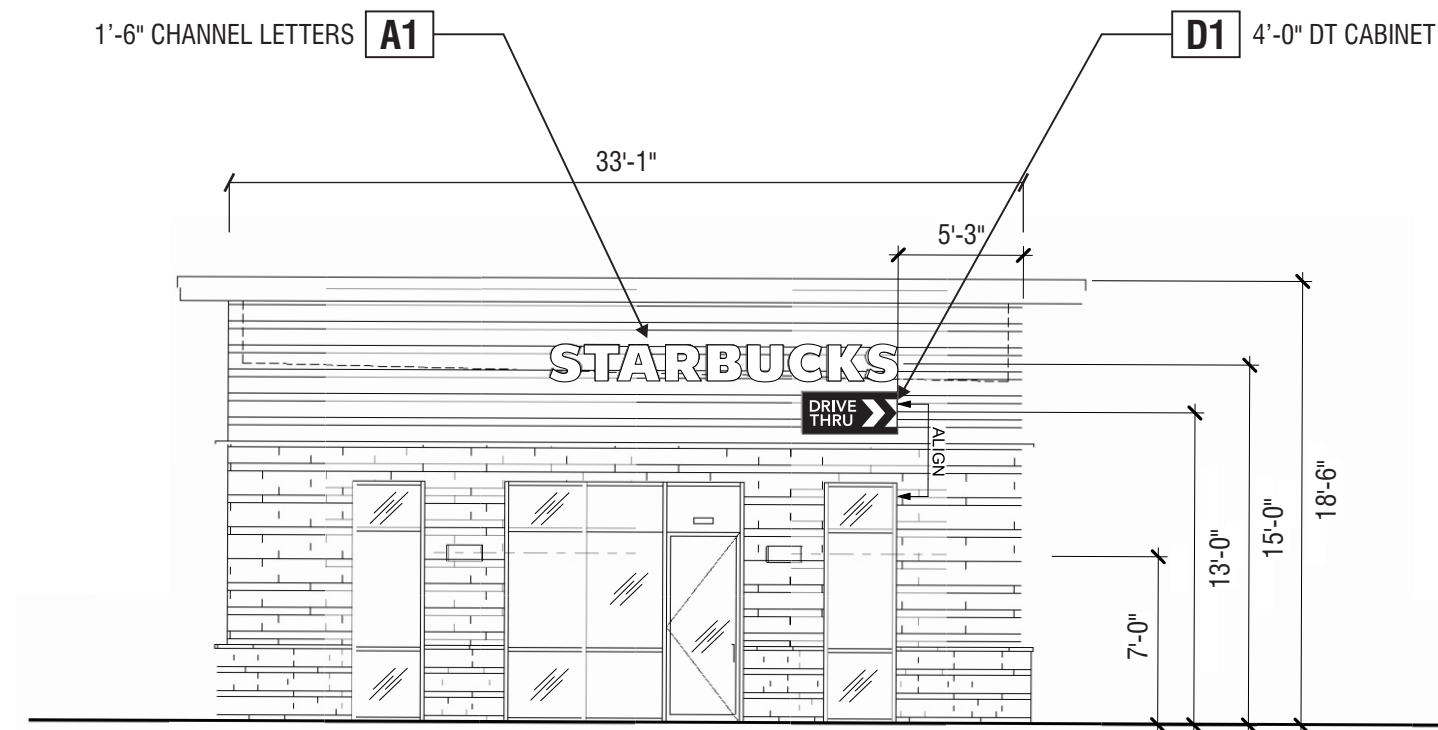
Page: **2** of **13**

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1 NORTH ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



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Project:
Starbucks Coffee
Mt. Hermon & Kings Village

Address:
260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

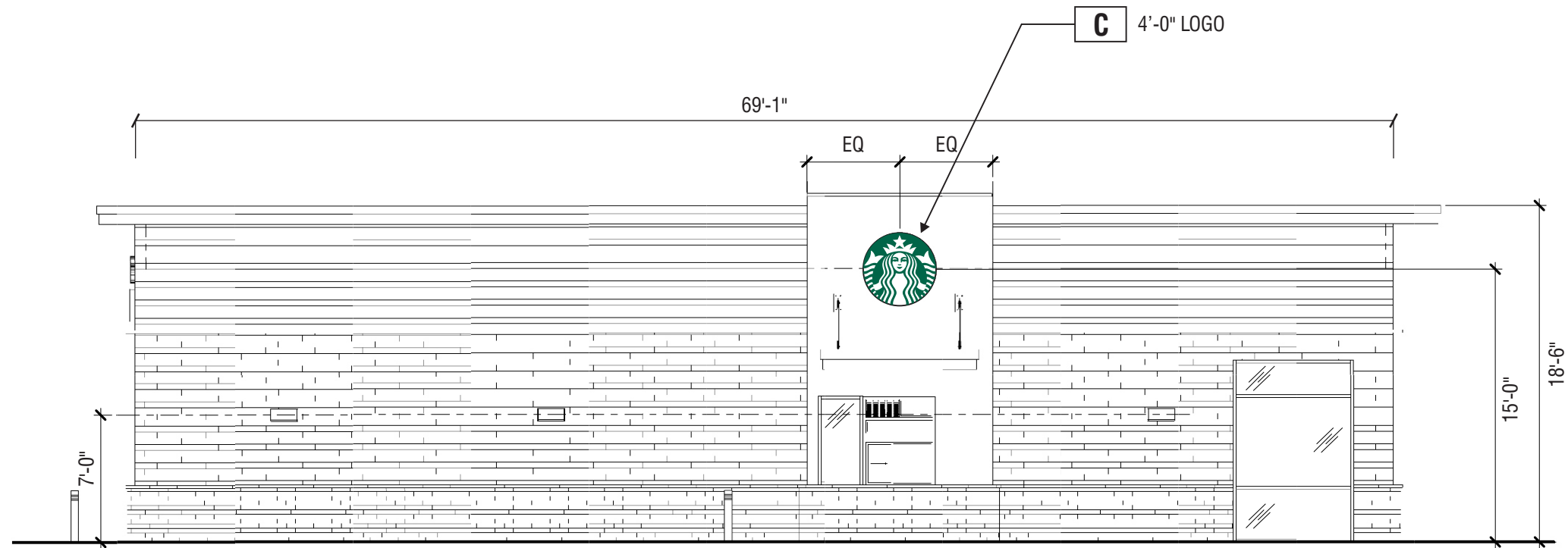
Mfg/QC: Date:

Page: 3 of 13

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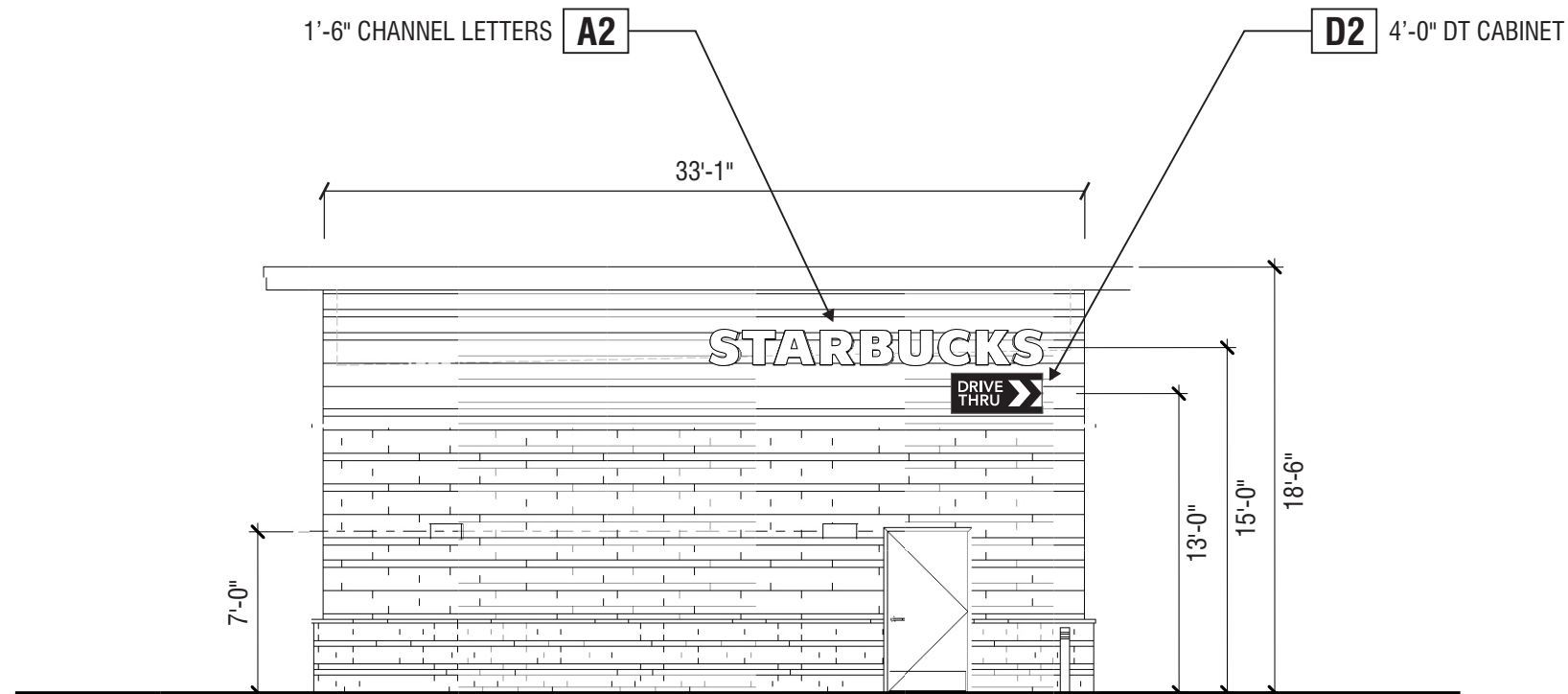
Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



3

SOUTH ELEVATION

APPROXIMATE SCALE: 1/8" = 1'-0"



4

WEST ELEVATION

APPROXIMATE SCALE: 1/8" = 1'-0"



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Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

Design No.:

18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

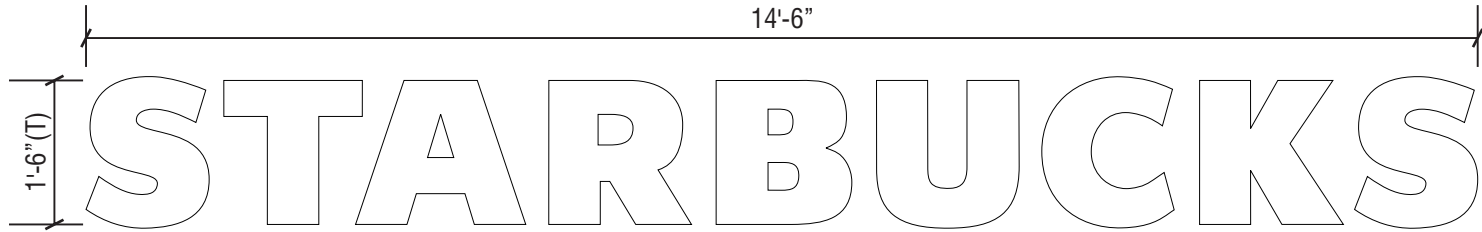
Date:

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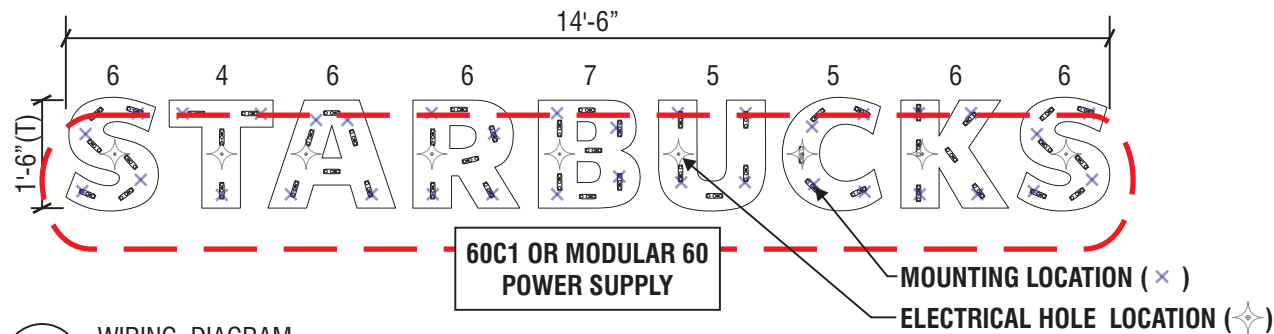


A1	SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT SINGLE LINE CHANNEL LETTERS	36.2 SQ. FT.
A2	QUANTITY: TWO (2) REQUIRED	SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS
FACE: #7328 WHITE ACRYLIC PLASTIC
OUTLINE REVERSED OUT TO SHOW THRU WHITE PLEX
TRIMCAP: 1" BLACK TRIMCAPS
RETURNS: 3" DEEP GLOSS BLACK RETURNS
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES

NOTES: FIELD VERIFY ALL MEASUREMENTS
AND CONDITIONS PRIOR TO ANY FABRICATION



1 WIRING DIAGRAM
SCALE: 3/8" = 1'-0"

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

EIGHTY FOUR (51 MODULES - 34'-0") PRISM ENLIGHTEN WHITE 6500K MODULES
LAID OUT AT 1.5 MODULES PER FOOT, 6" ON CENTER (UL#215393)
TWO (2) 60 WATT POWER SUPPLIES (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
LED MODULE POWER USAGE: 38.25 WATTS

TOTAL CIRCUIT LOAD: 1.2 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT

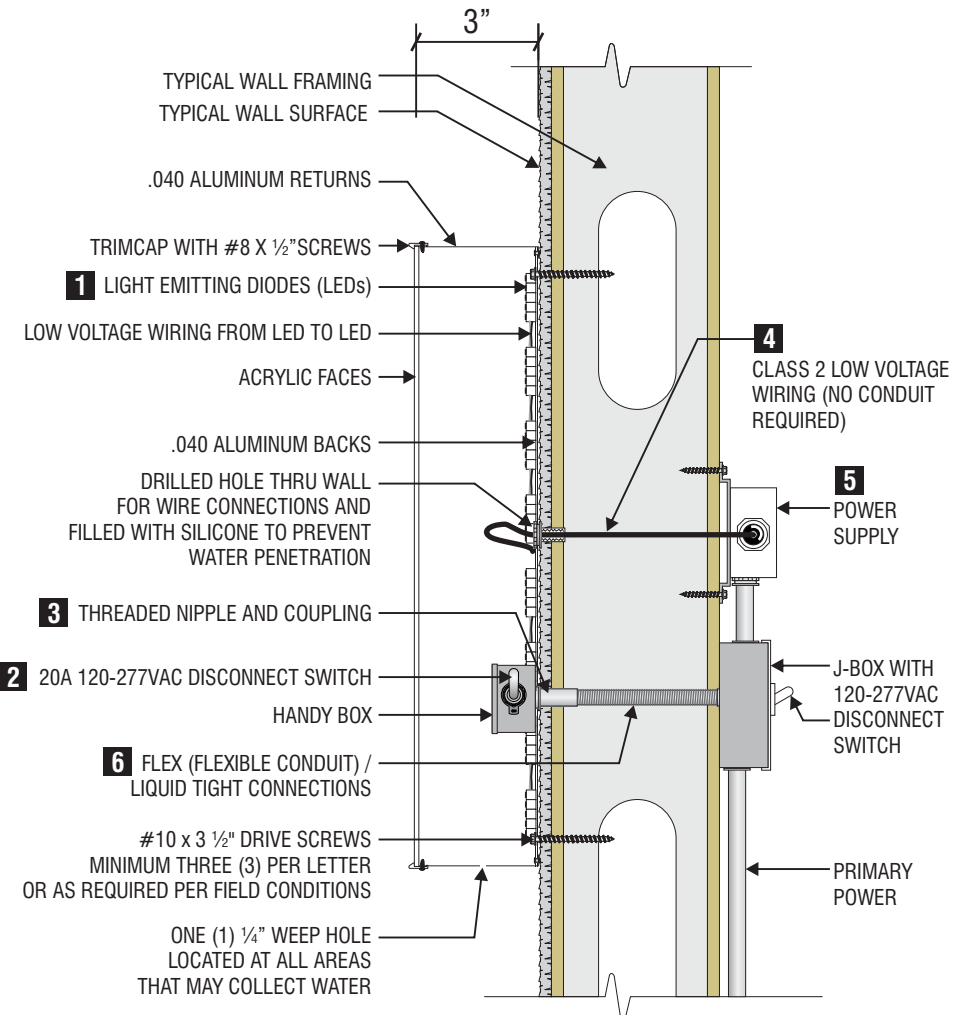
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PLEASE REFER TO THE NUMBERED ITEMS BELOW
FOR INCORPORATED INSTALL INSTRUCTIONS.
LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE
(NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	LIGHT EMITTING DIODES (LEDs)
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



3 TYPICAL SECTION DETAIL
SCALE: NTS



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JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
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Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
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ELECTRIC SIGN

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CONSTRUCTION APPROVALS
Acct. Mgr: Date:

Design: Date:

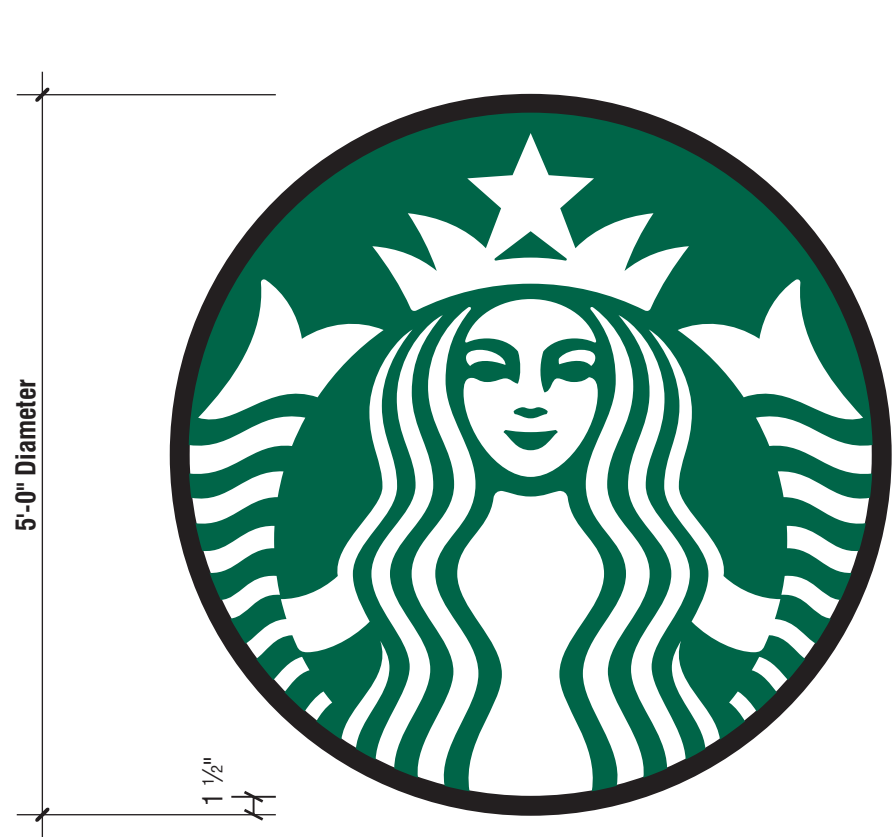
Mfg/QC: Date:

Page: 5 of 13

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B SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK
QUANTITY: ONE (1) REQUIRED
SCALE: 3/4" = 1'-0"

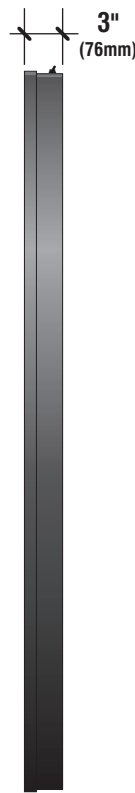
SPECIFICATIONS:

- LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
RETURNS: 3" (76MM) DEEP, FABRICATED ALUMINUM RETURNS AND BACK.
RETAINERS: 1-1/2" ALUMINUM PAINTED BLACK
FACES: 3/16" (5MM) #7328 WHITE WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY.
SIREN TO SHOW THRU WHITE.
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES
NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION.

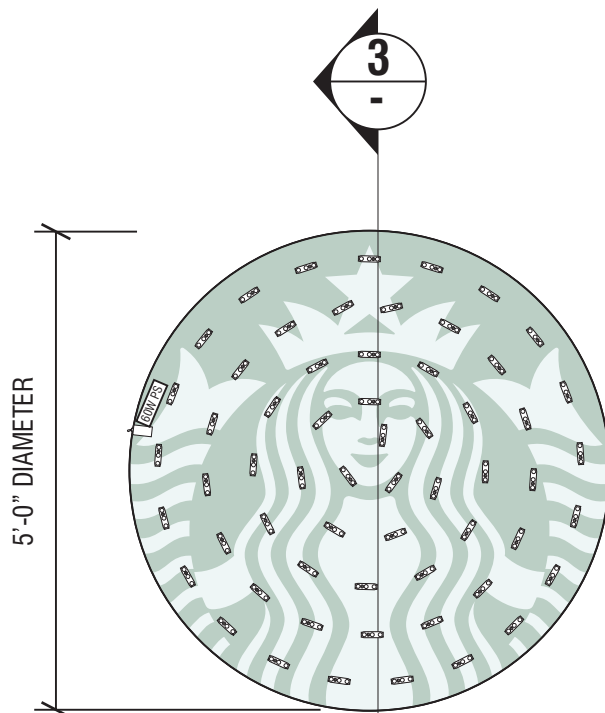
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 SIDE VIEW
SCALE: 3/4" = 1'-0"



2 WIRING DIAGRAM
SCALE: 1/2" = 1'-0"

COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

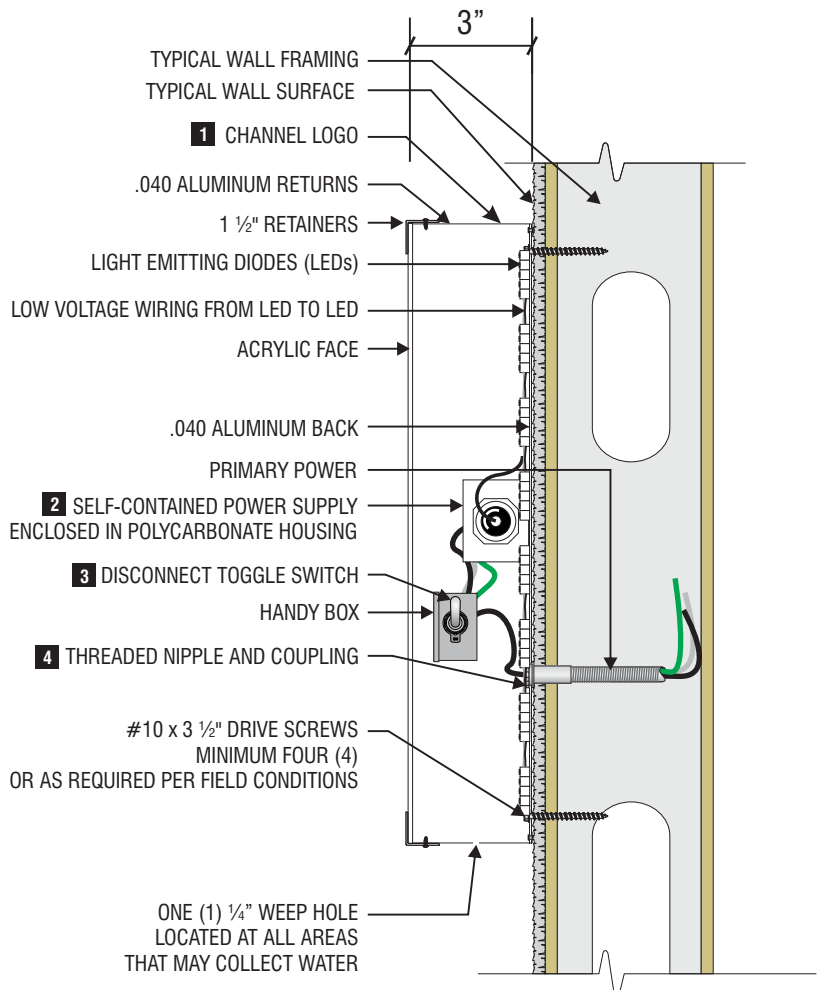
PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

SIXTY (60 MODULES - 40'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 56.25 WATTS
LED MODULE POWER USAGE: 45.0 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT AMP,
120VAC DEDICATED CIRCUIT



3 TYPICAL SECTION DETAIL
SCALE: NTS



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Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

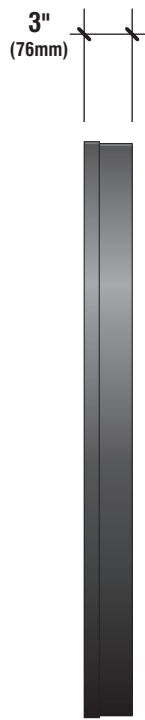
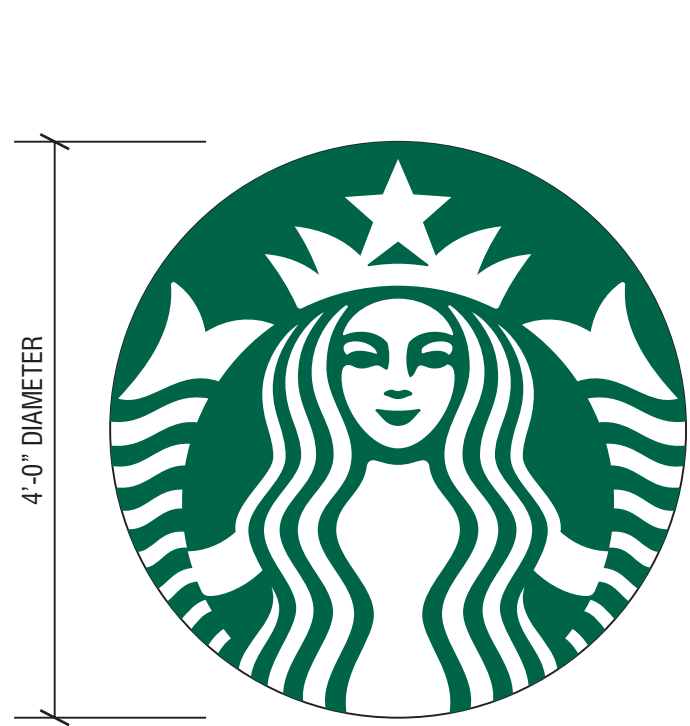
Design: Date:

Mfg/QC: Date:

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COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

THIRTY-NINE (39 MODULES - 26'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 36.56 WATTS
LED MODULE POWER USAGE: 29.25 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUITO AMP,
120VAC DEDICATED CIRCUIT

C

SIGN ELEVATION /SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK

sq. ft.

QUANTITY: ONE (1) SIGN REQUIRED

SCALE: 3/4"=1'-0"

1

SIDE VIEW

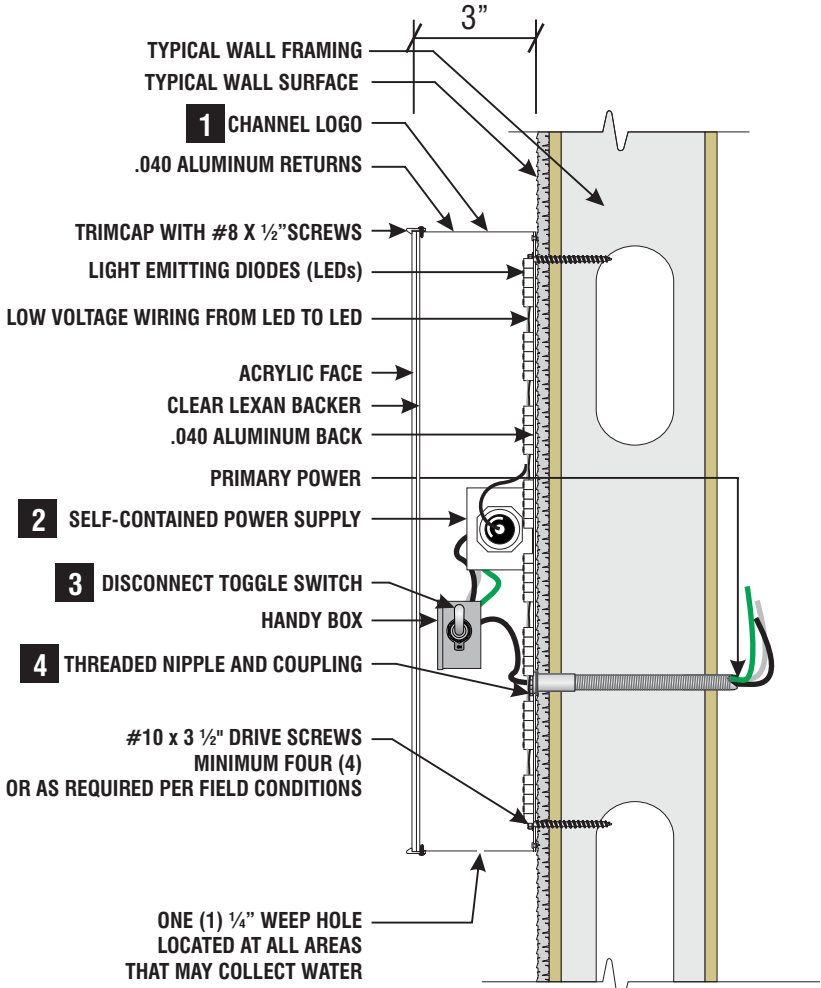
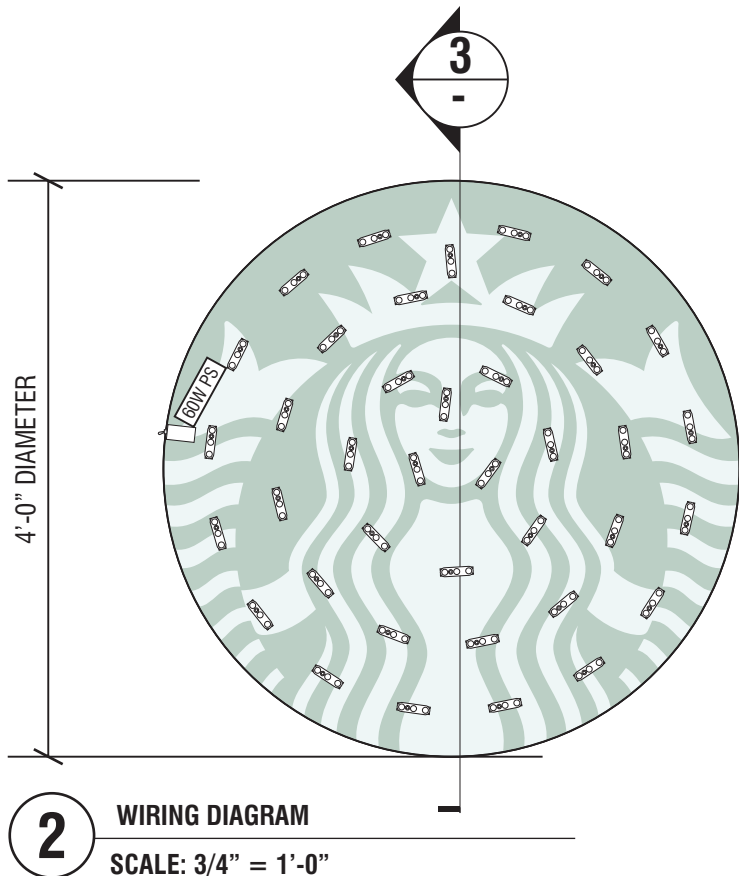
SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
FACE: #7328 WHITE ACRYLIC PLASTIC WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY
ALL WHITE TO BE REVERSED OUT TO SHOW THRU WHITE ACRYLIC PLASTIC
W/1/8" CLEAR LEXAN BACKER

TRIMCAP: 1" BLACK TRIMCAPS
RETURNS: 3" DEEP BLACK RETURNS
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES

NOTES:



Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

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Mt. Hermon & Kings Village

Address:
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Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

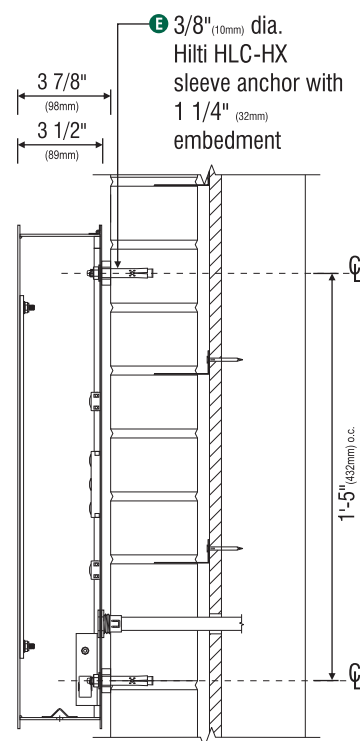
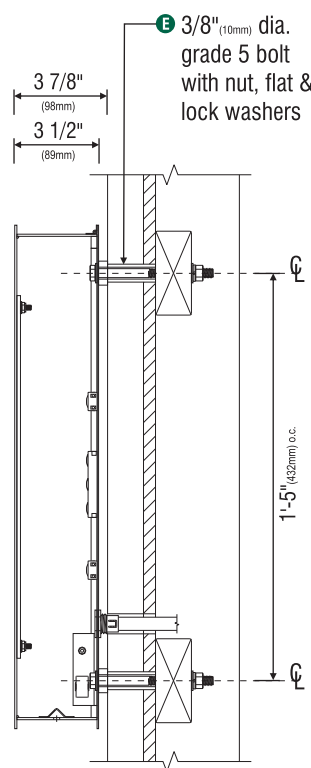
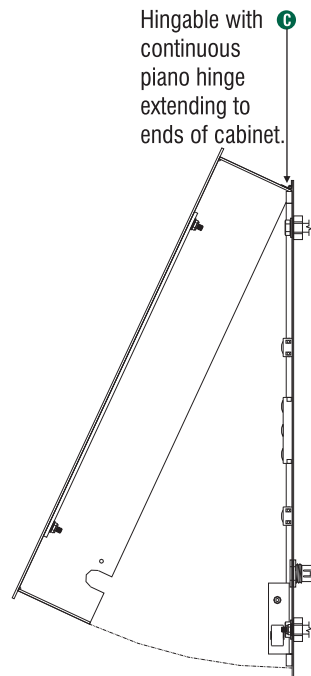
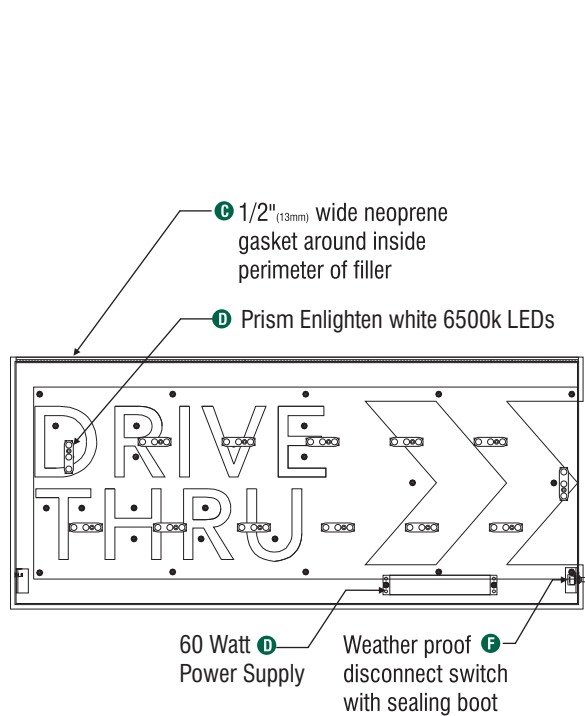
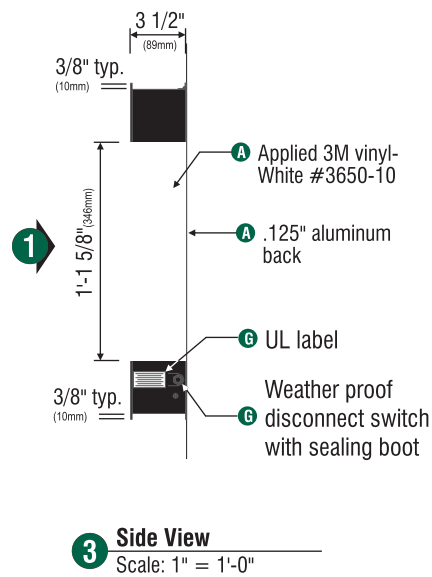
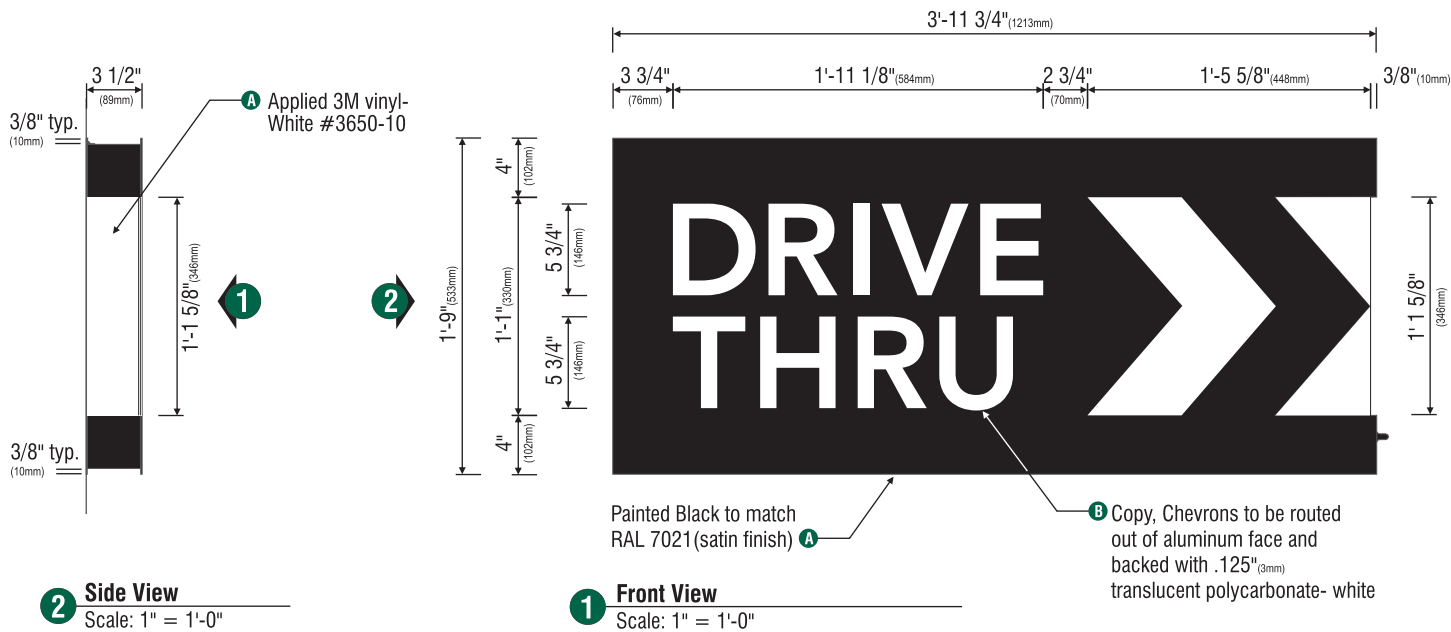
Design: Date:

Mfg/QC: Date:

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D1
D2

- Design ID #14099

(Qty: 2) Single faced illuminated drive thru wall mounted cabinet signs.

Fabricate and install:

- A** Cabinet to be fabricated from .090"(2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 end caps.
- B** Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with 125"(3mm) translucent polycarbonate- White. Note: all polycarbonate elements to be attached to back of aluminum faces with welded studs.
- C** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D** Graphic elements are internally illuminated using Sloan Prism Enlighten 6500k white LED modules or Starbucks approved equal. LEDs to be mounted to sign back with self contained power supply. All electrical components are removable for service.
- E** Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.
- F** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipit with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.

120 V SIGN VOLTAGE ELECTRICAL SPECIFICATIONS:

THIRTEEN (13 MODULES - 9'-0") PRISM ENLIGHTEN WHITE
6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 12.19 WATTS
LED MODULE POWER USAGE: 9.75 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT
120VAC DEDICATED CIRCUIT



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Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

UL
CERTIFIED
ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

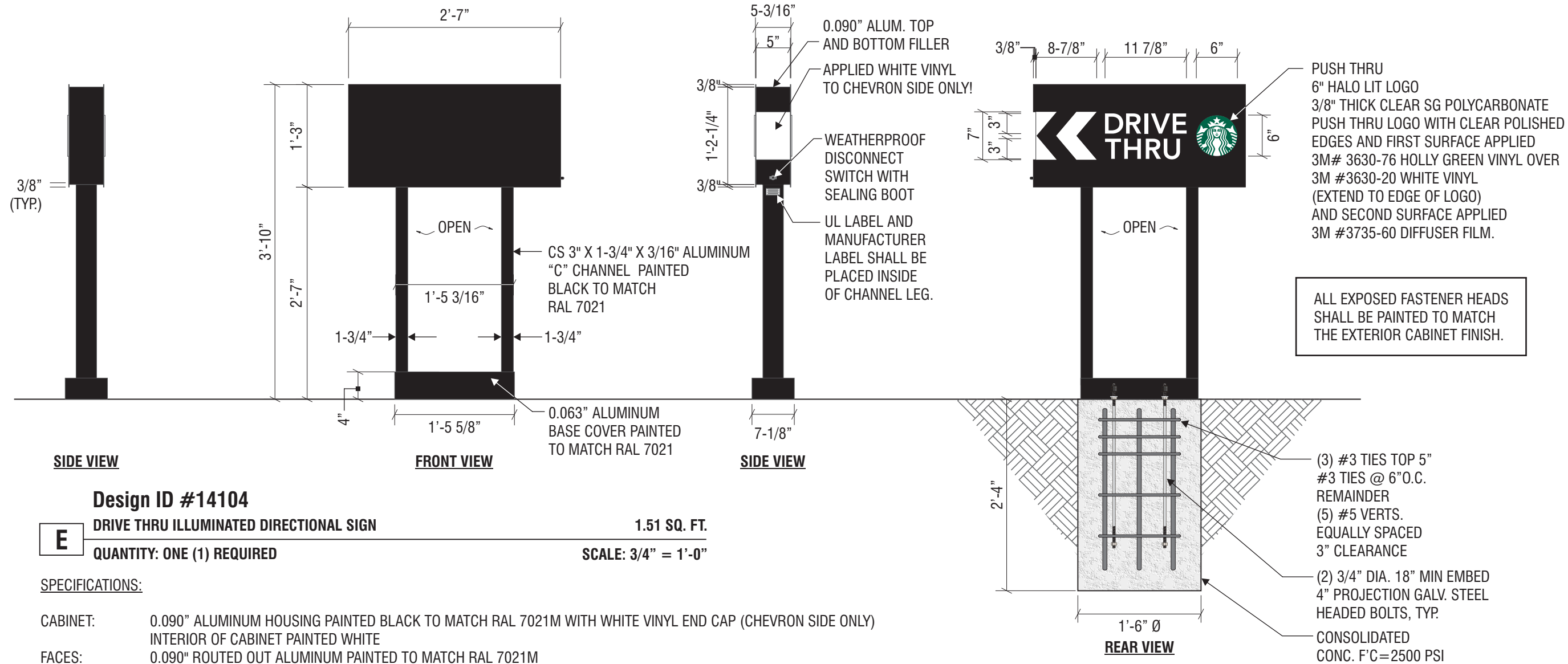
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Design ID #14104

DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

1.51 SQ. FT.

QUANTITY: ONE (1) REQUIRED

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET: 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M WITH WHITE VINYL END CAP (CHEVRON SIDE ONLY)
INTERIOR OF CABINET PAINTED WHITE
- FACES: 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M
- LOGO: 3/8" THICK CLEAR SG POLYCARBONATE PUSH THRU LOGO WITH CLEAR POLISHED EDGES AND FIRST SURFACE APPLIED 3M# 3630-76 HOLLY GREEN VINYL OVER 3M #3630-20 WHITE VINYL (EXTEND TO EDGE OF LOGO) AND SECOND SURFACE APPLIED 3M #3735-60 DIFFUSER FILM
- COPY/CHEVRON: BACKED-UP TRANSLUCENT WHITE POLYCARBONATE
- RETURNS: 5" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M (ONLY RETURN WITH CHEVRONS TO HAVE WHITE VINYL)
- ILLUMINATION: WHITE LEDS WITH POWER SUPPLIES

NOTES:

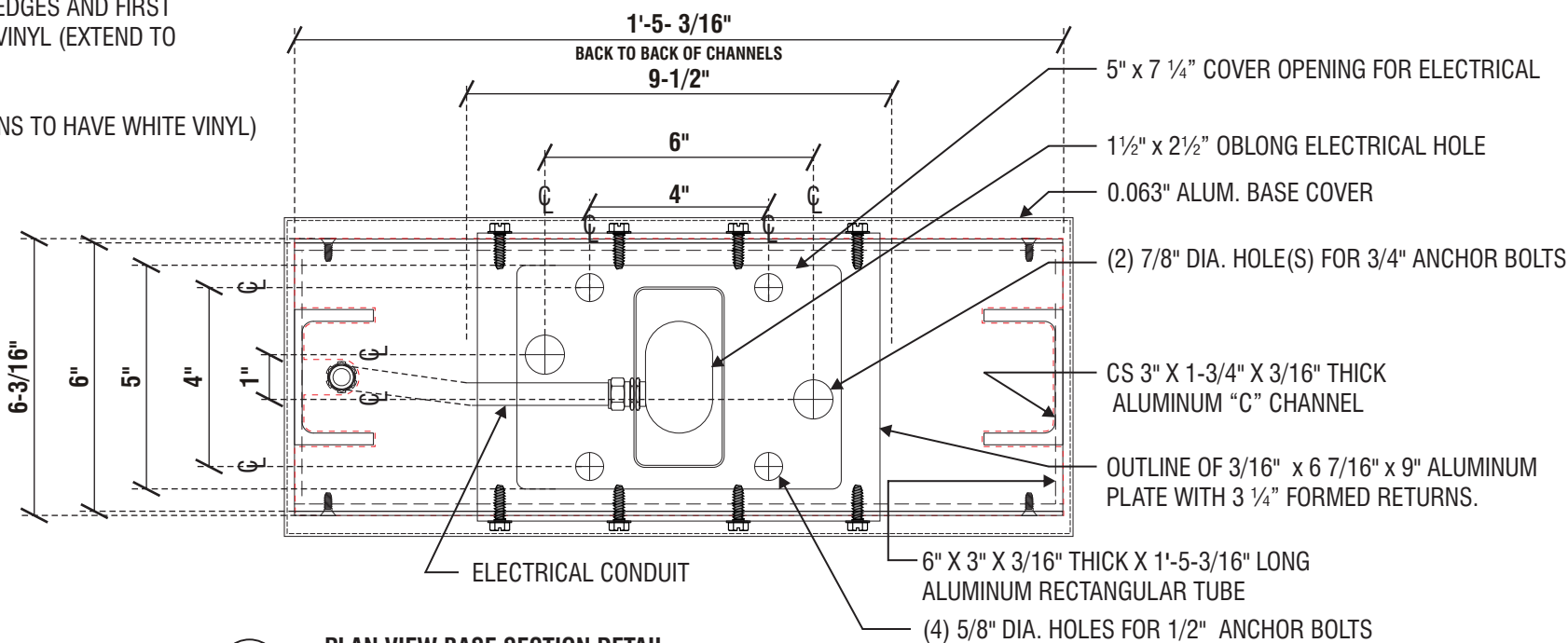
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

DT Directional Illuminated Arrow Series - 46in 1170mm #14104

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	1.51	9.90	120	0.85



1 PLAN VIEW BASE SECTION DETAIL

SCALE: 3" = 1'-0"



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18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr:

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Design:

Date:

Mfg/QC:

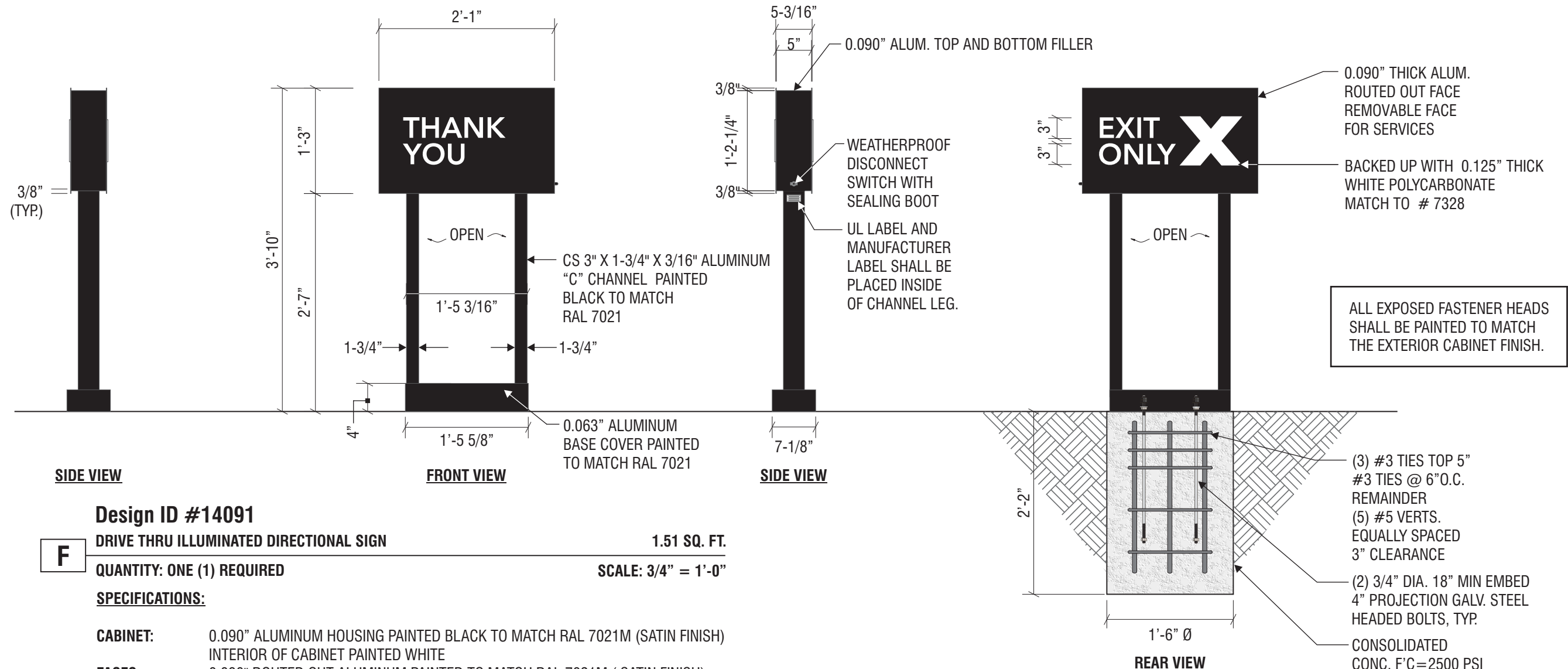
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SIDE VIEW

FRONT VIEW

SIDE VIEW

REAR VIEW

Design ID #14091

DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

1.51 SQ. FT.

QUANTITY: ONE (1) REQUIRED

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M (SATIN FINISH)
INTERIOR OF CABINET PAINTED WHITE
- FACES:** 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- THANK YOU AND EXIT ONLY:** COPY TO BE ROUTED OUT OF ALUMINUM FACE AND BACKED-UP WITH 1/8" TRANSLUCENT WHITE POLYCARBONATE TO MATCH WHITE # 7328
- RETURNS:** 5" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- ILLUMINATION:** WHITE LEDS WITH POWER SUPPLIES

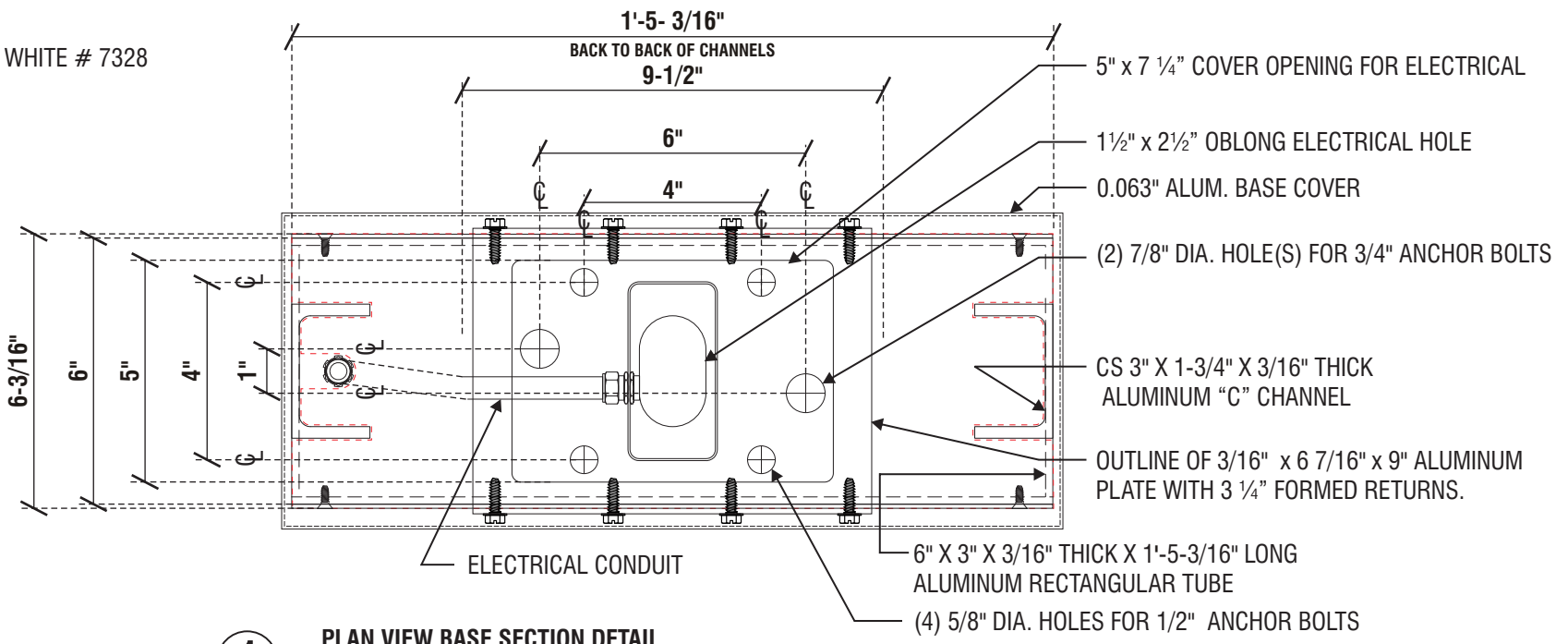
NOTES:

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

DT Directional Exit Sign Illuminated Arrow Series - 46in 1170mm #14091				
Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	1.51	9.90	120	0.85



1 PLAN VIEW BASE SECTION DETAIL

SCALE: 3" = 1'-0"

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Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

ELECTRIC SIGN

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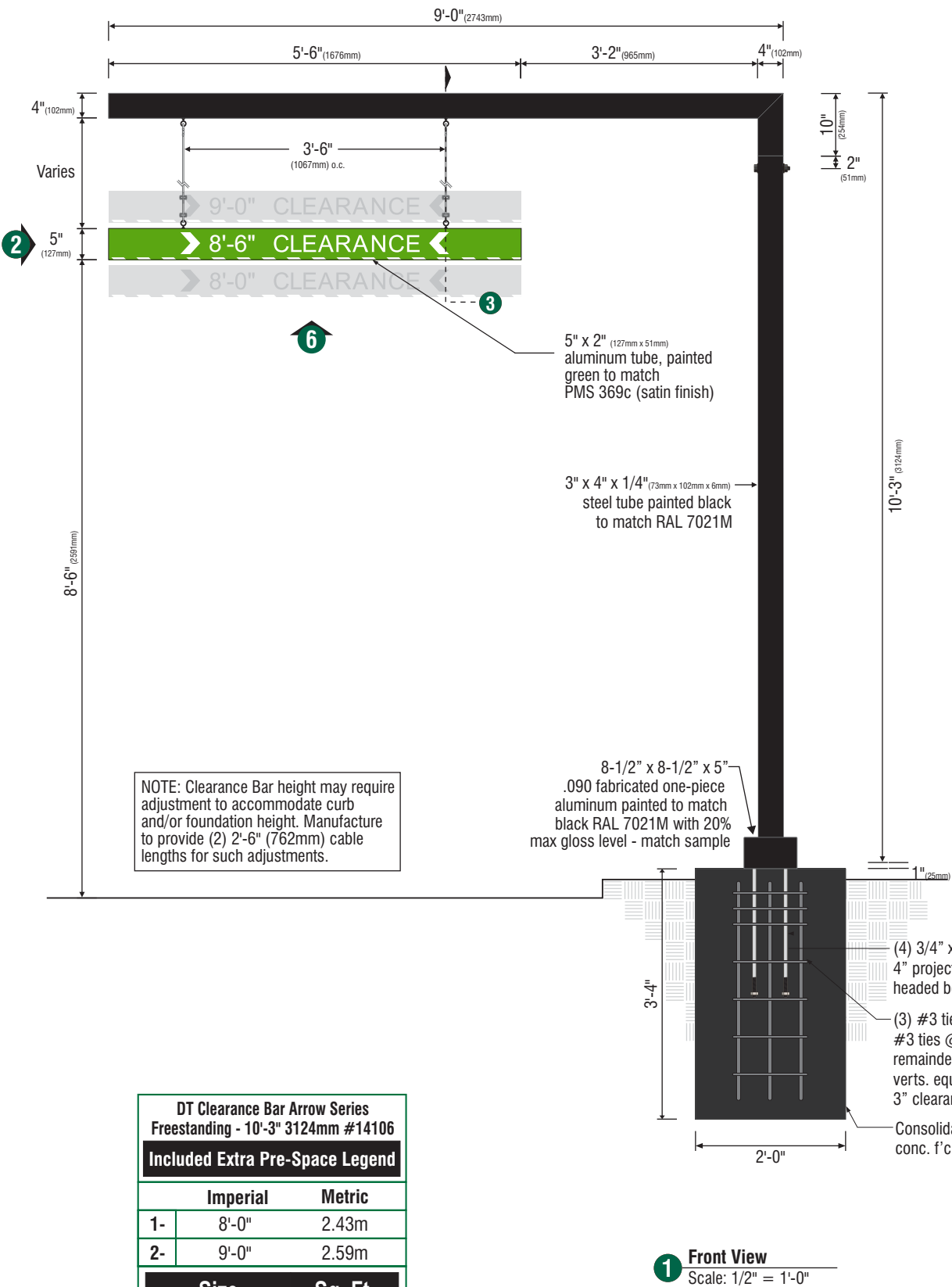
• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

Design: Date:
Mfg/QC: Date:

Page: 10 of 13

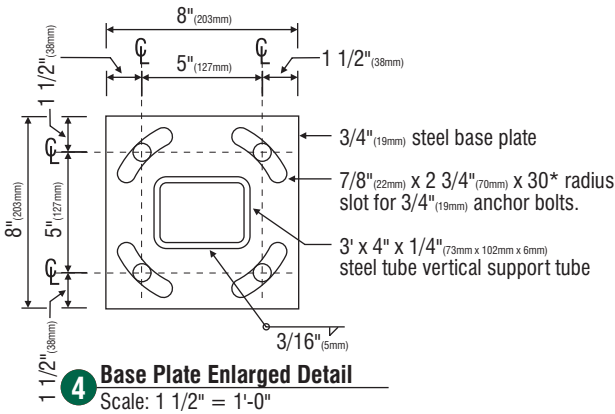
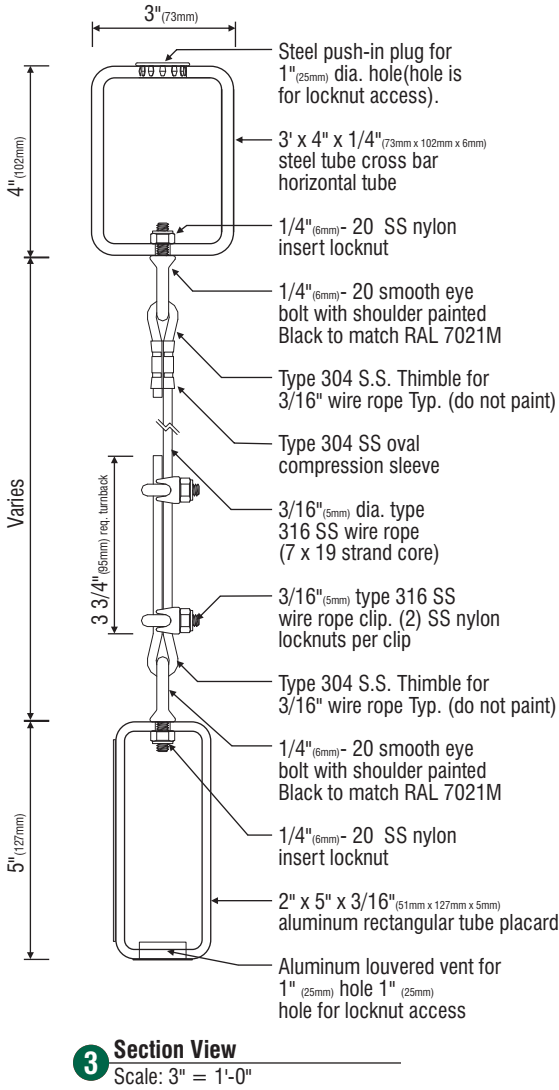
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DT Clearance Bar Arrow Series Freestanding - 10'-3" 3124mm #14106		
Included Extra Pre-Space Legend		
	Imperial	Metric
1-	8'-0"	2.43m
2-	9'-0"	2.59m
Size		Sq. Ft.
10'-3" (3124mm)		2.29

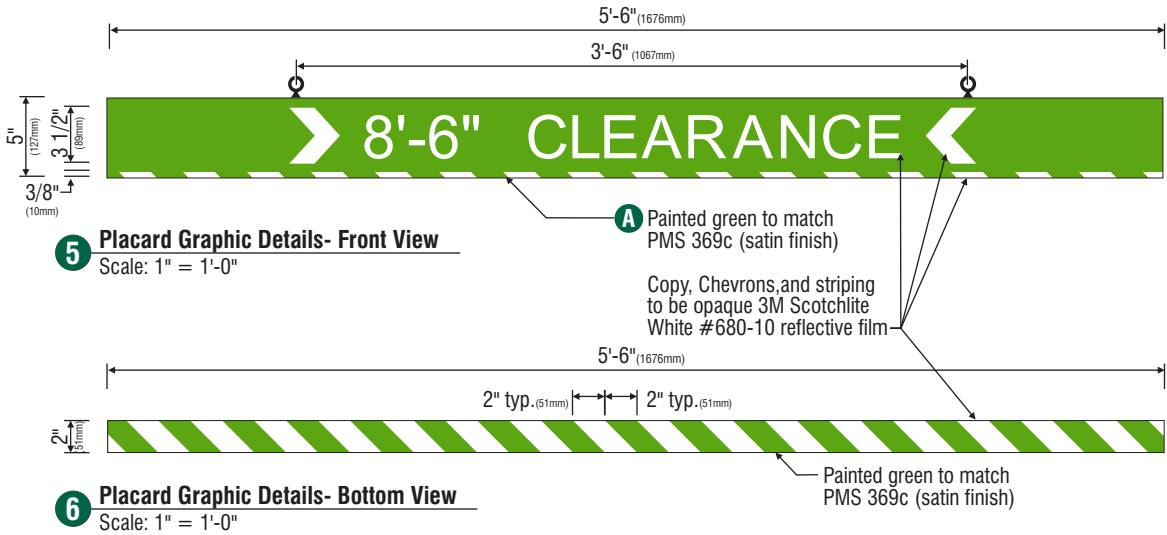
1.) Figured as visual text



G - Design ID #14106

(Qty: 1) Single faced non- illuminated drive thru clearance Bar sign.
Fabricate and install:

- A** Scraper Bar to be 2" x 5" x 1/4" aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).
- B** Copy to be opaque 3M Scotchlite White #680-10 reflective film (field apply).
- C** Chevrons to be opaque 3M Scotchlite White #680-10 reflective film.
- D** Striping to be opaque 3M Scotchlite White #680-10 reflective film. Striping extends 3/8" onto front face.
- E** Suspend sign face from support arm with 3/16" s.s. cable and attachment hardware.
- F** Support structure to be welded 3' x 4" x 1/4" steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.



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ELECTRIC SIGN

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Design: Date:

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Reg. No.:

Revision History:

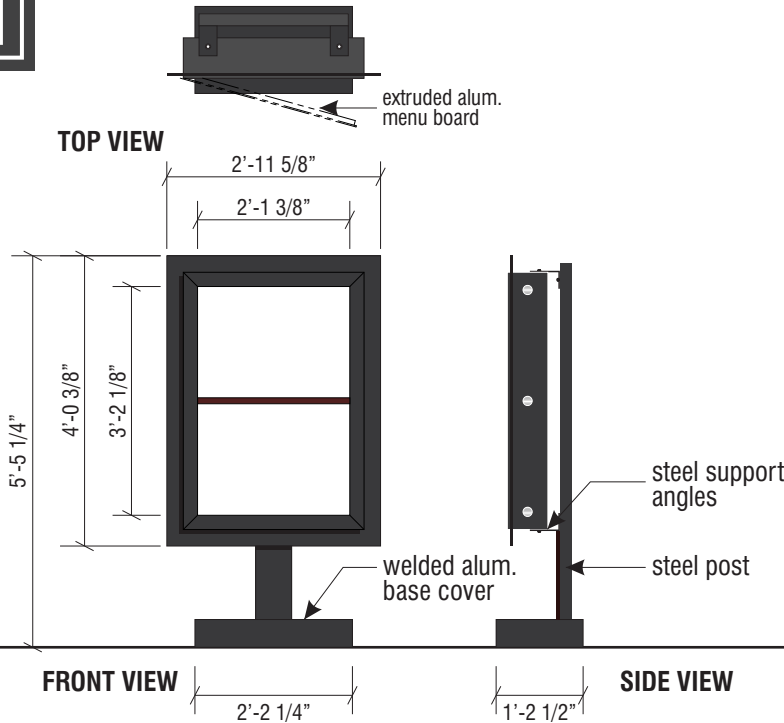
R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back

H

SCALE: 3/8" = 1'-0"

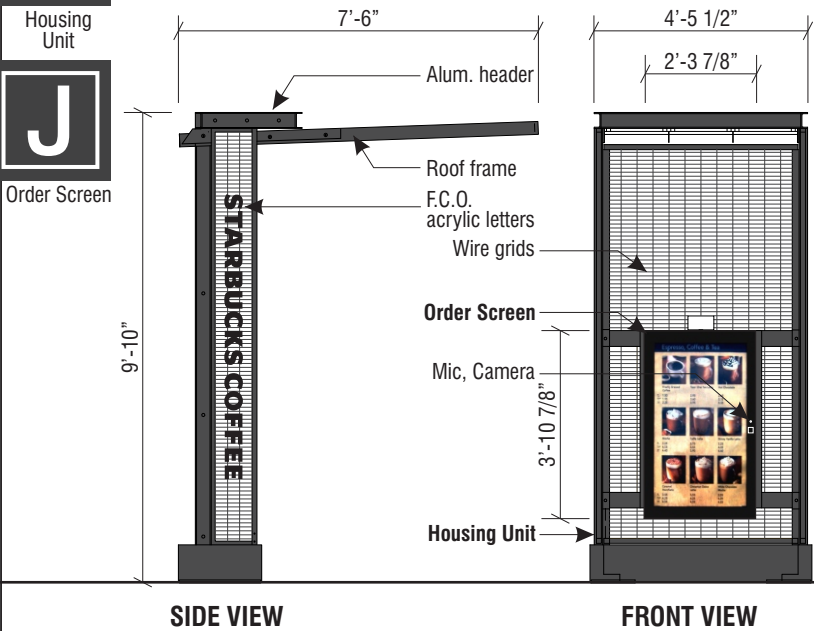


**Preview
Board**

Sq.Ft.	Volts	Amps	Quantity
6.72	120	1.1	1

I

SCALE: 1/4" = 1'-0"

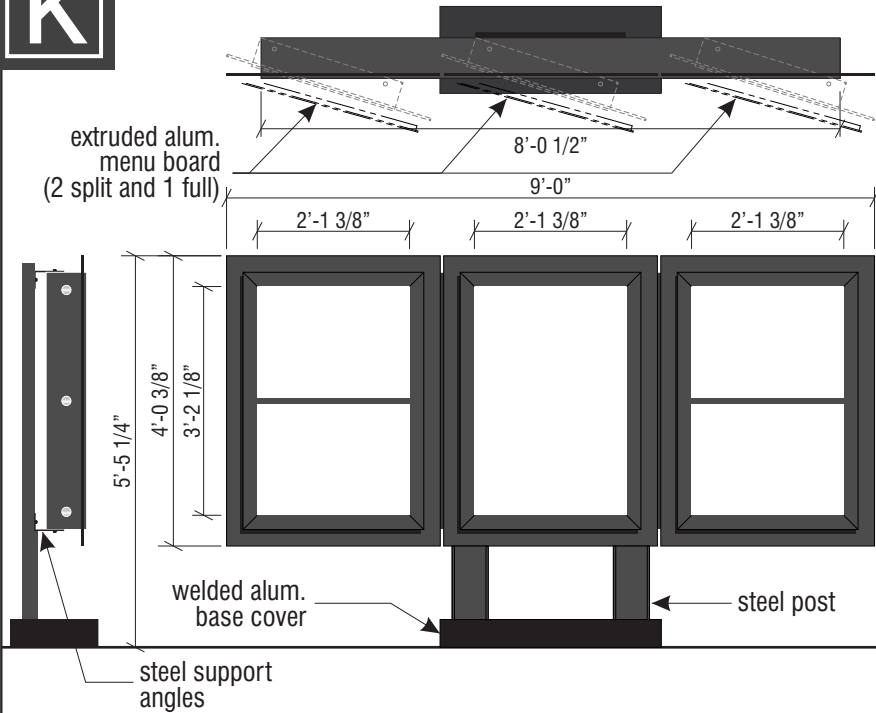


**Order Screen
w/ Housing Unit**

Sq.Ft.	Volts	Amps	Quantity
43.75	120	1.1	1

K

SCALE: 3/8" = 1'-0"



**Menu
Board**

Sq.Ft.	Volts	Amps	Quantity
20.16	120	3.3	1

EVOLVED DT SIGNAGE

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr.:

Date:

Design:

Date:

Mfg/QC:

Date:

Page: 12 of 13

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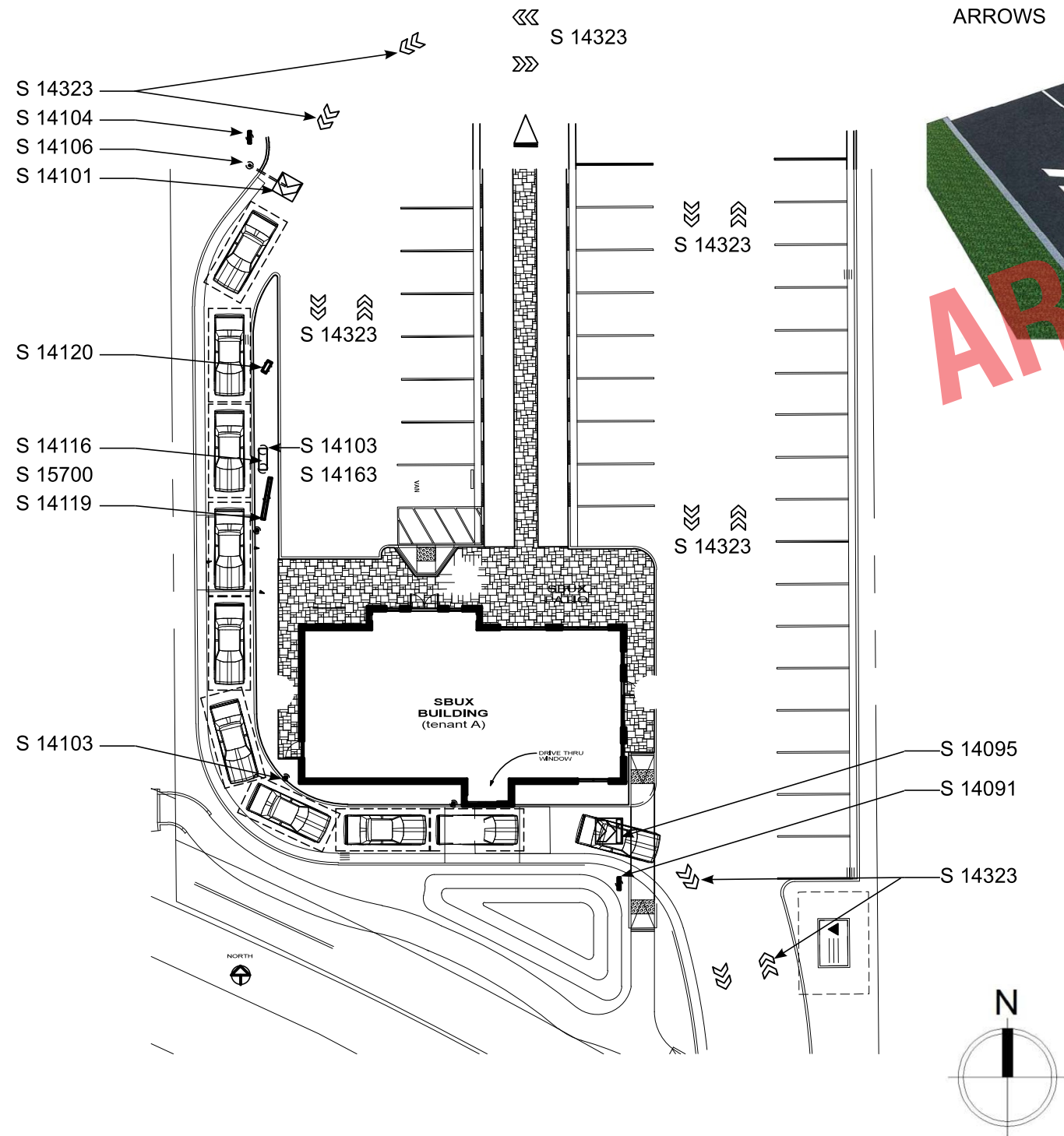
© SEA 2018

Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

1

OVERVIEW OF ARROWS DONE BY OTHERS

SCALE: 1/32" = 1'-0"



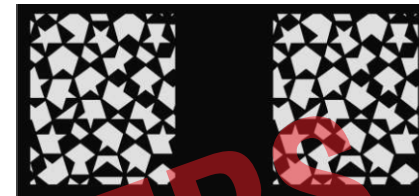
S 14323 - DOUBLE
ARROWS



S 14101 - DRIVE LANE
DIRECTIONAL ARROW



S 14095 - DRIVE LANE
ARROW WITH STOP BAR



STAR PATTERN AT
ORDER POINT



DOUBLE ARROWS
ASPHALT



DRIVE LANE GRAPHICS
CONCRETE



DRIVE LANE GRAPHICS
ASPHALT

2

OVERVIEW OF ARROWS DONE BY OTHERS

SCALE: NTS



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:

Starbucks Coffee
Mt. Hermon & Kings Village

Address:

260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

Design No.:

18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

Date:

Page: 13 of 13

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City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: February 6, 2019

TO: Honorable Mayor and Members of the City Council

FROM: Taylor Bateman, Community Development Director

APPROVED: Jenny Haruyama, City Manager

SUBJECT: **PUBLIC HEARING TO CONSIDER A PLANNED SIGN
PROGRAM FOR TWO NEW COMMERCIAL BUILDINGS
LOCATED AT 260 MOUNT HERMON ROAD
APNs 022-231-27 & 28**

SUMMARY OF ISSUE

On March 21, 2018, the City Council approved "The Hangar" commercial development project located at 260 Mount Hermon Road. The approved project consists of a 2,412 square foot drive-through restaurant (Starbucks) and a 13,318 square foot commercial building with retail space and a restaurant use (The Hangar). Construction is near completion on the drive-through building and is expected to be occupied by Starbucks. While reviewing the application on March 21, 2018, the City Council deferred approval of project signage to allow the developer and staff time to prepare a Planned Sign Program for the project. The Planned Sign Program can be approved as an amendment to the existing Planned Development Permit for the Hangar project.

PROJECT DESCRIPTION

The proposed Planned Sign Program consists of a free standing identification sign and wall mounted tenant identification signs for the Hangar Building. It also includes wall mounted tenant identification signs for the Starbuck building as shown in the attached plans.

DISCUSSION

The proposed project is located in the Scotts Valley Town Center Specific Plan (TCSP) area. In December of 2008 the City Council adopted the TCSP with the goal of providing a vision for the future Scotts Valley Town Center (SVTC). The TCSP guidelines encourage the preparation of a Planned Sign Program (PSP) for new development and specifically allows façade signs, blade signs and awning signs. Other types of signs can be approved through the Planned Development permit process. The purpose of a PSP is to facilitate the creation of a thorough and integrated signing system that encourages

high-quality sign designs which will enhance the character or value of the community. Signs in the SVTC are required to be consistent with the character of the TCSP and compatible with existing signage in the TCSP area.

The Scotts Valley Municipal Code (SVMC) allows for consideration of a Planned Sign Program pursuant to Section 17.56.180 of the Scotts Valley Municipal Code (SVMC). The intent of a Planned Sign Program is “to facilitate creation of thorough and integrated signing systems for three or more tenant developments, or for commercial property over one acre in size or with two hundred fifty linear feet or more of frontage.” A Planned Sign Program may provide for additional, larger or different types of signs where conditions warrant, and high quality sign designs which enhance the character or value of the community are encouraged”.

Staff has reviewed the proposed Planned Sign Program for compliance with the City’s regulations and requirements. An analysis of the project for the City Council’s consideration is provided below.

Freestanding Sign (Hangar)

The proposed freestanding identification sign is located adjacent to Mount Hermon Road. The sign will be constructed with gray/black stone and metal in a style that blends with the approved Starbuck’s and Hangar buildings. The main portion of the sign is 13.5 feet in height and the support column is 15 feet in height. The center identification portion of the sign will utilize internally lit metal box letters and the tenant identification signs will be black metal letters on metal panels. The tenant signs will be illuminated with ground lighting.

The freestanding identification sign is an important component for the commercial success of The Hangar as the building tenants will not be directly visible from Mount Hermon Road. To ensure that the project retains a center name and identity the Planned Sign Program has been conditioned to require that the column portion of the freestanding sign be reserved for center identification only and not for tenants.

Additionally, another condition has been included which specifies that the freestanding sign only be used to identify The Hangar building and the tenants of that building. This will provide greater visibility for the tenants of The Hangar building. The drive-through building signage is highly visible from Mount Hermon Road and does not need the additional signage. Limiting additional signage ensures that the freestanding sign remain properly proportioned and appropriately sized.

The TCSP establishes a framework for development with a logical system of circulation and parking and a landscape and streetscape that establishes a unique pedestrian-friendly environment, sense of place, and destination for Scotts Valley. To meet the TCSP goal of creating a sense of place and to ensure integration of this project into the SVTC, the project has been conditioned to add language referencing the SVTC on the column portion of the sign or other location as deemed appropriate by staff. Compatibility and integration of the freestanding sign with the future SVTC is an important consideration

due to the fact that the Town Center design is not yet determined. The freestanding sign will likely affect future sign and building placement in the SVTC and require the developers of the remainder of the SVTC to design their project so as not to reduce the visibility of the freestanding sign.

Wall Signs (Hangar)

Individual box letter signs and logos are proposed to identify The Hangar building and the tenant spaces in building. The signs will be constructed of black metal with translucent faces that are internally illuminated. The proposed sign locations, size, and number varies from tenant to tenant depending upon the location. In general, each tenant sign is centered over doors and/or windows. Signs are to be installed as specified on the project plans (i.e. size, location, materials, etc.)

Wall and Directional Signs (Starbucks)

Internally illuminated white face lit single line channel letters are proposed for the sides of the building and illuminated logos are proposed for the front and back of the building. The plan also proposes various directional signs and a menu board for the drive-through. As proposed the channel letters are 1.5 feet in height. The City Council may want to consider a maximum letter height of 1 foot to ensure compatibility with the size and architecture of the new building. Per the TCSP signage should be limited in scale and quantity to encourage a pedestrian orientation in the SVTC area.

PUBLIC NOTICE & COMMENT

The site was posted and a public notice was posted in three (3) public places and mailed to surrounding property owners within 300 feet. No comments have been received.

FISCAL IMPACT

There is no anticipated fiscal impact associated with the project.

RECOMMENDATION

It is recommended that the City Council amend the Planned Development Permit for the Hangar project and approve the Planned Sign Program, by adoption of Resolution No. 1958, subject to the conditions in Exhibit A of the resolution.

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Project Plans (received December 3, 2018).....	10

RESOLUTION NO. 1958

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED SIGN PROGRAM THE HANGAR DEVELOPMENT AT 260 MOUNT HERMON ROAD / APN'S 022-231-27 AND 022-231-28

WHEREAS, on March 21, 2018, the City Council approved "The Hangar" commercial development project located at 260 Mount Hermon Road which consists of a 2,412 square foot drive-through restaurant (Starbucks) and a 13,318 square foot commercial building with retail space and a restaurant use; and

WHEREAS, the Hangar project is located within the Town Center Specific Plan; and

WHEREAS, the City of Scotts Valley has received an application filed by Corbett Wright, for an amendment to Planned Development Permit (Planned Development Permit No. PD17-002.1) and Design Review No. DR19-001 for a Planned Sign Program for The Hangar Development at 260 Mount Hermon Road // APNs 022-231-27 & 28; and

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 1 (Section 15301); and

WHEREAS, the project was reviewed by the City Council at a duly noticed public hearing on February 6, 2019.

NOW THEREFORE, the City Council of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The City Council of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the City Council staff report dated February 6, 2019:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project site will provide signage that is in keeping with the character of the TCSP and compatible with existing signage in the TCSP area.
2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The project meets the requirements of this finding in that approval of the PD Permit will allow development that is consistent with the TCSP.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the siting and size of the signs will be in scale and compatible with the adjacent shopping centers and the anticipated massing of the Town Center.
4. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the City has determined that the project is categorically exempt.

Design Review

5. ***The signs serve primarily to identify the business or the activity conducted on the premises, or identifies the product or service offered thereon.*** All proposed signs serve to identify the development and the businesses conducted on the premises.
6. ***The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part. The proposed signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part.*** The proposed Planned Sign Program specifies a consistent sign design standard that compliments the architecture of the development, surrounding properties and the anticipated Town Center.
7. ***The proposed Planned Sign Program facilitates the creation of through and integrated signing systems for three or more tenant developments, or for commercial property over one acre in size, or with two hundred fifty linear feet or more frontage. Furthermore, the proposed Planned Sign Program is of a high quality design which will enhance the character or value of the community.*** The proposed Planned Sign Program will facilitate the creation of a thorough and integrated signing system for these commercial properties. The Planned Sign Program includes consistent specifications for the individual tenant signs and the new center identification sign will match the architectural style and materials of the development.

Town Center Specific Plan

8. The proposed free standing sign is in character with the Town Center Specific Plan because it is compatible with existing signage used by surrounding shopping centers, such as wood and stone finishes, and metal which blends with the two new buildings on the subject property.

SECTION 4: Planned Development Permit PD17-002.1 and Design Review DR19-002 shall lapse and shall become void on February 6, 2020, unless within one (1) year from the date of this resolution, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or an extension of this approval is granted by the Planning Commission.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council of the City of Scotts Valley approves Planned Development Permit PD17-002.1 and Design Review DR19-002 for a Planned Sign Program for The Hangar Development at 260 Mount Hermon Road // APN's 022-231-27 and 022-231-28, subject to the Conditions of Approval in Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 6th day of February 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Jack Dilles, Mayor

Attest: _____
Tracy Ferrara, City Clerk

Exhibit A – Resolution No. 1958

Conditions of Approval (Numbers 1 - 12)

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. The developer shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

Planning Department

4. The materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
5. All signs on the property shall be per the project plans prepared by Lot C Architecture, dated October 15, 2018, and received by the City of Scotts Valley on December 3, 2018.
6. The column portion of the freestanding sign shall only be used for center identification and not for tenants.
7. A portion of the freestanding side shall be used to identify the Scotts Valley Town Center to meet the TCSP goal of creating a sense of place and to ensure integration of this project into the SVTC.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.
9. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

Building Department

10. Energy Compliance documents for sign lighting shall be submitted with Building Permit application.
11. Structural design/details for footings and ground mounted signs shall be included with Building Permit application.
12. All hardware and attachment specifications shall be included with Building Permit application.

City Public Works Department- Engineering Division

13. The freestanding sign shall be located outside of Public Utility Easements.

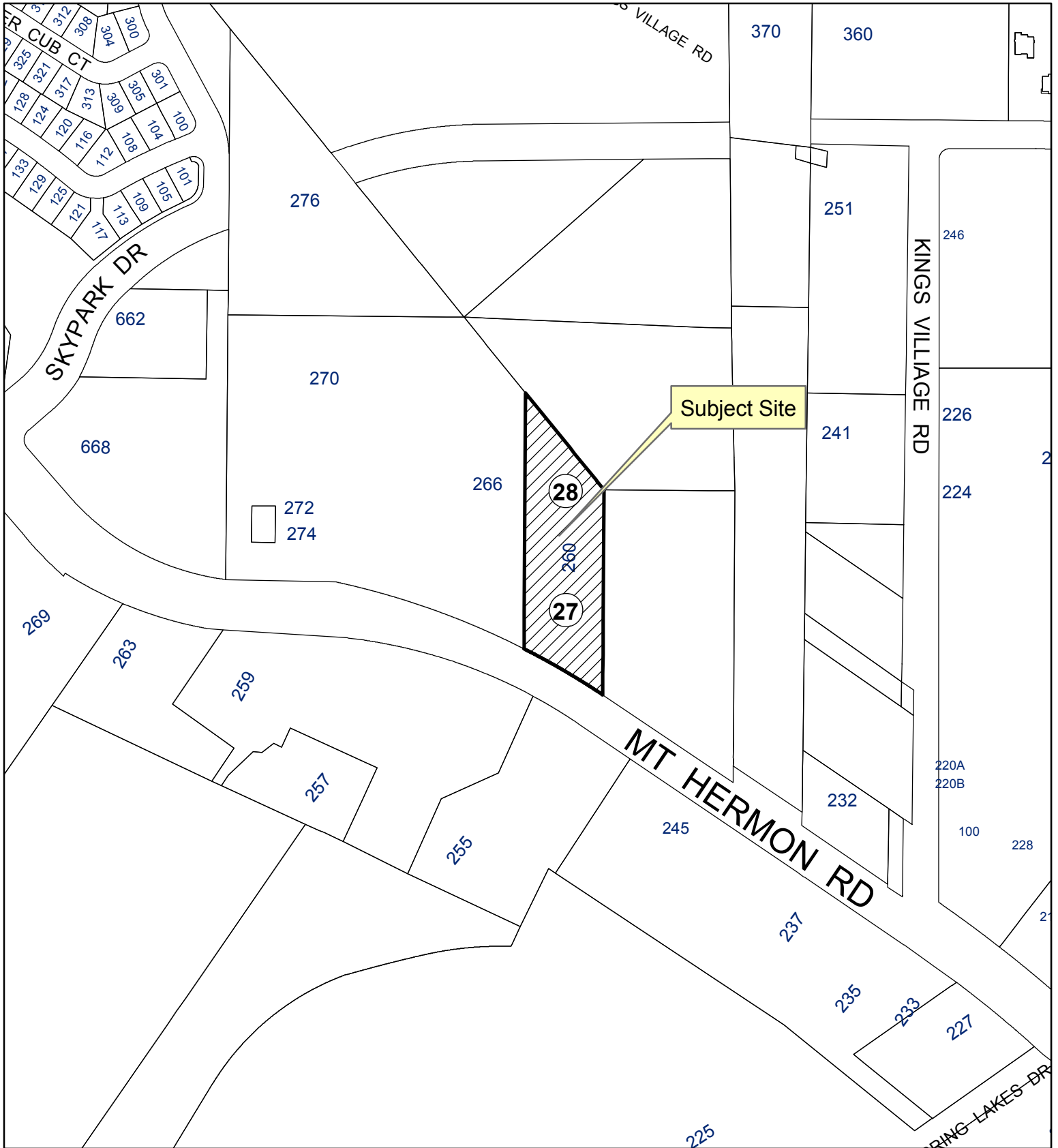
Scotts Valley Fire Protection District

14. The property owners shall provide site addressing on signs and buildings. Final design and location of the address numbers are subject to Fire District approval.

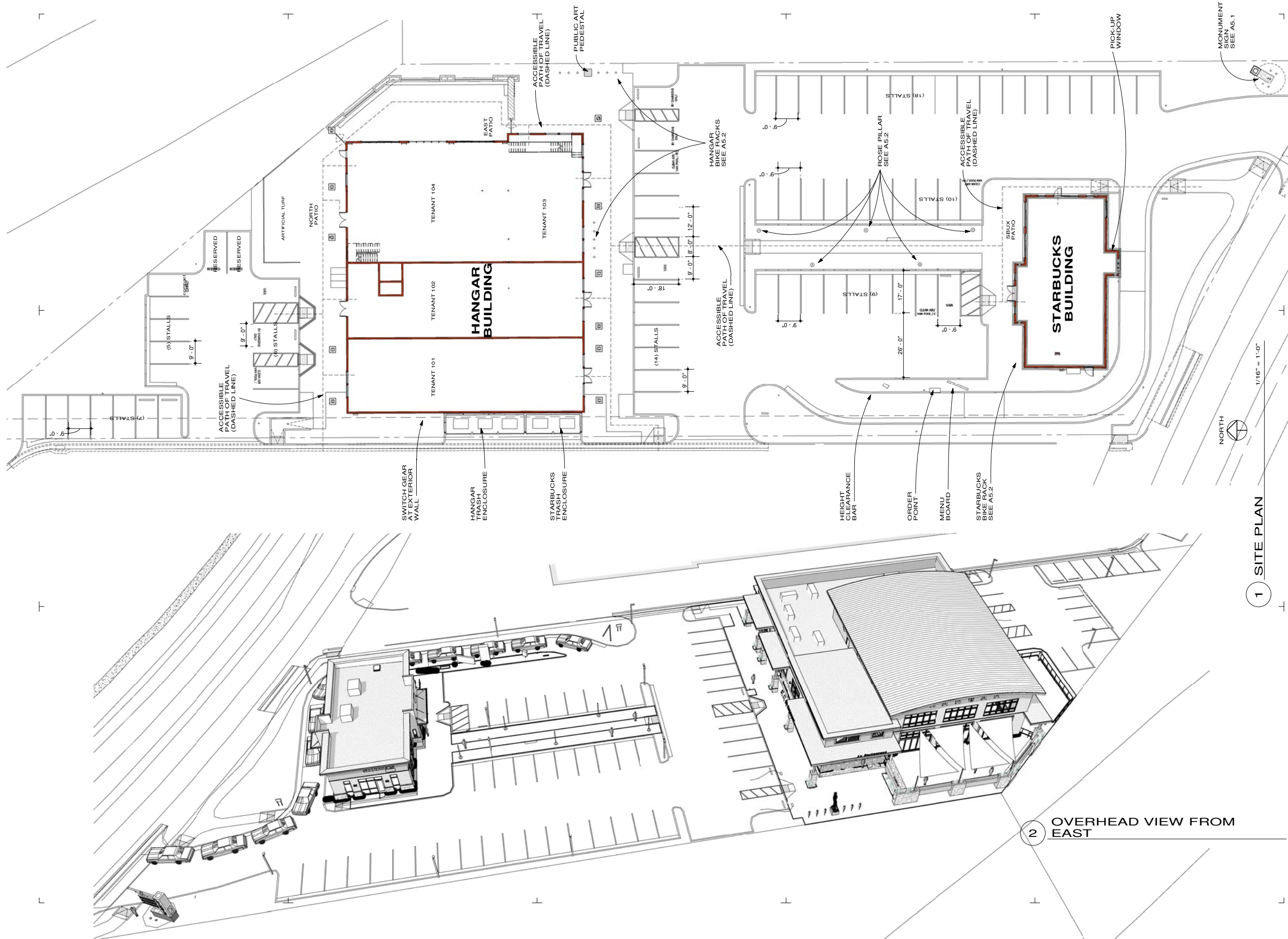
Name and Signature of Property Owner

Date

Location Map



260 Mount Hermon Rd.
APNs 022-231-27
022-231-28



p.530.550.7468
p.o. box 8145
truckee, ca 96162
www.lotarchitecture.com



PROJECT:
**THE HANGAR
AT SKY PARK**

Schematic Design

260 Mt. Hermon Rd.
Scotts Valley, CA
95066
APN: 022-231-03

REVISIONS:		
NO.	DATE	REMARKS
1	1/15/18	corrections

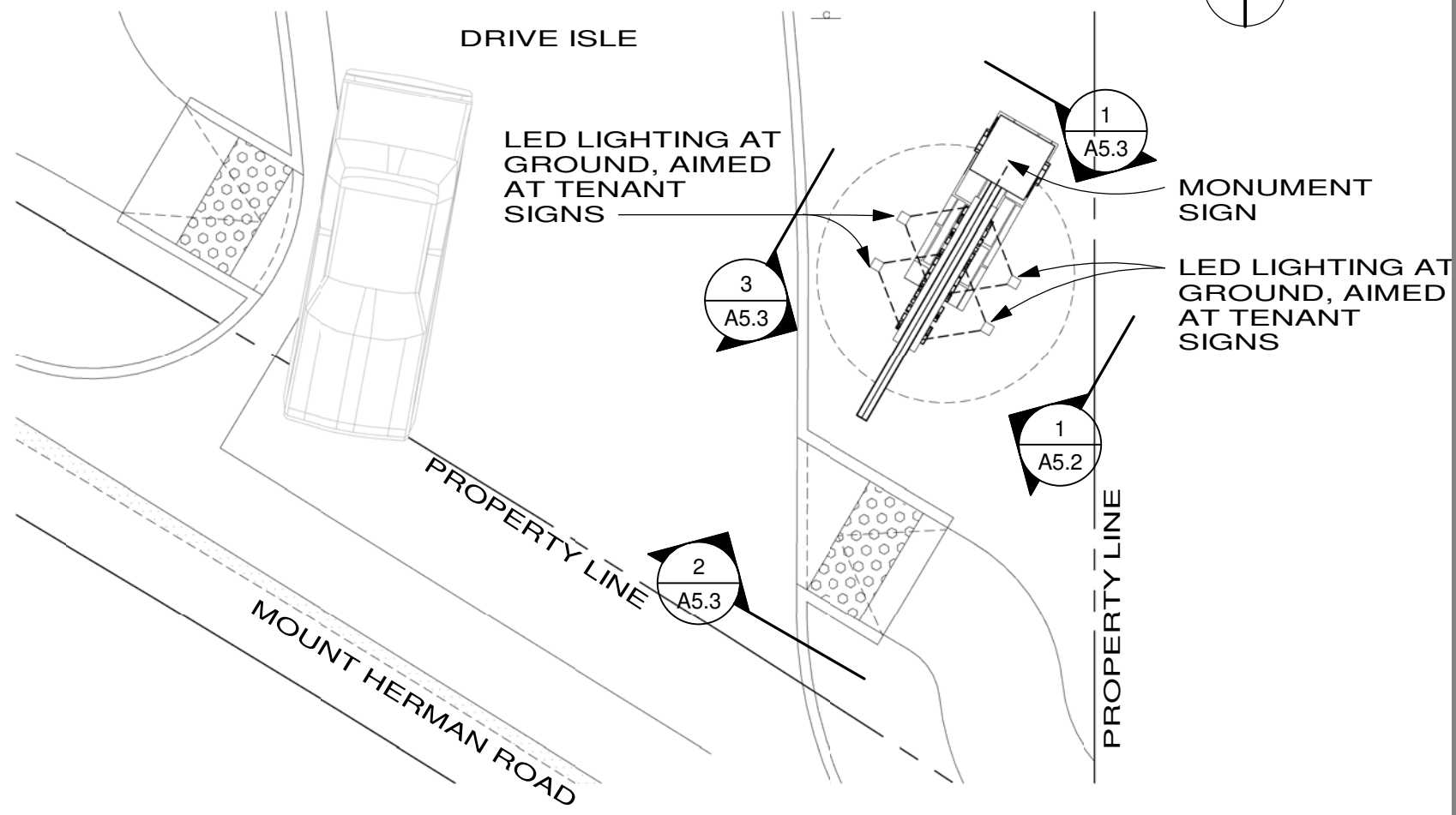
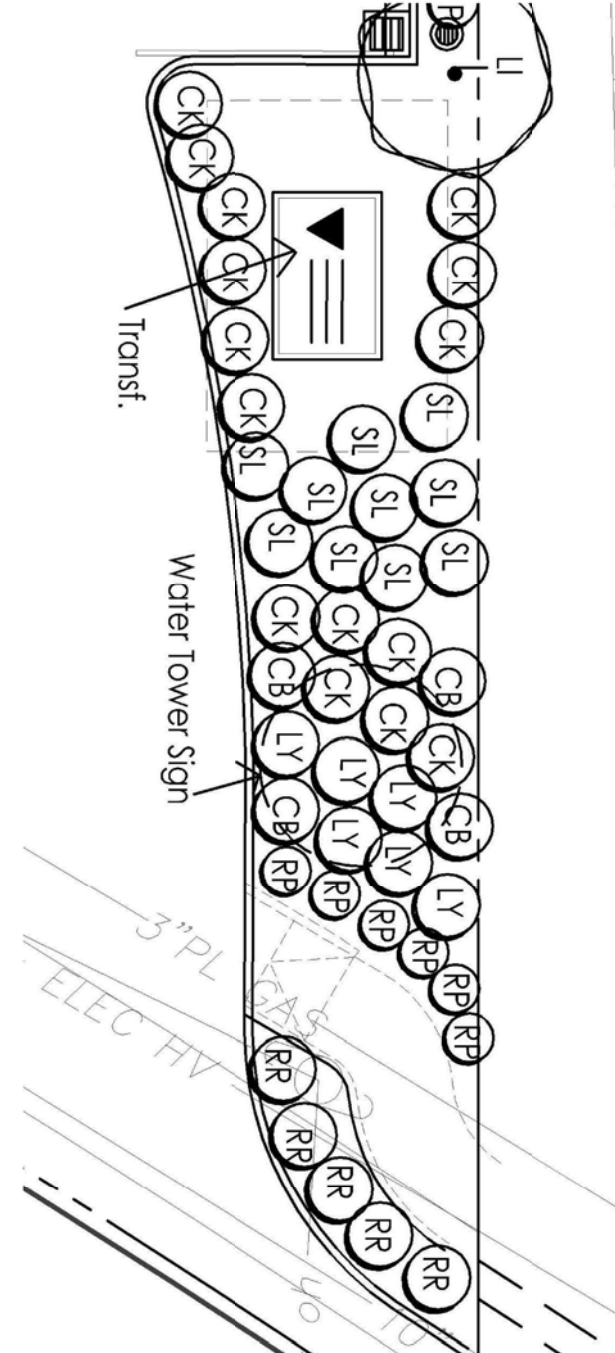
PROJECT NO:
1615
ISSUE DATE:
October 15, 2018

DRAWING
TITLE:

ARCHITECTURAL
SITE PLAN
1/16" = 1'-0"

DRAWING NO.:

A1.1



1 SIGN PLAN 1/8" = 1'-0"

Plant Legend

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
LI	-	15	Lagerstroemia hybrid (use the variety used in the medians on Scotts Valley Dr.)	Crape Myrtle
MEDIUM and LOW SHRUBS				
DB	-	5	Dietes bicolor	Butterfly Lily
PC	-	5	Pennisetum Cupreum	Bronze Fountain Grass
CB	-	15	Climbing rose - Don Juan red rose (Jackson Perkins) train on supports of water tower sign	
PR	-	15	Prunus caroliniana or	Carolina Cherry
CR	-	5	Climbing rose trained on pillar - Don Juan red rose (Jackson Perkins) Plant these at the top of the slope and not at the bottom of bio retention area.	
TJ	-	15	Trachelospermum jasminoides staked vine trained on pillar	Star Jasmine

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
GROUND COVERS				
RP	-	1	Rosmarinus Irene	Prostrate Rosemary
SL	-	1	Salvia leucantha-variety with purple and white in flowers	Mexican Sage
CK	-	1	Calamagrostis Karl Foerster	Pacific Reed Grass
L	-	1	Lomandra Breeze	
AE	-	1	Arctostaphylos Emerald Carpet	Low Manzanita
CY	-	1	Carex yellow variety selected by Corbett Wright	
RR	-	5	Simplicity Red Rose by Jackson Perkins	
LY	-	1	Lantana Spreading Yellow	



BIO RETENTION AREAS				
BR	-	1	sod	Biofiltration Sod from Delta Bluegrass Company (800) 637-8873 includes Molate Fescue, CA Barley, Purple Needle Grass and CA Brome or a combination of the following plants listed below
X	-	1	18" O.C.	Chondropetalum tectorum Cape Rush
J	-	1	18" O.C.	Juncus patens Elk Blue Gray Rush
C	-	1	18" O.C.	Carex divulsa Berkeley Sedge

There are ___ total plants including trees. ___ plants (___%) (including trees) are rated low water use

MONUMENT SIGN LANDSCAPING



ARCHITECTURE

p.530.550.7468
p.o. box 8145
truckee, ca 96162
www.lotcarchitecture.com

PROJECT :
**THE HANGAR
AT SKY PARK**

ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

**MONUMENT
SIGN PLANS**
1/8" = 1'-0"

DRAWING NO :

MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



ARCHITECTURE

p.530.550.7468

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truckee, ca 96162
www.lotcarchitecture.com

PROJECT :

*THE HANGAR
AT SKY PARK*

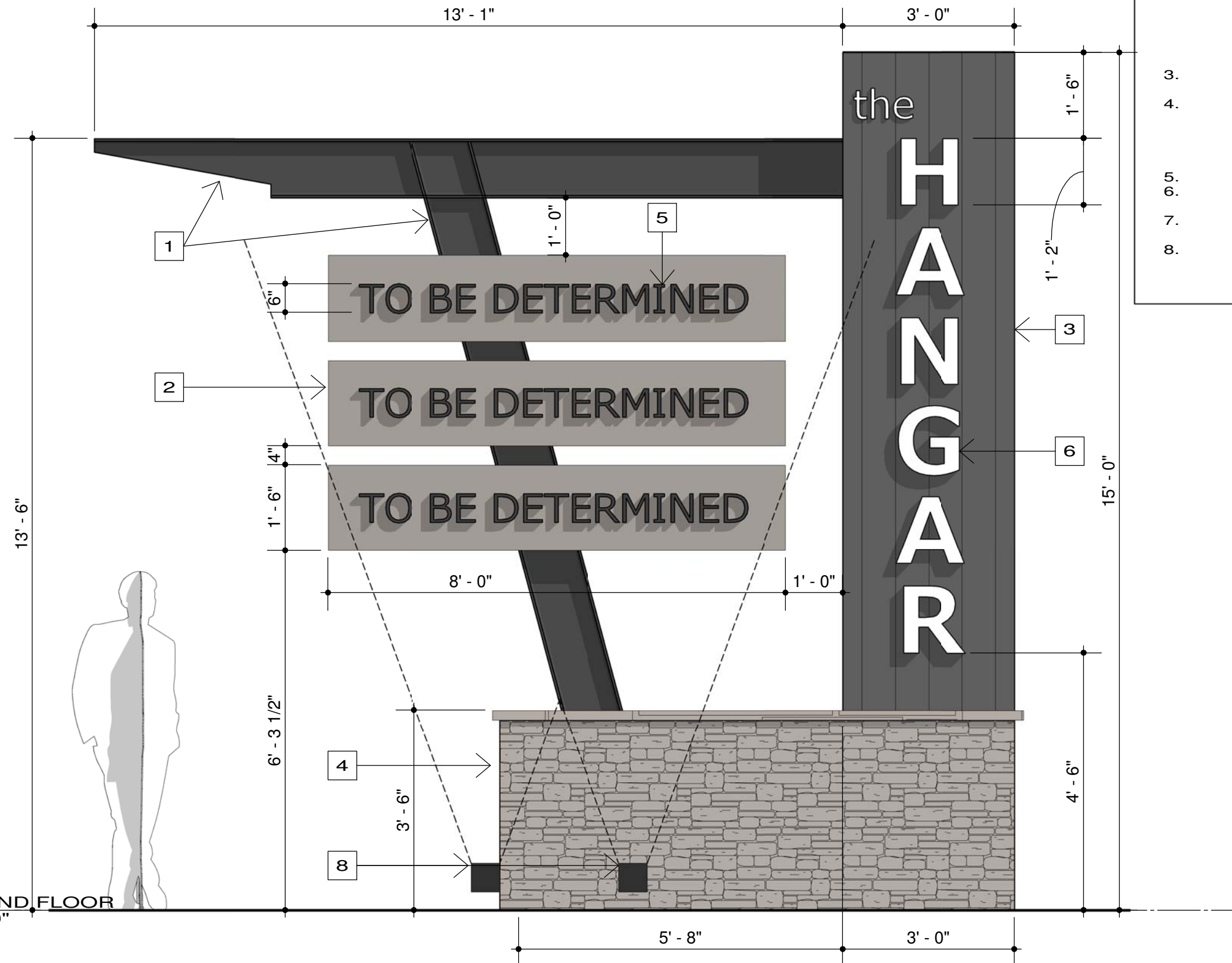
ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

*MONUMENT
SIGN
ELEVATIONS
As indicated*

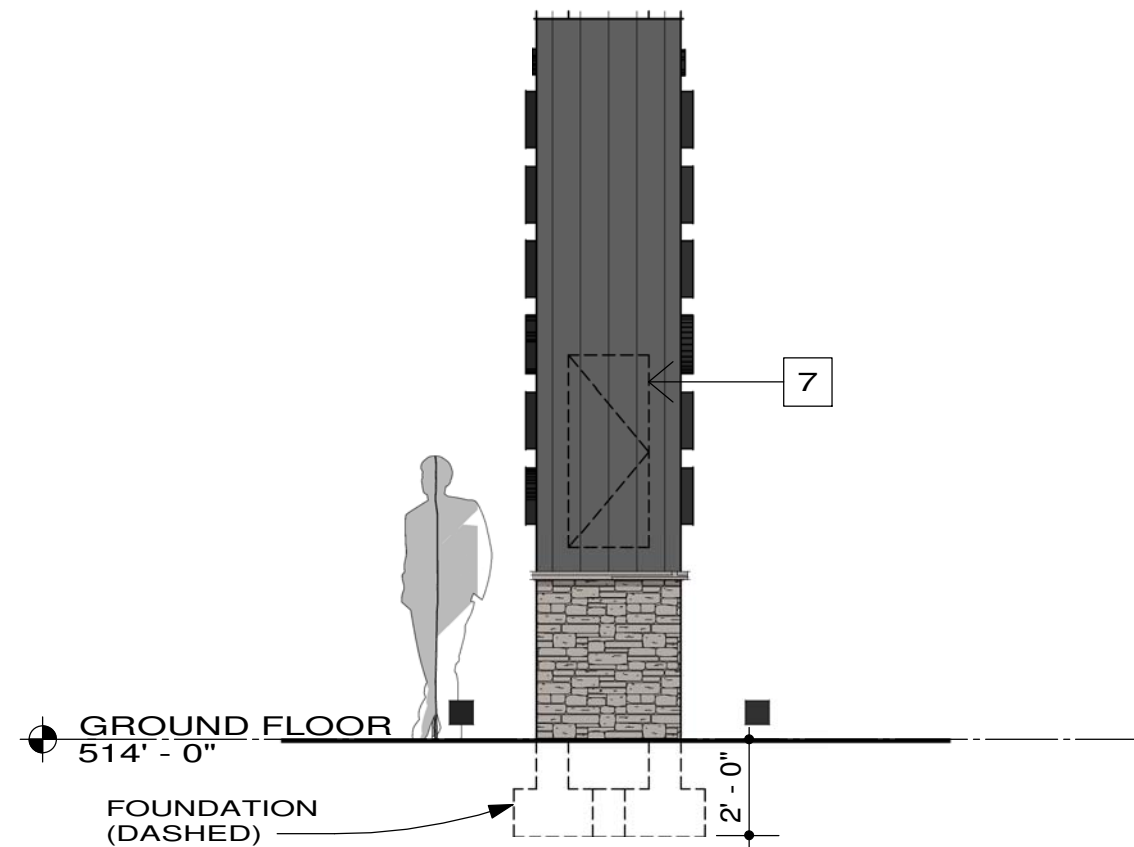
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Page 505 of 562

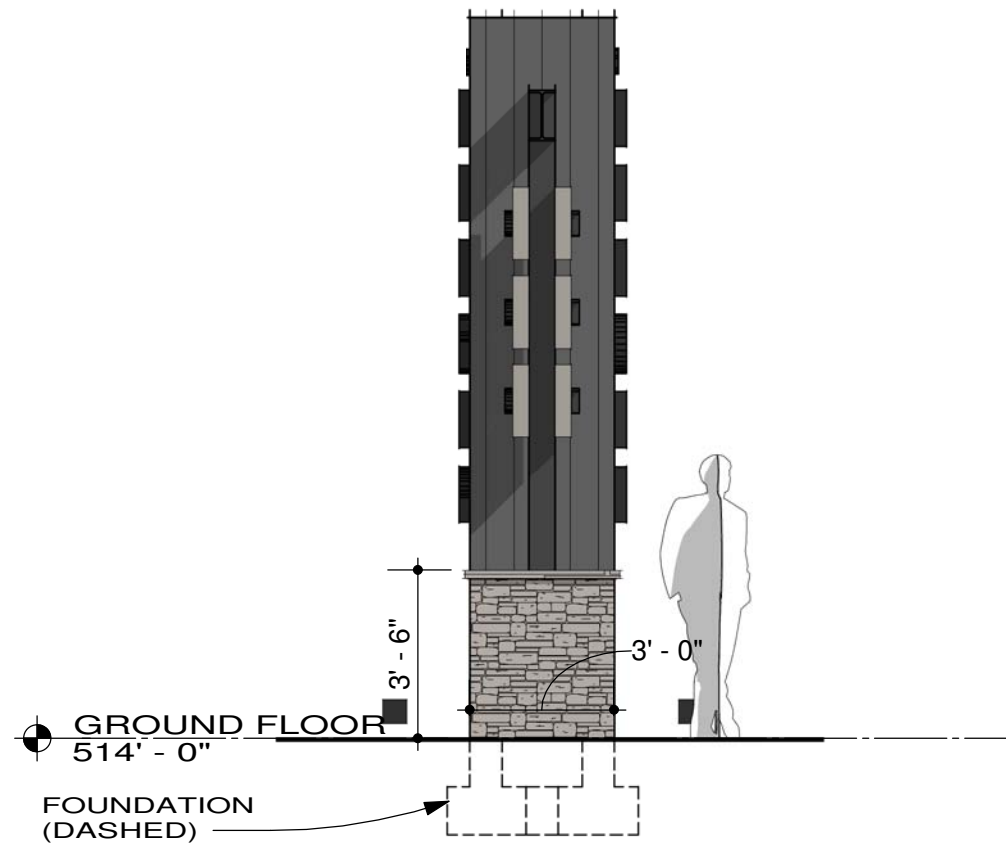


1 SIGN EAST ELEVATION

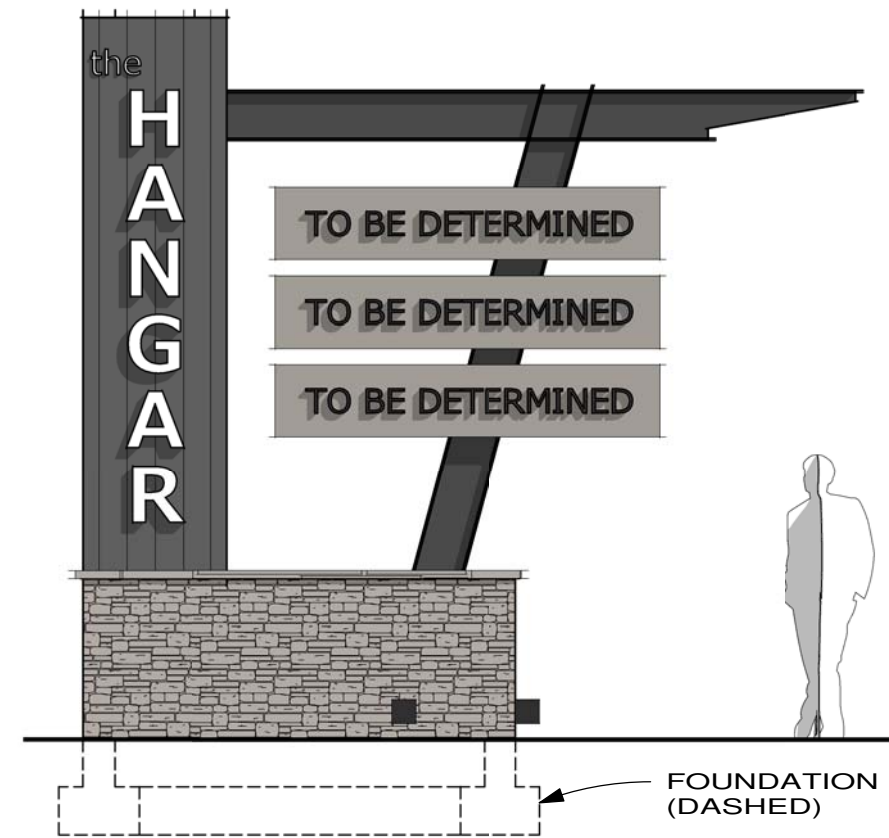
1/2" = 1'-0"



1 SIGN NORTH ELEVATION 1/4" = 1'-0"



2 SIGN SOUTH ELEVATION 1/4" = 1'-0"



3 SIGN WEST ELEVATION 1/4" = 1'-0"

MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



ARCHITECTURE

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truckee, ca 96162
www.lotcarchitecture.com

PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

*MONUMENT
SIGN
ELEVATIONS
1/4" = 1'-0"*

DRAWING NO :

A5.3



MATERIALS

- 1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
- 2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
- 3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
- 4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
- 5. BLACK METAL LETTERS
- 6. INTERNALLY LIT METAL BOX LETTERS
- 7. ACCESS PANEL (BLIND DOOR)
- 8. LED LIGHTING



ARCHITECTURE

p.530.550.7468

p.o. box 8145
truckee, ca 96162
www.lotcarchitecture.com

PROJECT :

THE HANGAR
AT SKY PARK

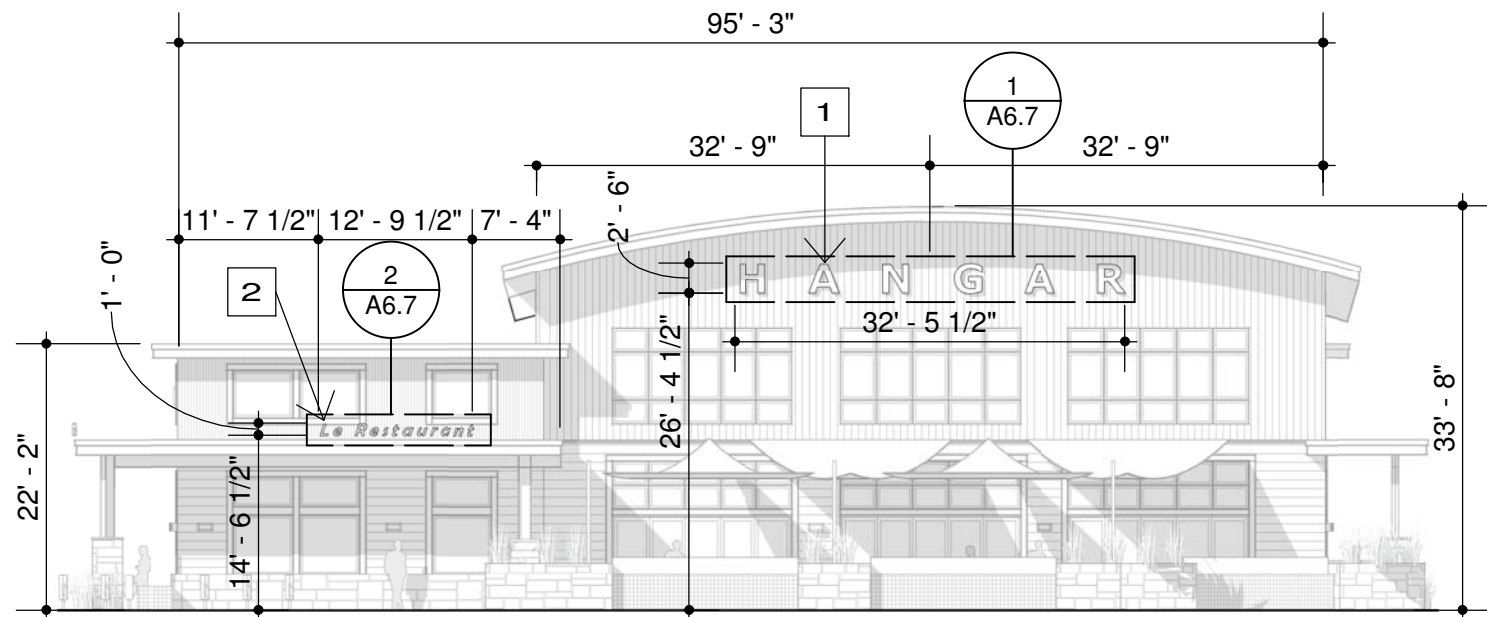
ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

MONUMENT
SIGN 3D
1/4" = 1'-0"

DRAWING NO :

A5.4

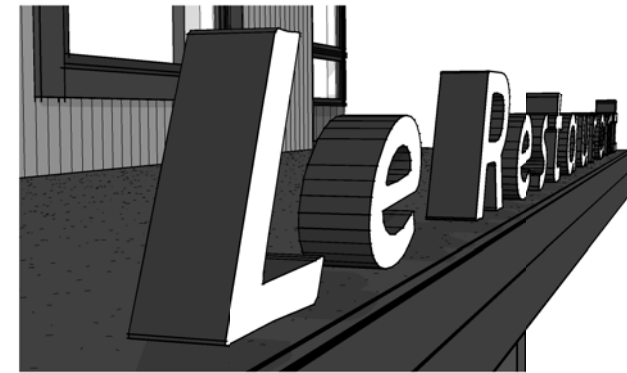


1 SIGNAGE EAST ELEVATION

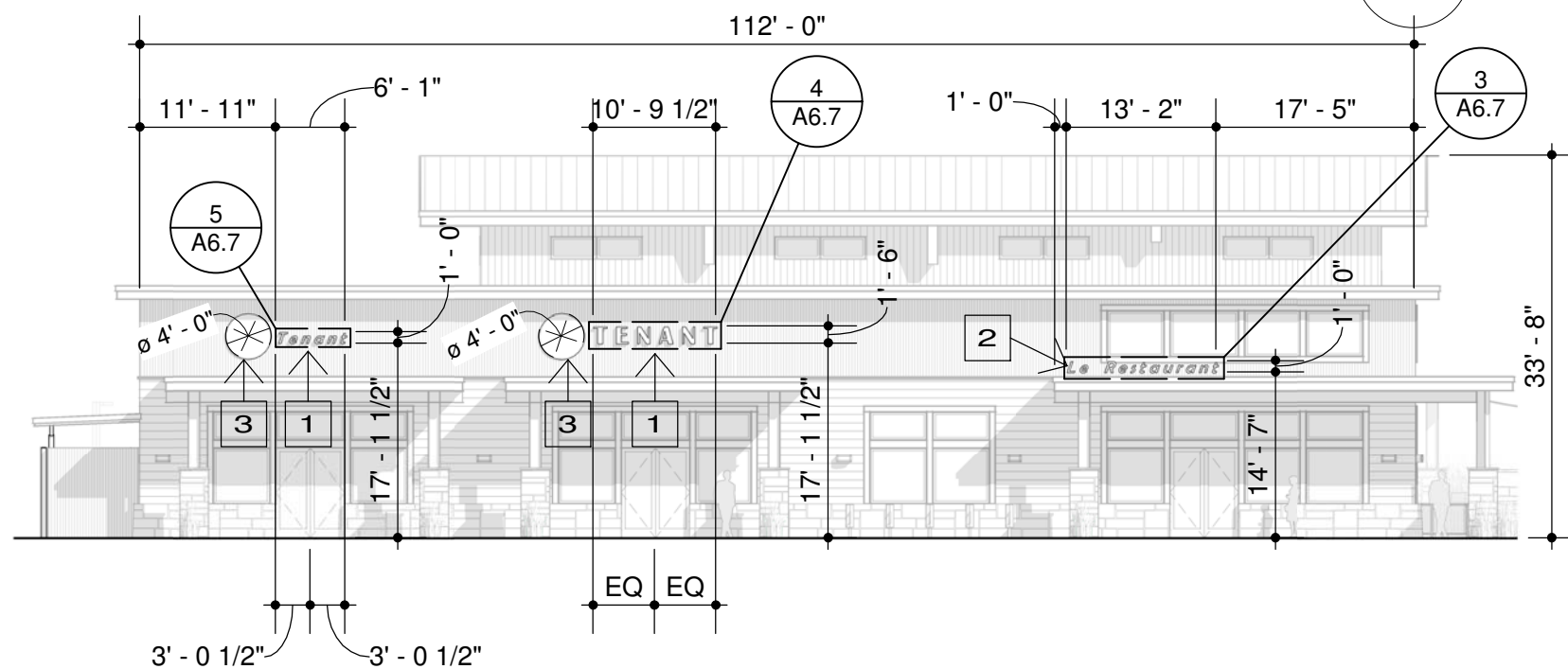
1/16" = 1'-0"

SHEET NOTES

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICENT WHITE LED'S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO

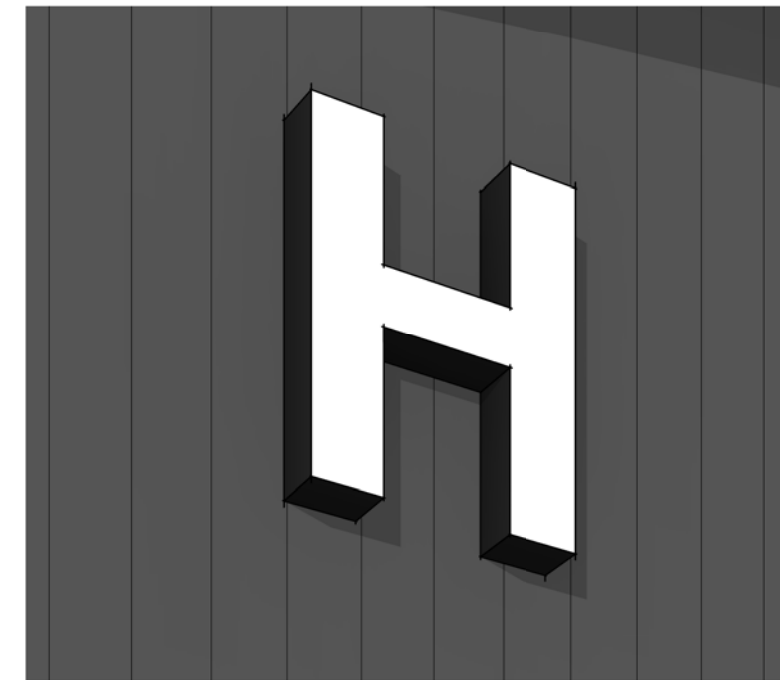


EDGE OF ROOF BOX LETTERS (see sheet notes)

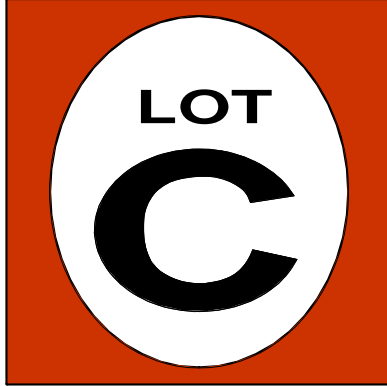


2 SIGNAGE SOUTH ELEVATION

1/16" = 1'-0"



4 TYPICAL BOX LETTER SIGNAGE (see sheet notes)



ARCHITECTURE

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PROJECT :

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AT SKY PARK*

ISSUE DATE :
October 15, 2018

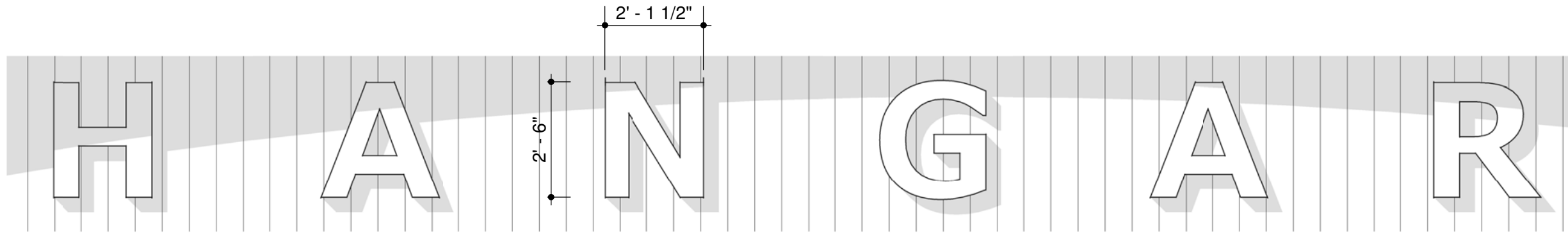
DRAWING
TITLE :

*SIGNAGE
As indicated*

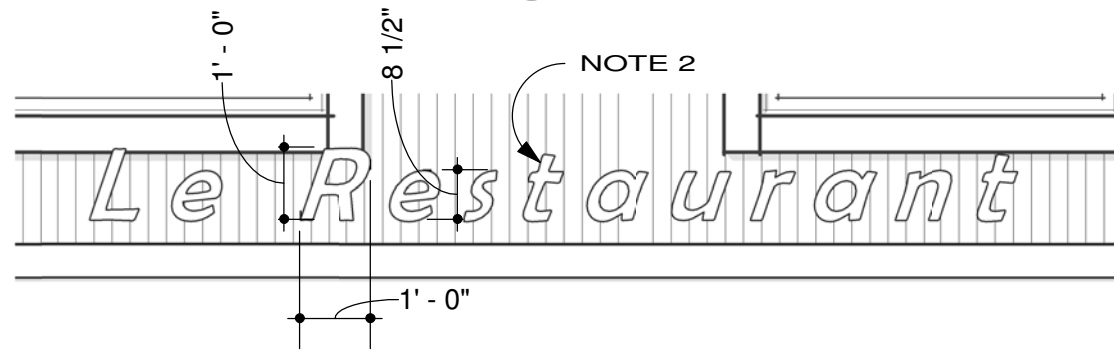
DRAWING NO :

A6.6

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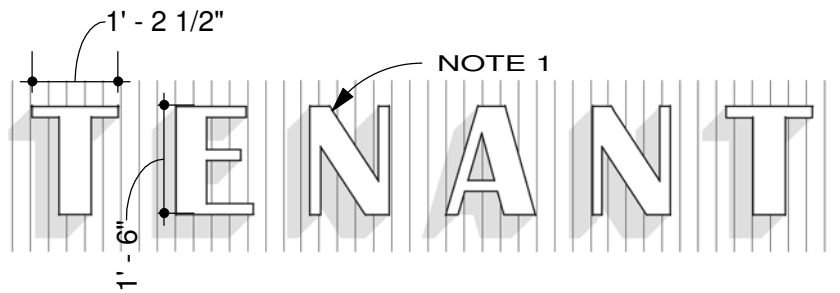
1 SIGNAGE EAST
ELEVATION - Callout 1 $3/8'' = 1'-0''$



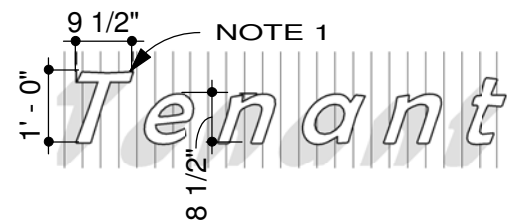
2 SIGNAGE EAST
ELEVATION - Callout 2 $3/8'' = 1'-0''$



3 SIGNAGE SOUTH
ELEVATION - Callout 1 $3/8'' = 1'-0''$



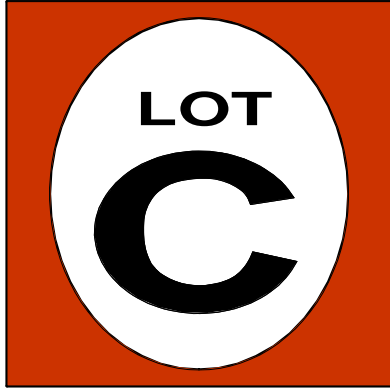
4 SIGNAGE SOUTH
ELEVATION - Callout 2 $3/8'' = 1'-0''$



5 SIGNAGE SOUTH
ELEVATION - Callout 3 $3/8'' = 1'-0''$

SHEET NOTES

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO



ARCHITECTURE

p.530.550.7468

p.o. box 8145
truckee, ca 96162
www.lotcarchitecture.com

P R O J E C T :

*THE HANGAR
AT SKY PARK*

ISSUE DATE:

October 15, 2018

D R A W I N G
T I T L E :

*ENLARGED
SIGNAGE
As indicated*

D R A W I N G N O.:

A6.7



STARBUCKS COFFEE

MT. HERMON & KINGS VILLAGE - SCOTTS VALLEY, CA. 95066



1 VICINITY MAP
SCALE: NTS



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electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:

**Starbucks Coffee
Mt. Hermon & Kings Village**

Address:

**260 Mount Hermon Road
Scotts Valley, CA 95066**

Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

Design No.:

18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

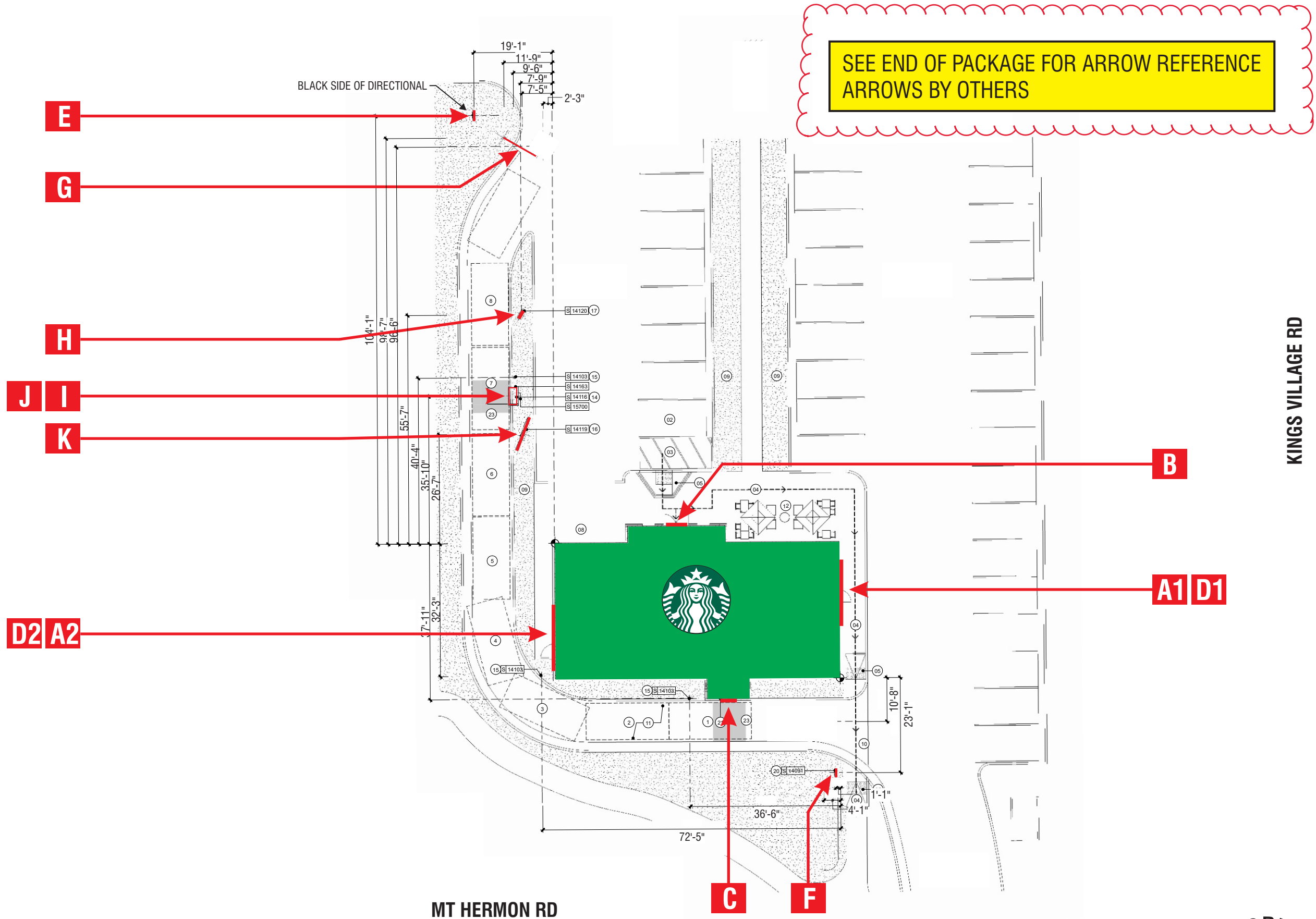
Date:

Page: 1 of 13

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1 SITE PLAN
SCALE: NTS


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Acct. Mgr: _____ Date: _____

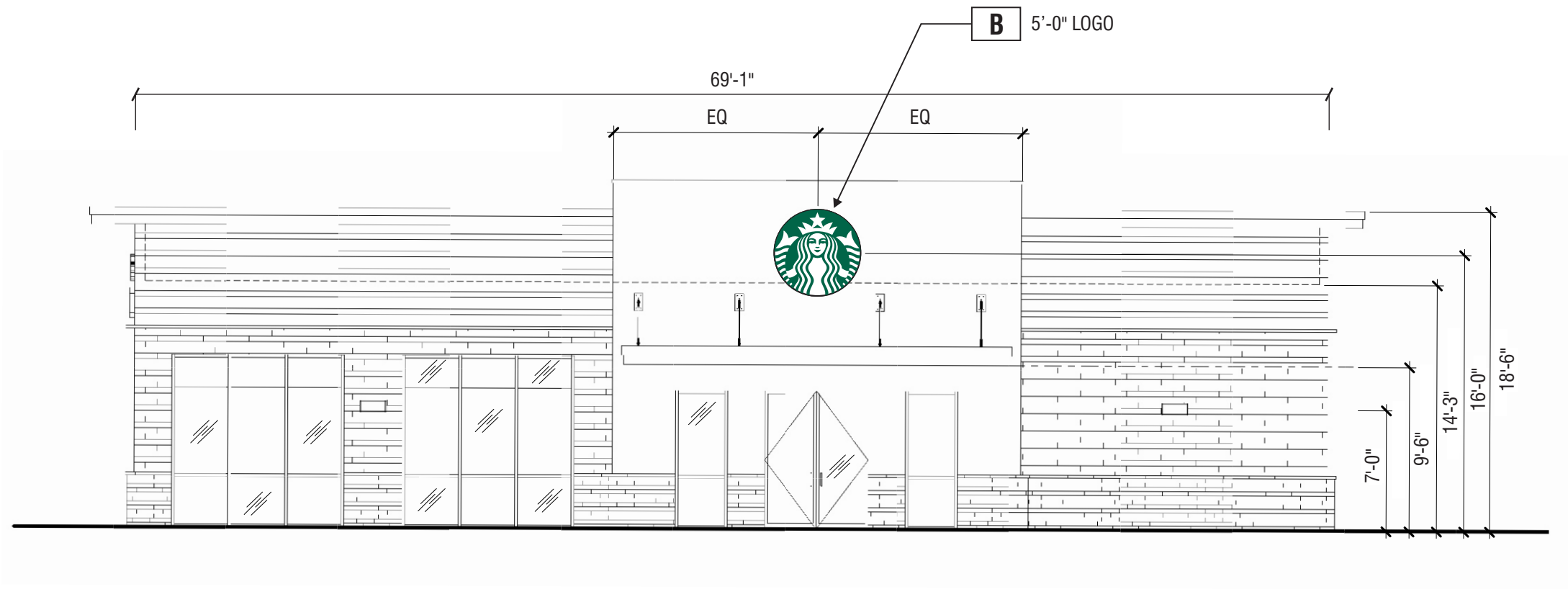
Design: _____ Date: _____

Mfg/QC: _____ Date: _____

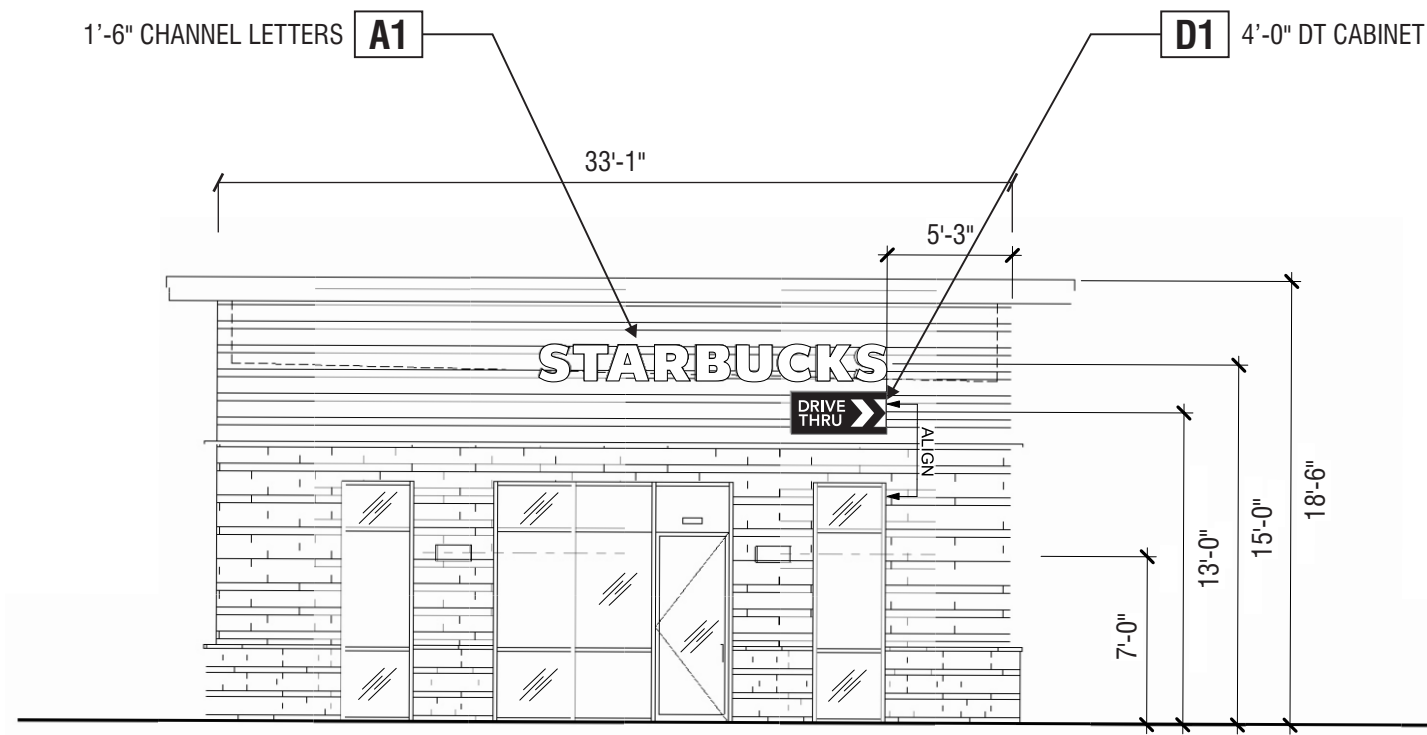
Page: **2** of **13**

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1 NORTH ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



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Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

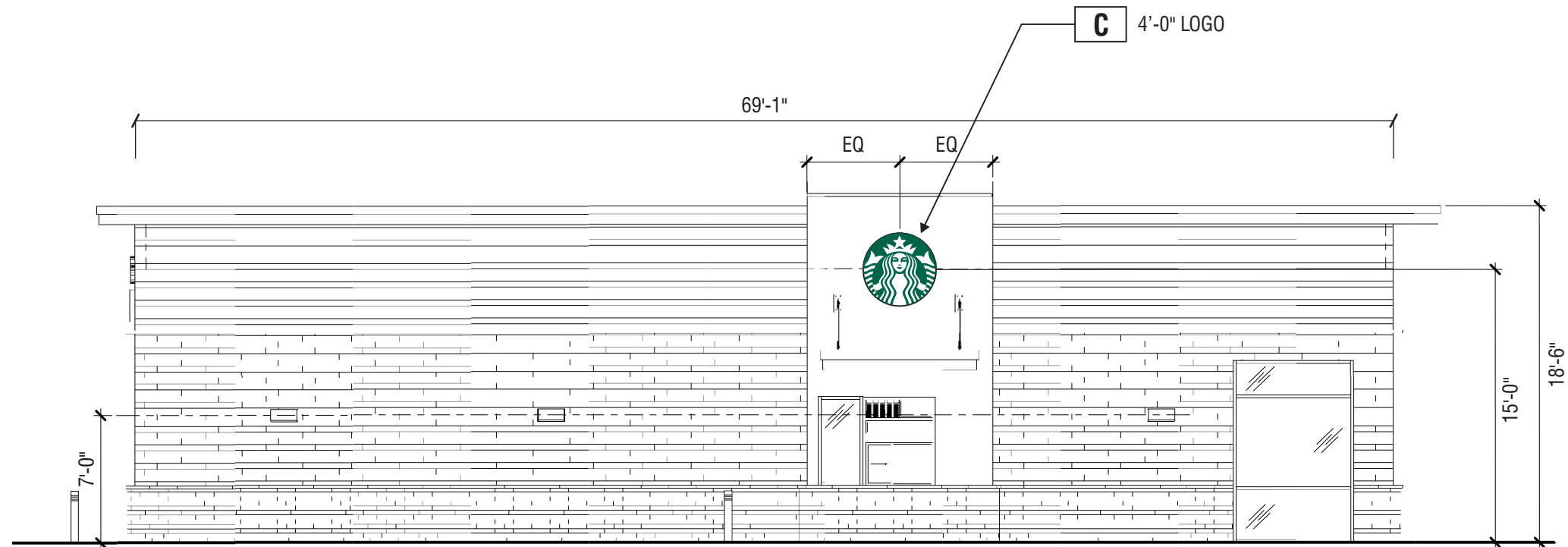
Date:

Page: **3** of **13**

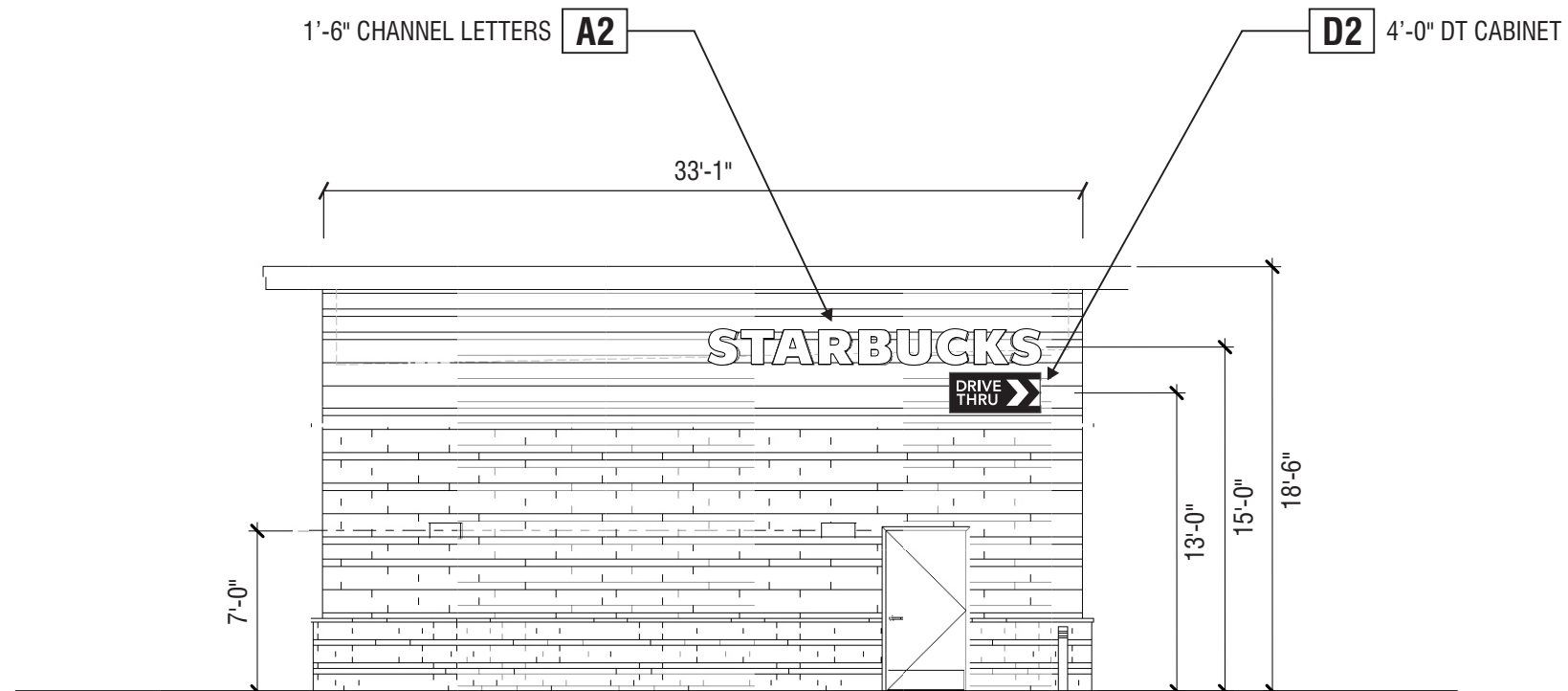
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3 SOUTH ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



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ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

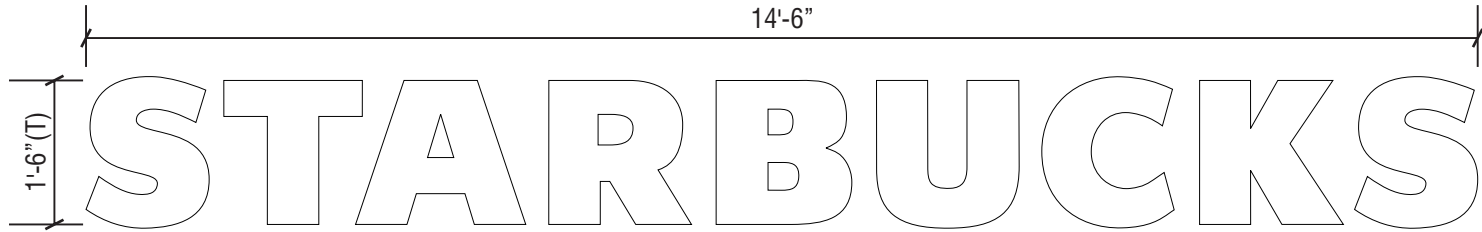
Design: Date:

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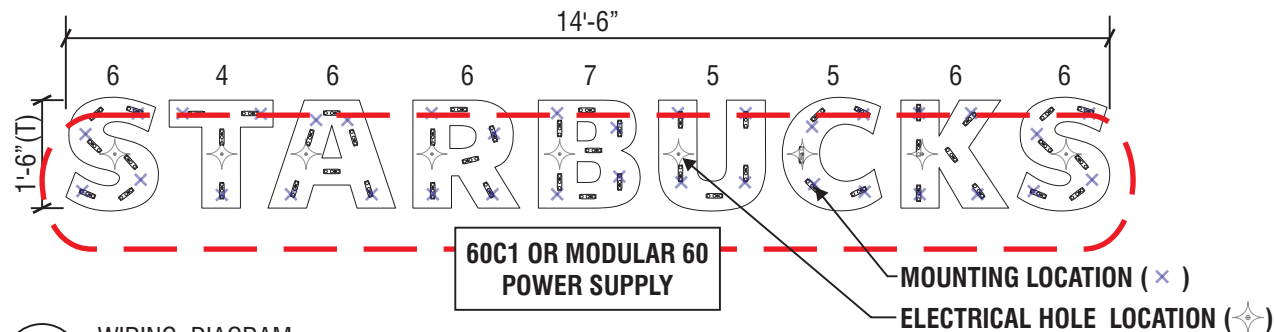


A1	SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT SINGLE LINE CHANNEL LETTERS	36.2 SQ. FT.
A2	QUANTITY: TWO (2) REQUIRED	SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS
FACE: #7328 WHITE ACRYLIC PLASTIC
OUTLINE REVERSED OUT TO SHOW THRU WHITE PLEX
TRIMCAP: 1" BLACK TRIMCAPS
RETURNS: 3" DEEP GLOSS BLACK RETURNS
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES

NOTES: FIELD VERIFY ALL MEASUREMENTS
AND CONDITIONS PRIOR TO ANY FABRICATION



1 WIRING DIAGRAM
SCALE: 3/8" = 1'-0"

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

EIGHTY FOUR (51 MODULES - 34'-0") PRISM ENLIGHTEN WHITE 6500K MODULES
LAID OUT AT 1.5 MODULES PER FOOT, 6" ON CENTER (UL#215393)
TWO (2) 60 WATT POWER SUPPLIES (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
LED MODULE POWER USAGE: 38.25 WATTS

TOTAL CIRCUIT LOAD: 1.2 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT

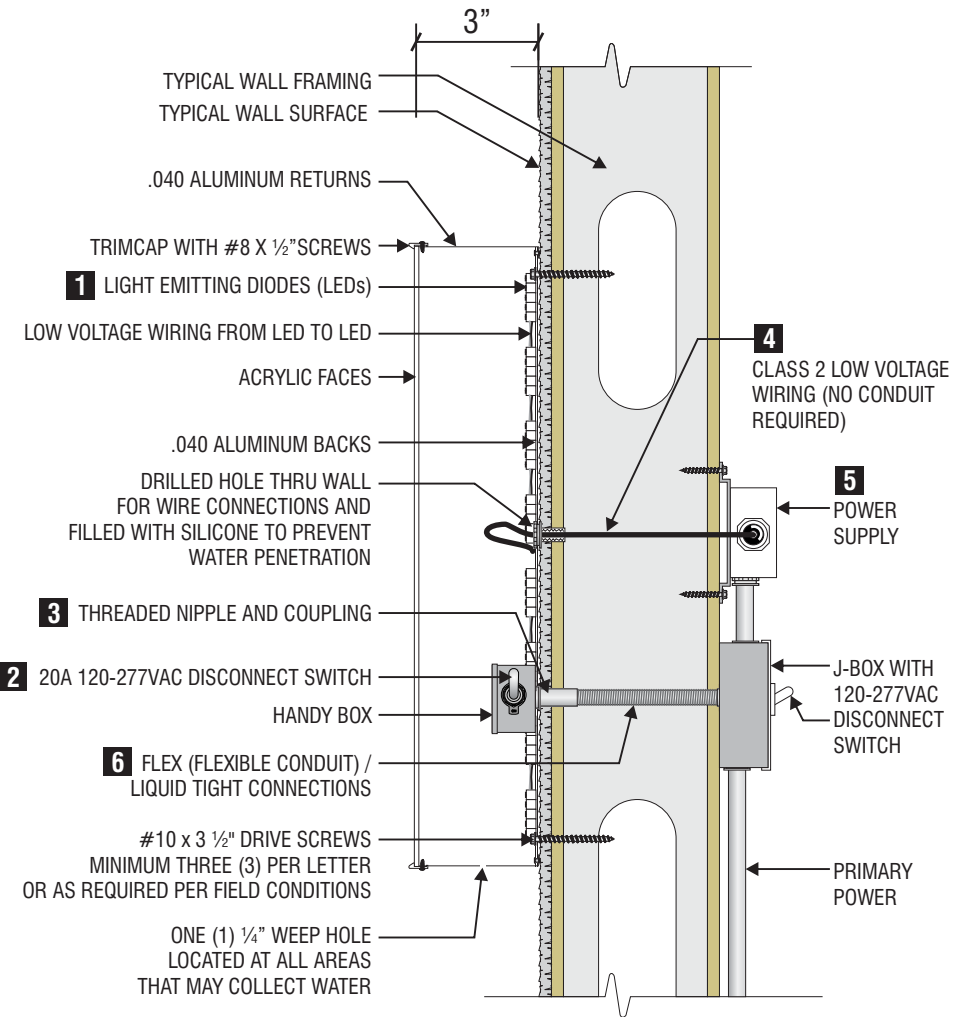
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PLEASE REFER TO THE NUMBERED ITEMS BELOW
FOR INCORPORATED INSTALL INSTRUCTIONS.
LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE
(NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	LIGHT EMITTING DIODES (LEDs)
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



3 TYPICAL SECTION DETAIL
SCALE: NTS



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Mt. Hermon & Kings Village

Address:
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Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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CONSTRUCTION APPROVALS
Acct. Mgr: Date:

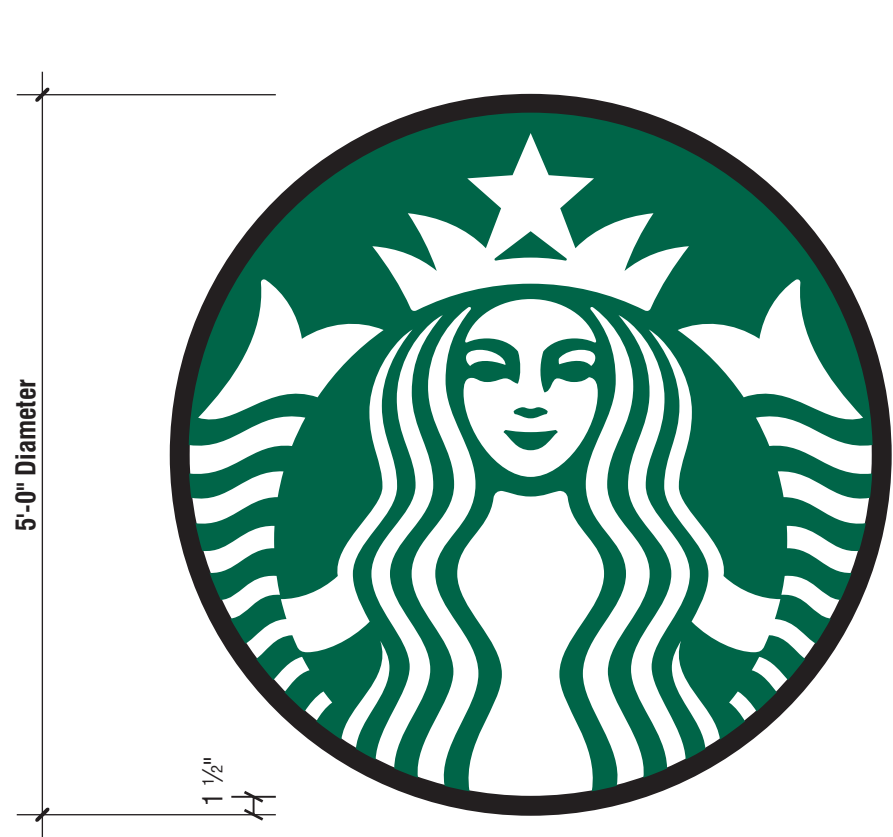
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B SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK
QUANTITY: ONE (1) REQUIRED
SCALE: 3/4" = 1'-0"

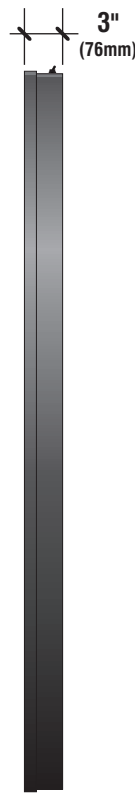
SPECIFICATIONS:

- LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
RETURNS: 3" (76MM) DEEP, FABRICATED ALUMINUM RETURNS AND BACK.
RETAINERS: 1-1/2" ALUMINUM PAINTED BLACK
FACES: 3/16" (5MM) #7328 WHITE WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY.
ILLUMINATION: SIREN TO SHOW THRU WHITE.
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES
NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION.

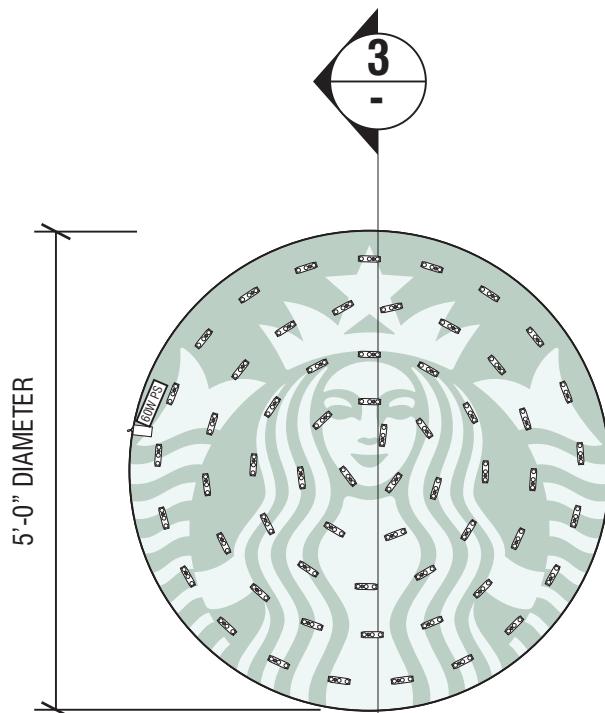
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 SIDE VIEW
SCALE: 3/4" = 1'-0"



2 WIRING DIAGRAM
SCALE: 1/2" = 1'-0"

COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

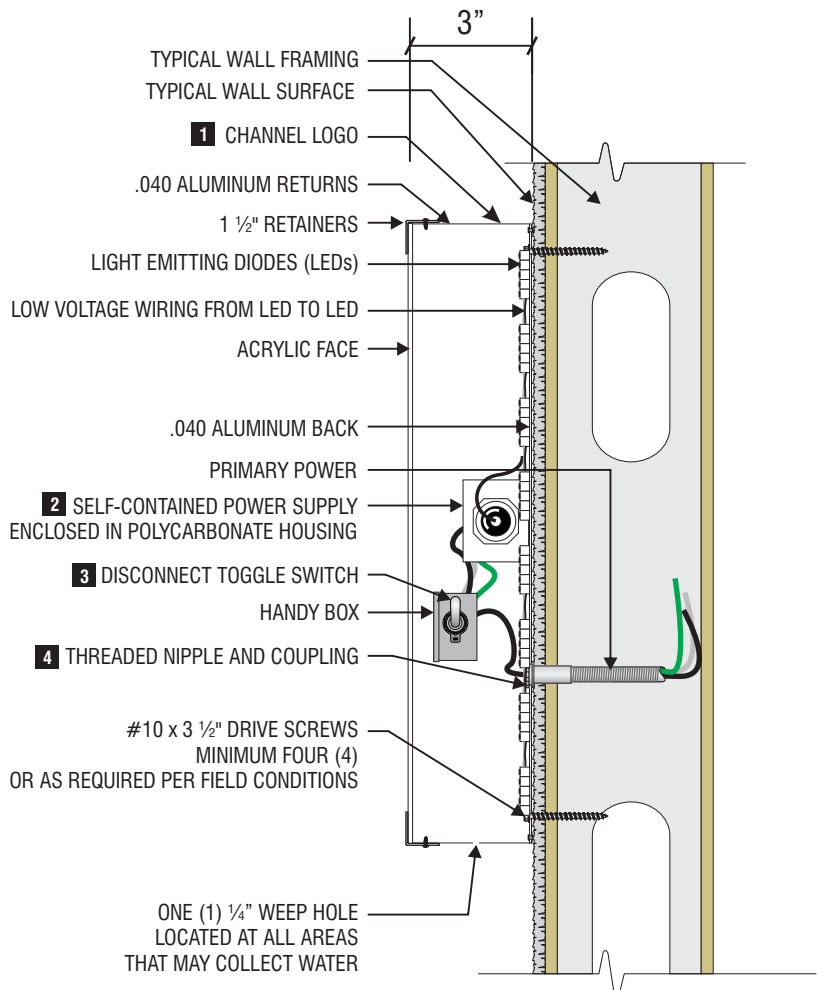
PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

SIXTY (60 MODULES - 40'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 56.25 WATTS
LED MODULE POWER USAGE: 45.0 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT AMP,
120VAC DEDICATED CIRCUIT



3 TYPICAL SECTION DETAIL
SCALE: NTS



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Scale: T.A.:
AS NOTED 3.00

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R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

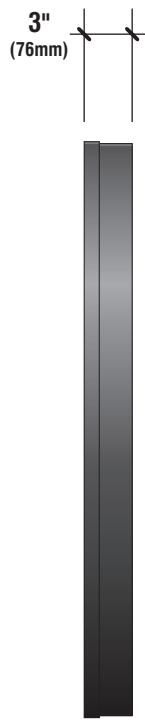
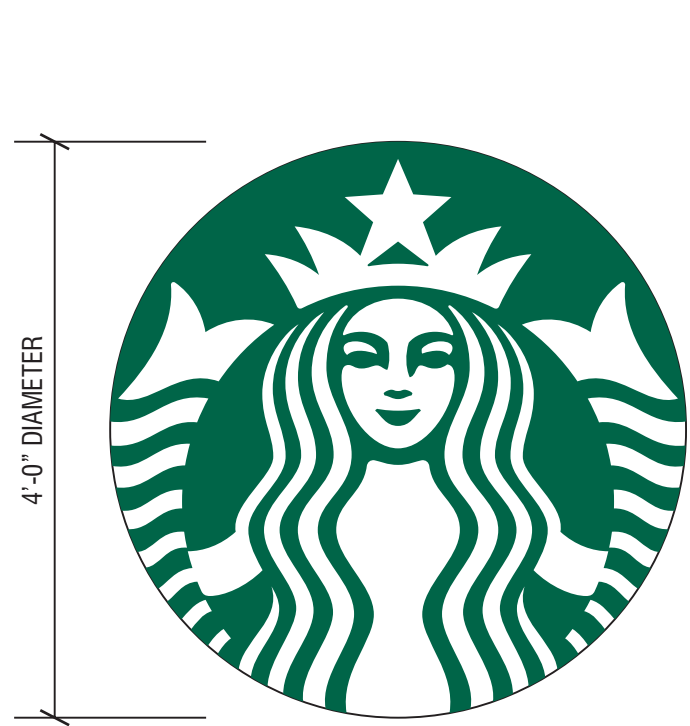
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COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

THIRTY-NINE (39 MODULES - 26'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 36.56 WATTS
LED MODULE POWER USAGE: 29.25 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUITO AMP,
120VAC DEDICATED CIRCUIT

C

SIGN ELEVATION /SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK

sq. ft.

QUANTITY: ONE (1) SIGN REQUIRED

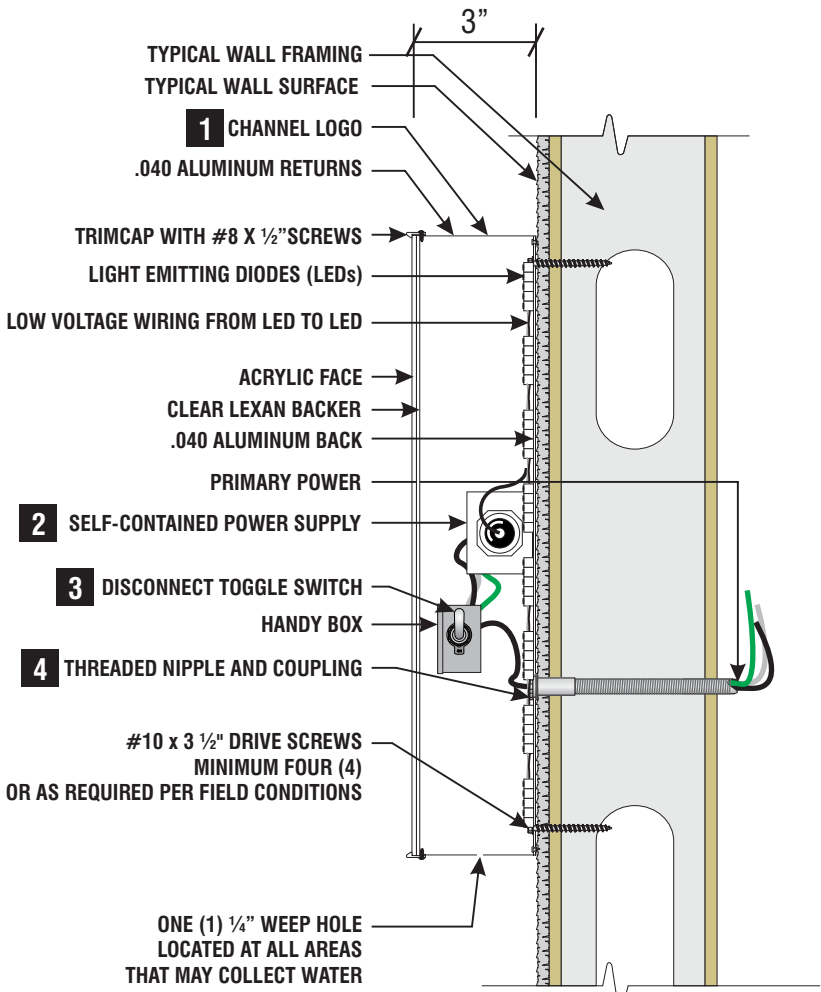
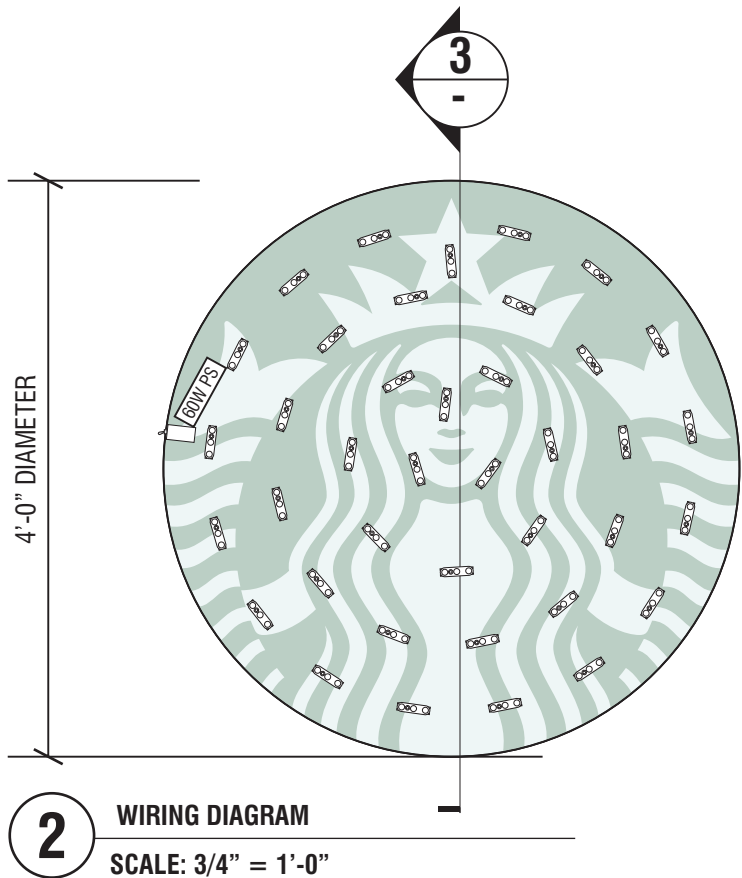
SCALE: 3/4"=1'-0"

1

SIDE VIEW

SCALE: 3/4" = 1'-0"

- SPECIFICATIONS:
- LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
- FACE: #7328 WHITE ACRYLIC PLASTIC WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY
ALL WHITE TO BE REVERSED OUT TO SHOW THRU WHITE ACRYLIC PLASTIC
W/1/8" CLEAR LEXAN BACKER
- TRIMCAP: 1" BLACK TRIMCAPS
- RETURNS: 3" DEEP BLACK RETURNS
- ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES
- NOTES:



Note to All Contractors

120 Sign Voltage

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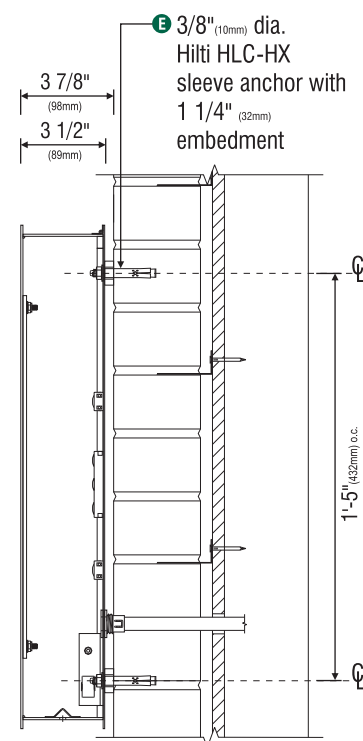
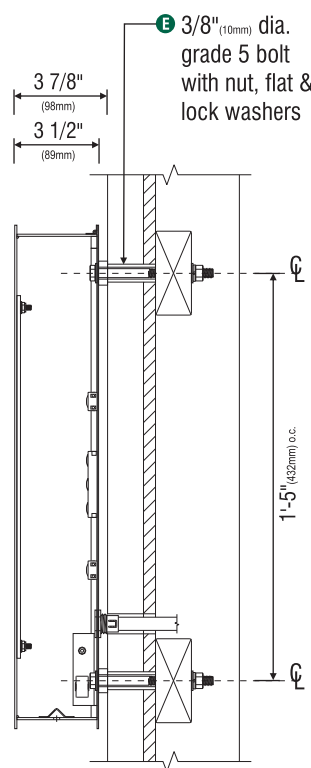
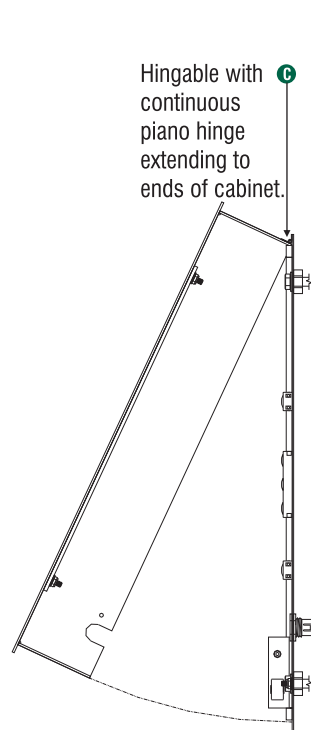
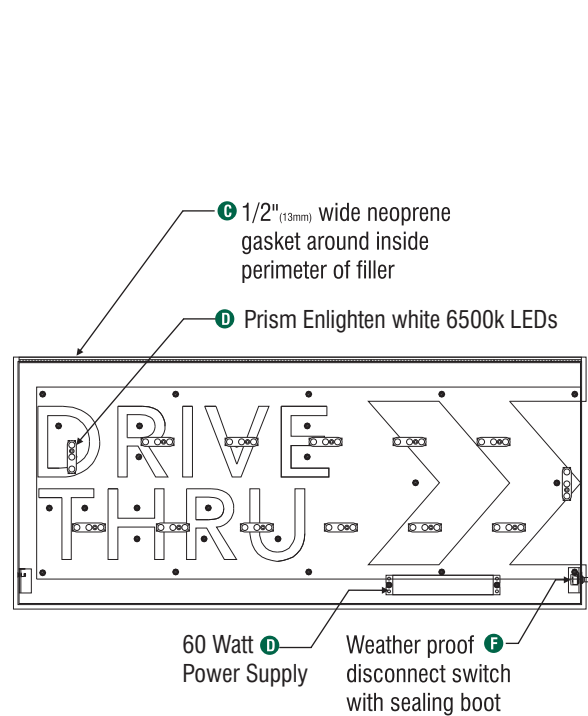
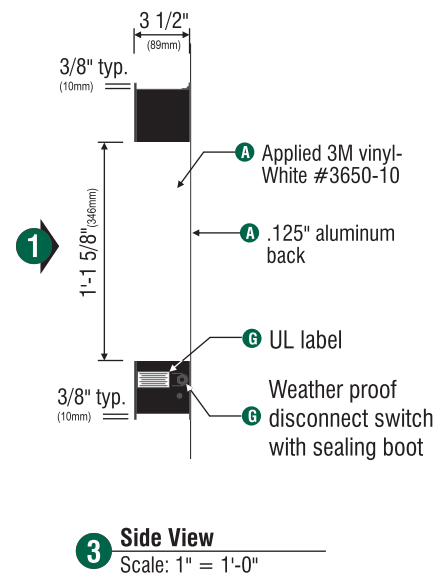
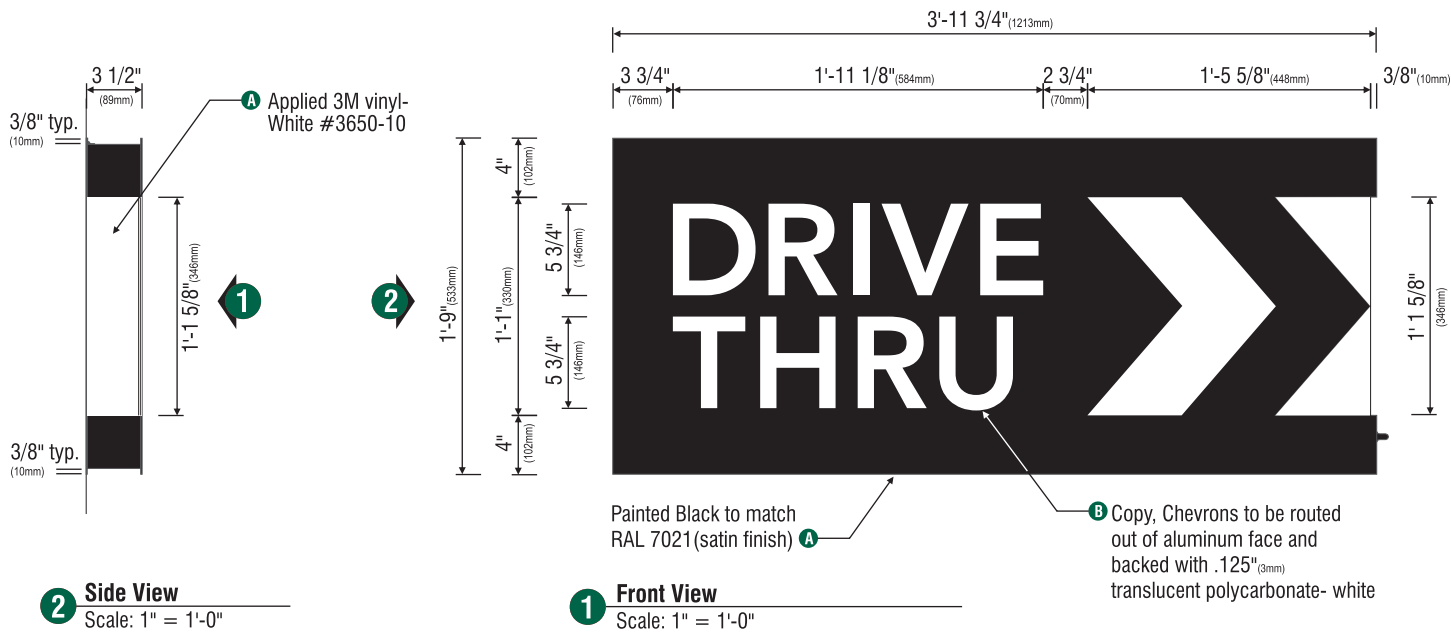
Design: Date:

Mfg/QC: Date:

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D1
D2

- Design ID #14099

(Qty: 2) Single faced illuminated drive thru wall mounted cabinet signs.

Fabricate and install:

- A** Cabinet to be fabricated from .090" (2mm) aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 end caps.
- B** Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with 125" (3mm) translucent polycarbonate- White. Note: all polycarbonate elements to be attached to back of aluminum faces with welded studs.
- C** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D** Graphic elements are internally illuminated using Sloan Prism Enlighten 6500k white LED modules or Starbucks approved equal. LEDs to be mounted to sign back with self contained power supply. All electrical components are removable for service.
- E** Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.
- F** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipit with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.

**120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:**

THIRTEEN (13 MODULES - 9'-0") PRISM ENLIGHTEN WHITE
6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 12.19 WATTS
LED MODULE POWER USAGE: 9.75 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT
120VAC DEDICATED CIRCUIT



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Facsimile: 562.435.1867

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Project:
**Starbucks Coffee
Mt. Hermon & Kings Village**

Address:
**260 Mount Hermon Road
Scotts Valley, CA 95066**

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



UL
CERTIFIED
ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
Acct. Mgr: Date:

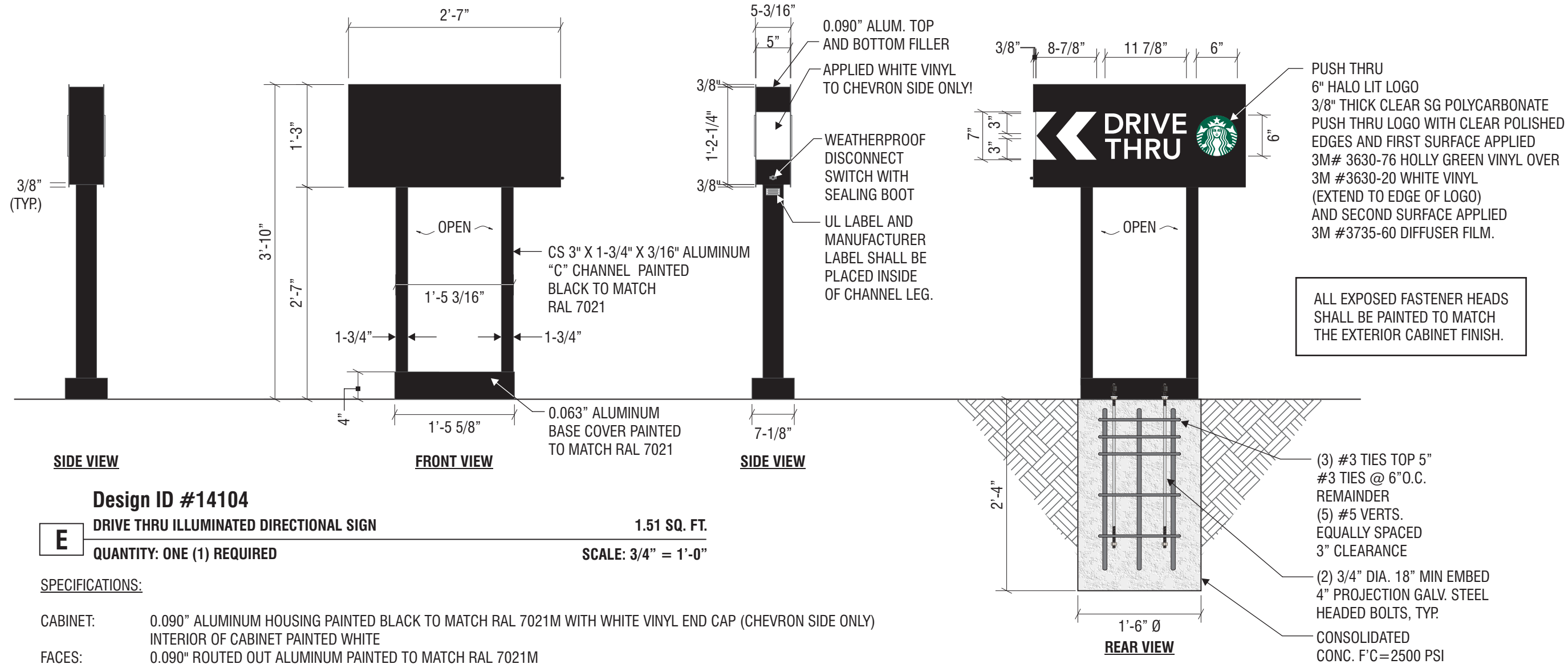
Design: Date:

Mfg/QC: Date:

Page: 8 of 13

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SIDE VIEW

FRONT VIEW

SIDE VIEW

REAR VIEW

Design ID #14104

DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

1.51 SQ. FT.

QUANTITY: ONE (1) REQUIRED

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET: 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M WITH WHITE VINYL END CAP (CHEVRON SIDE ONLY)
INTERIOR OF CABINET PAINTED WHITE
- FACES: 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M
- LOGO: 3/8" THICK CLEAR SG POLYCARBONATE PUSH THRU LOGO WITH CLEAR POLISHED EDGES AND FIRST SURFACE APPLIED 3M# 3630-76 HOLLY GREEN VINYL OVER 3M #3630-20 WHITE VINYL (EXTEND TO EDGE OF LOGO) AND SECOND SURFACE APPLIED 3M #3735-60 DIFFUSER FILM
- COPY/CHEVRON: BACKED-UP TRANSLUCENT WHITE POLYCARBONATE
- RETURNS: 5" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M (ONLY RETURN WITH CHEVRONS TO HAVE WHITE VINYL)
- ILLUMINATION: WHITE LEDS WITH POWER SUPPLIES

NOTES:

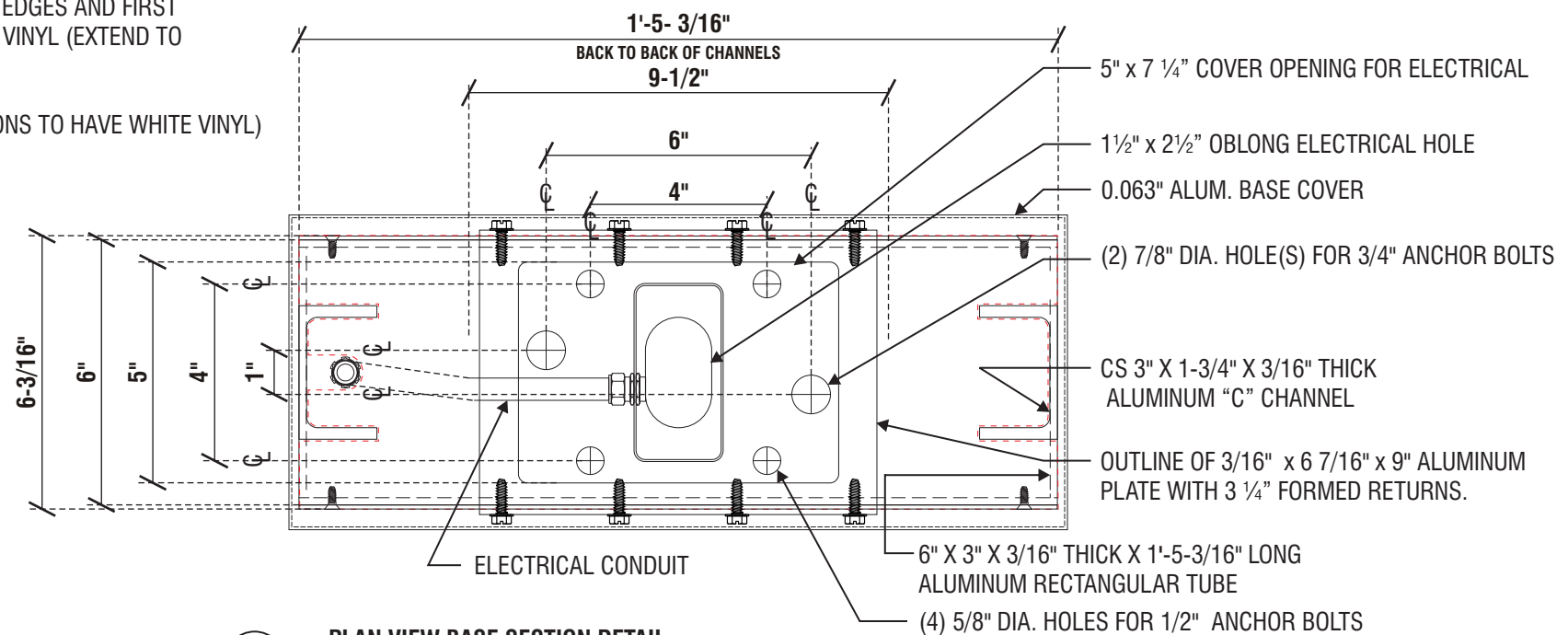
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

DT Directional Illuminated Arrow Series - 46in 1170mm #14104

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	1.51	9.90	120	0.85



1

PLAN VIEW BASE SECTION DETAIL

SCALE: 3" = 1'-0"



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R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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CONSTRUCTION APPROVALS

Acct. Mgr:

Date:

Design:

Date:

Mfg/QC:

Date:

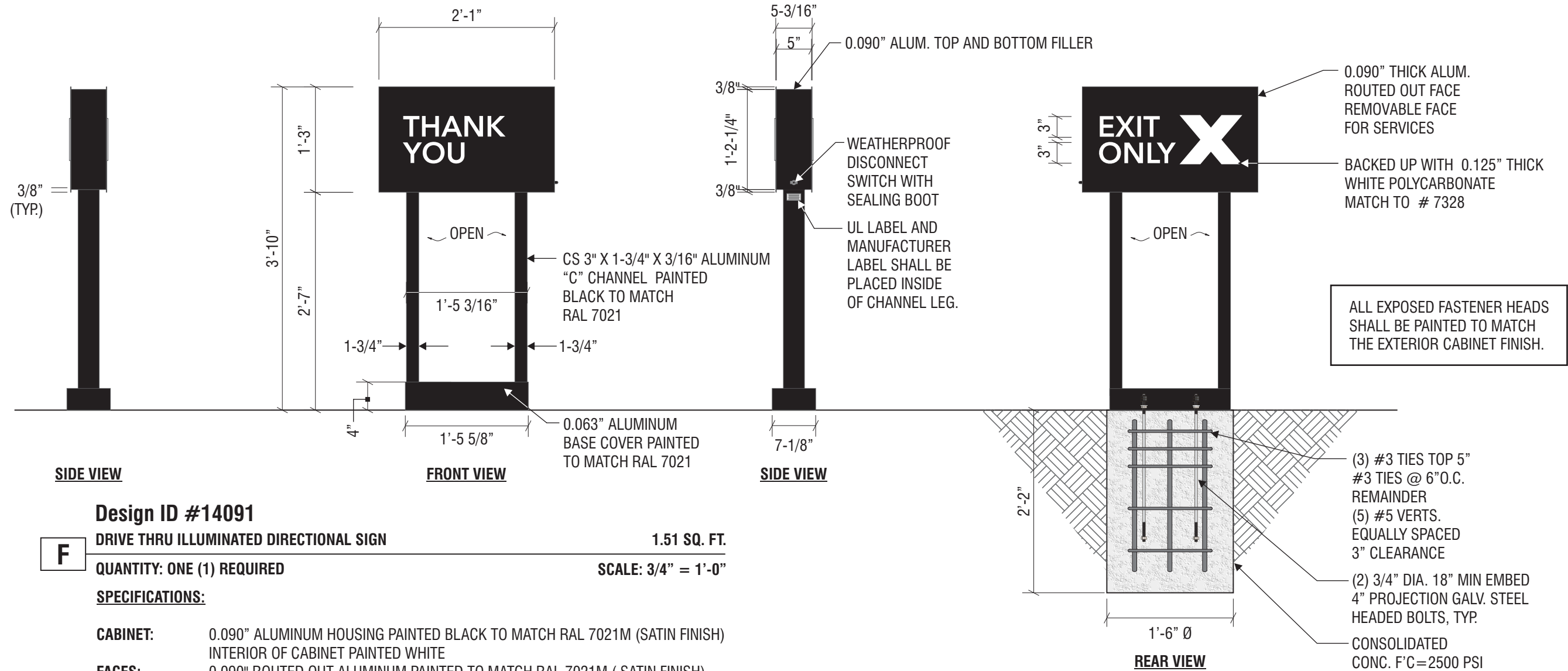
Page: 9 of 13

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025



Design ID #14091

DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

1.51 SQ. FT.

QUANTITY: ONE (1) REQUIRED

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M (SATIN FINISH)
INTERIOR OF CABINET PAINTED WHITE
- FACES:** 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- THANK YOU AND EXIT ONLY:** COPY TO BE ROUTED OUT OF ALUMINUM FACE AND BACKED-UP WITH 1/8" TRANSLUCENT WHITE POLYCARBONATE TO MATCH WHITE # 7328
- RETURNS:** 5" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- ILLUMINATION:** WHITE LEDS WITH POWER SUPPLIES

NOTES:

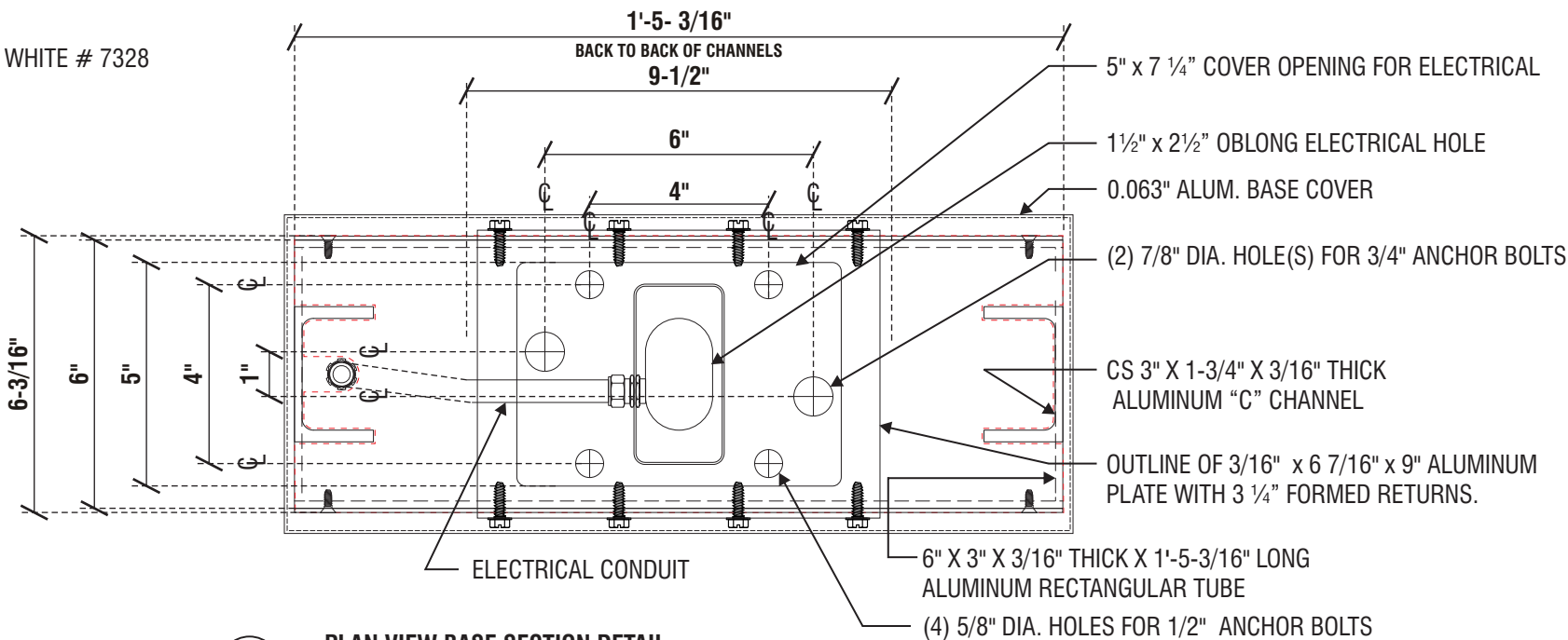
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

DT Directional Exit Sign Illuminated Arrow Series - 46in 1170mm #14091

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	1.51	9.90	120	0.85



1 PLAN VIEW BASE SECTION DETAIL

SCALE: 3" = 1'-0"



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Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

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R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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Date:

Design:

Date:

Mfg/QC:

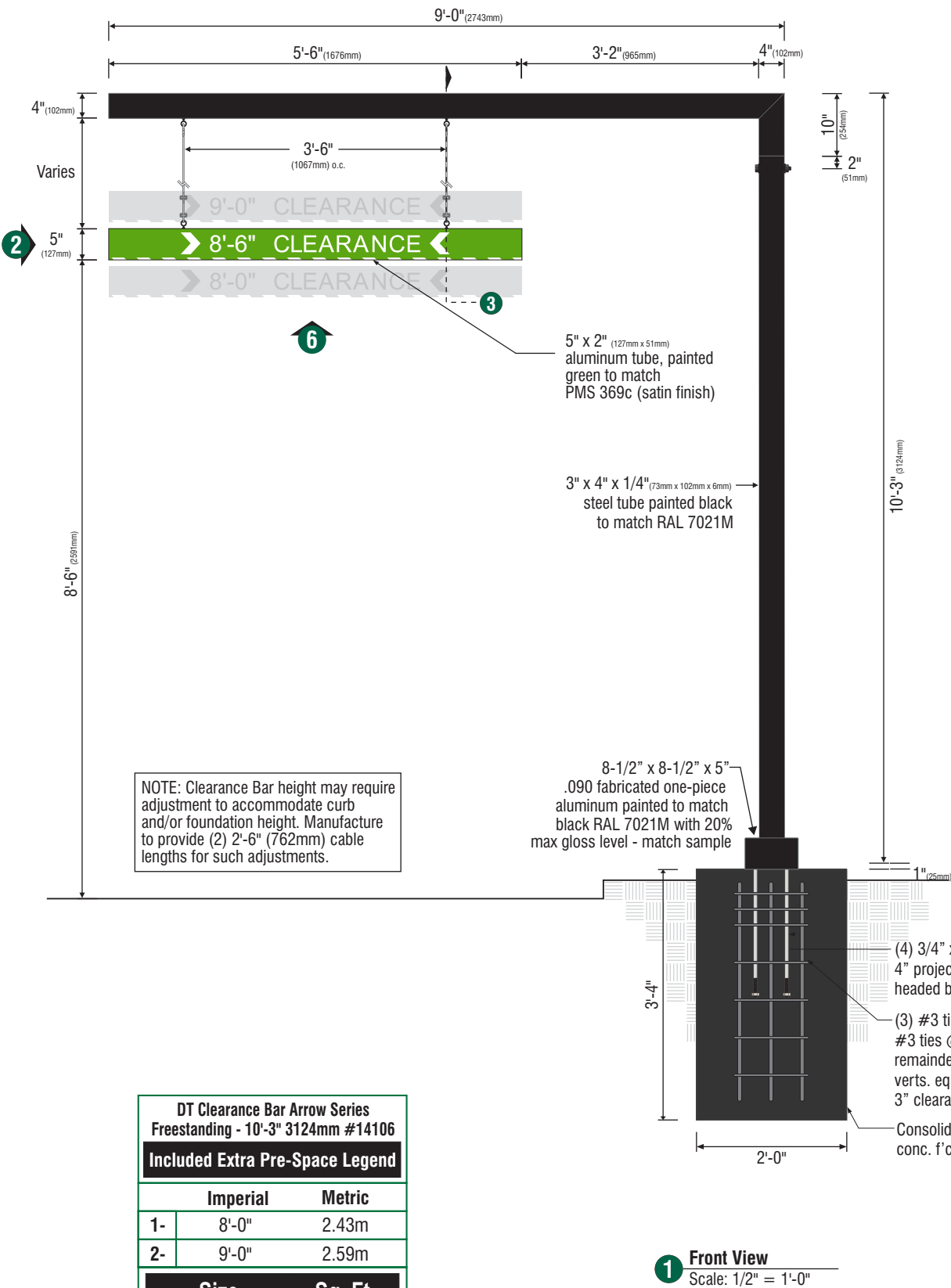
Date:

Page: 10 of 13

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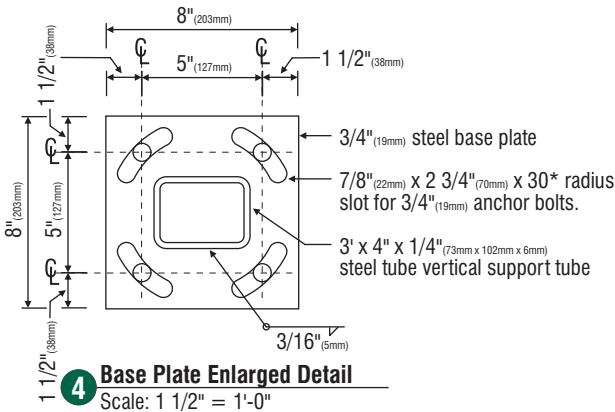
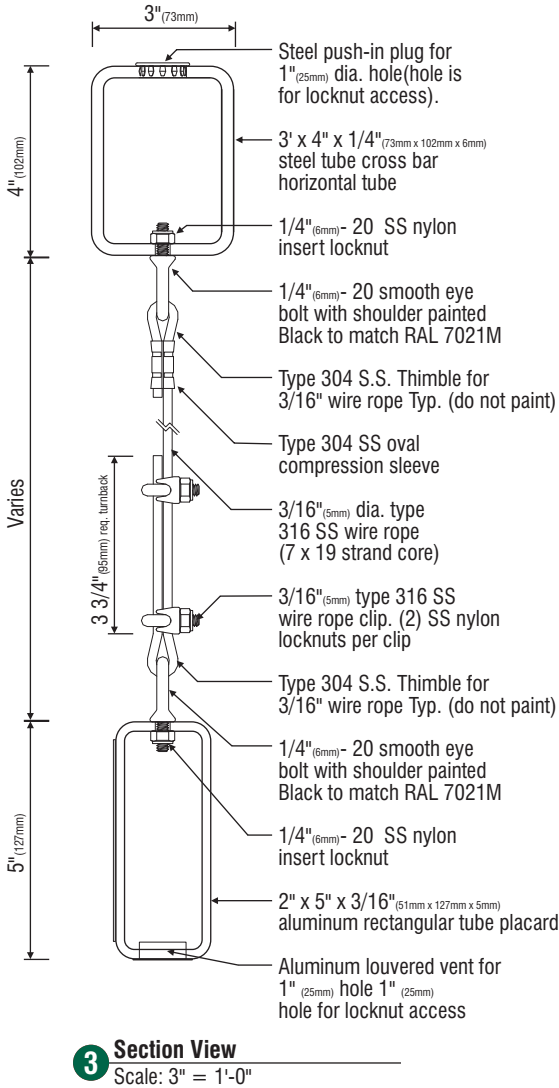
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DT Clearance Bar Arrow Series Freestanding - 10'-3" 3124mm #14106		
Included Extra Pre-Space Legend		
	Imperial	Metric
1-	8'-0"	2.43m
2-	9'-0"	2.59m
Size		Sq. Ft.
10'-3" (3124mm)		2.29

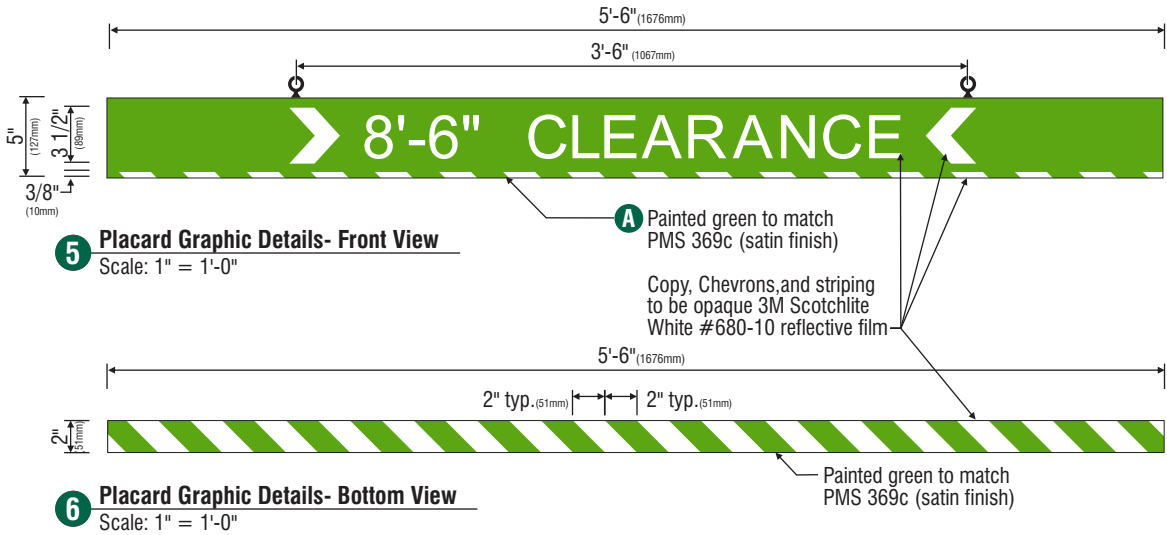
1.) Figured as visual text



G - Design ID #14106

(Qty: 1) Single faced non- illuminated drive thru clearance Bar sign.
Fabricate and install:

- A** Scraper Bar to be 2" (51mm) x 5" (127mm) x 1/4" (6mm) aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).
- B** Copy to be opaque 3M Scotchlite White #680-10 reflective film (field apply).
- C** Chevrons to be opaque 3M Scotchlite White #680-10 reflective film.
- D** Striping to be opaque 3M Scotchlite White #680-10 reflective film. Striping extends 3/8" (10mm) onto front face.
- E** Suspend sign face from support arm with 3/16" s.s. cable and attachment hardware.
- F** Support structure to be welded 3' (73mm) x 4" (102mm) x 1/4" (6mm) steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.





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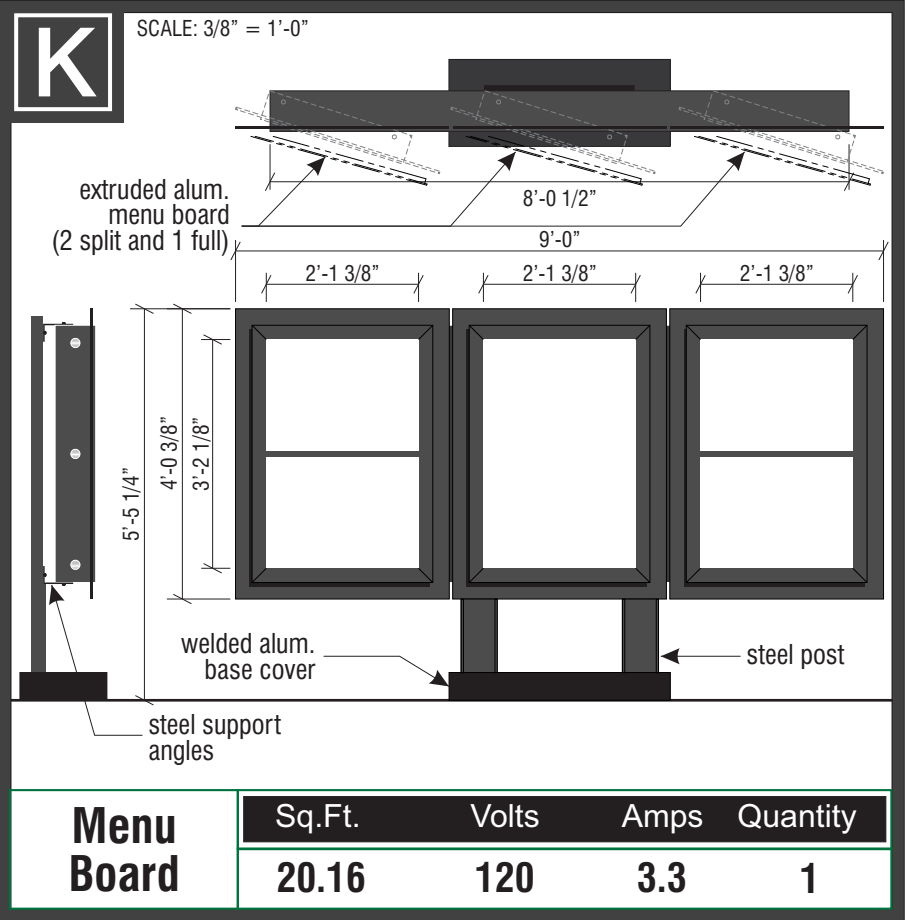
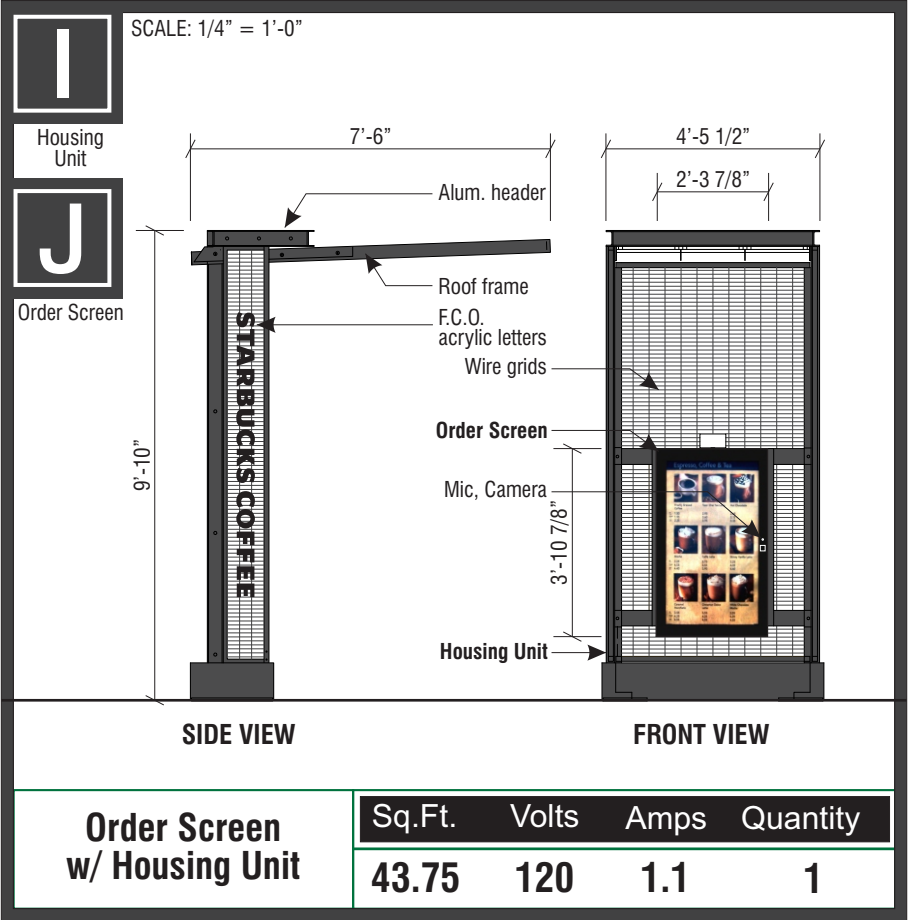
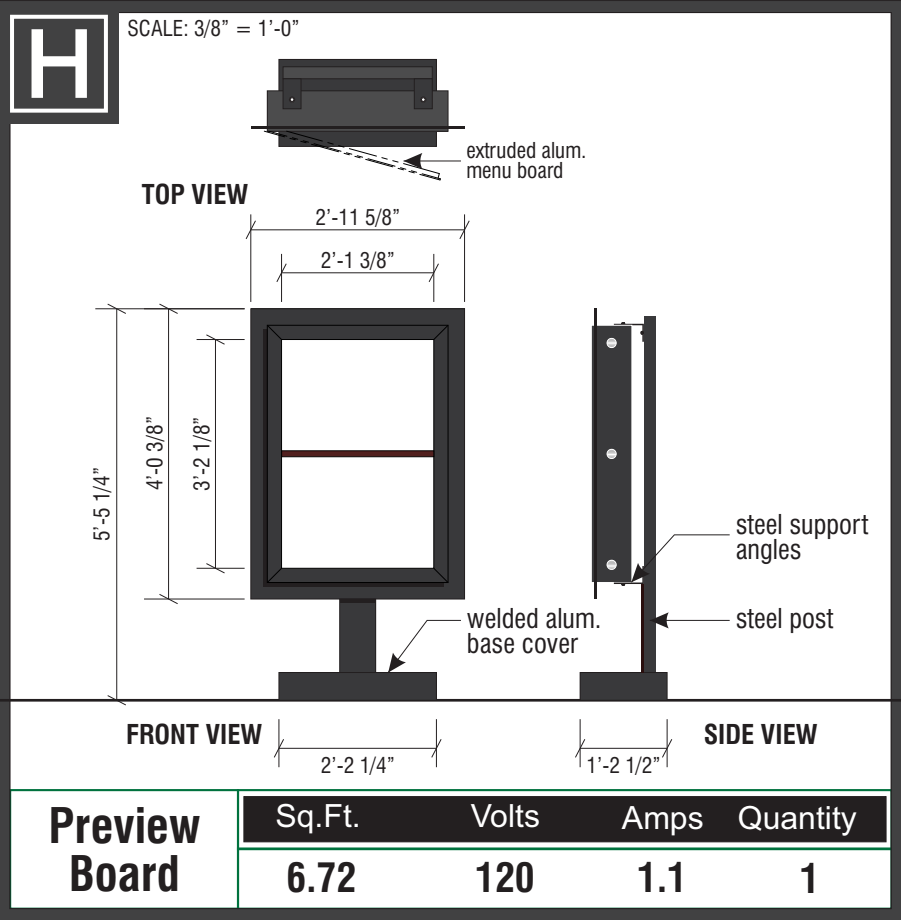
Design: Date:

Mfg/QC: Date:

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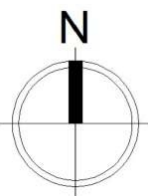
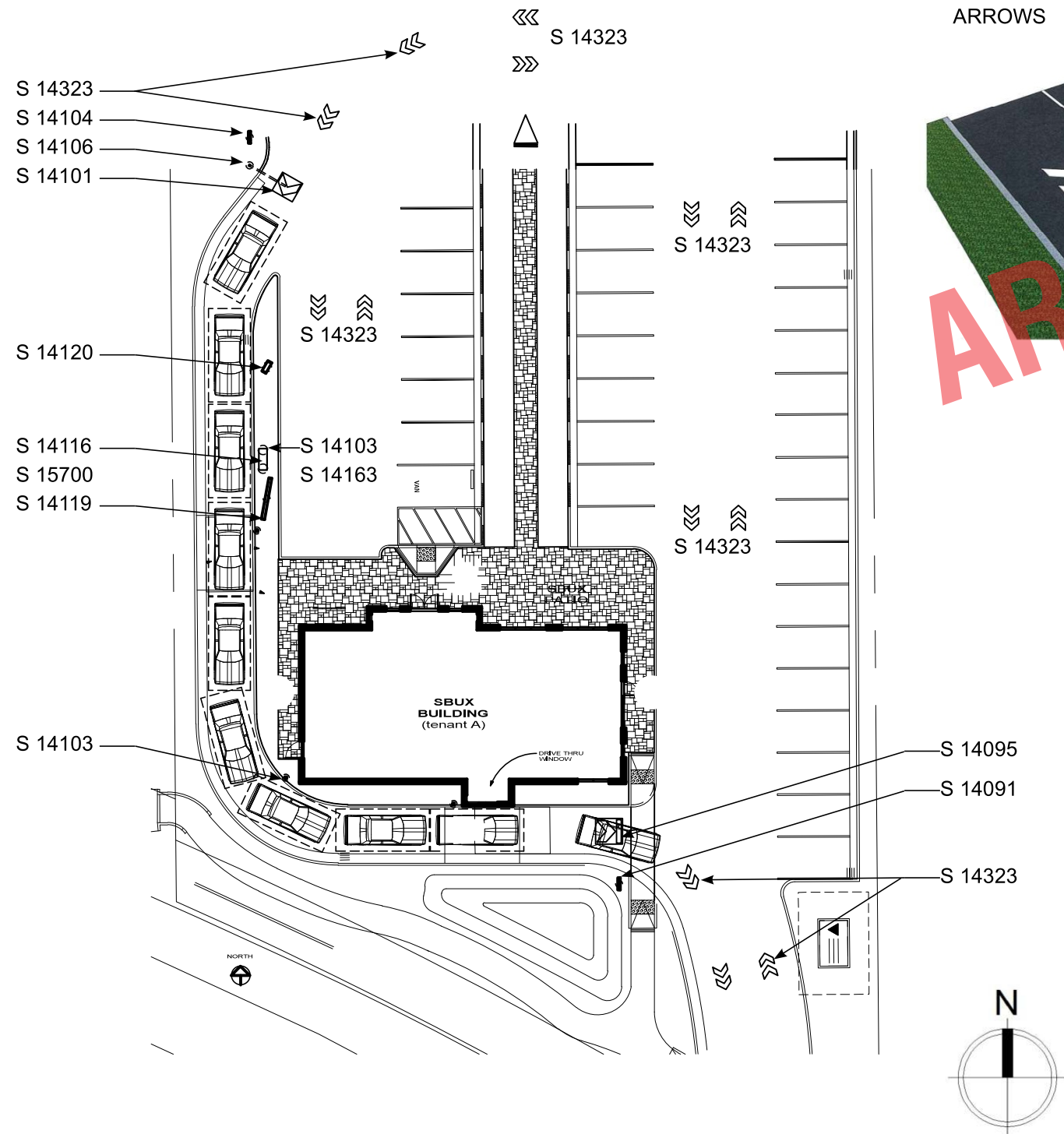


EVOLVED DT SIGNAGE

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA

1

OVERVIEW OF ARROWS DONE BY OTHERS
SCALE: 1/32" = 1'-0"



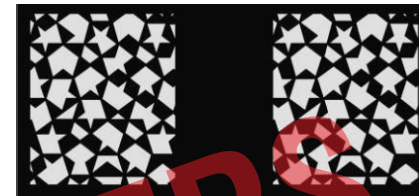
S 14323 - DOUBLE
ARROWS



S 14101 - DRIVE LANE
DIRECTIONAL ARROW



S 14095 - DRIVE LANE
ARROW WITH STOP BAR



STAR PATTERN AT
ORDER POINT



DOUBLE ARROWS
ASPHALT



DRIVE LANE GRAPHICS
CONCRETE



DRIVE LANE GRAPHICS
ASPHALT

2

OVERVIEW OF ARROWS DONE BY OTHERS
SCALE: NTS



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STAFF REPORT

Applicant: Corbett Wright

Property Owner: Hangar at Skypark LLC

Application: Planned Development PD22-001
Design Review DR22-006

Location: 260 and 262 Mount Hermon Road
APN 022-231-27 and 022-231-28

General Plan/Zoning: Scotts Valley Town Center Specific Plan /
C-SC (Shopping Center)

Environmental Status: CEQA Categorical Exemption, Class I
Section 15301, Existing Facilities

Request: Consideration of a Planned Development application and
Design Review to amend the approved Planned Sign
Program for the Hangar at Skypark. No changes are
proposed to Starbucks at 260 Mount Hermon Road.

Staff Planner: Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Planned Development application PD22-001 and Design Review application DR22-006 by adoption of the attached resolution with the conditions in Exhibit A.

BACKGROUND

The proposed project is located in the Scotts Valley Town Center Specific Plan (TCSP) area. In December of 2008 the City Council adopted the TCSP with the goal of providing a vision for the future Scotts Valley Town Center (SVTC). The TCSP guidelines encourage the preparation of a Planned Sign Program (PSP) for new development and specifically allows façade signs, blade signs and awning signs. Other types of signs can be approved through the Planned Development permit process.

The purpose of a PSP is to facilitate the creation of a thorough and integrated signing system that encourages high-quality sign designs which will enhance the character or value of the community. Signs in the SVTC are required to be consistent with the character of the TCSP and compatible with existing signage in the TCSP area.

In February 2019, a Planned Sign Program was approved for 260 and 262 Mount Hermon Road, creating site specific sign standards for the two properties. Since then, Starbucks has occupied 260 Mount Hermon Road, and a number of tenants are beginning to occupy the multitenant building at 262 Mount Hermon Road (the Hangar). As tenants are proposing sign designs, it is becoming apparent that the approved sign program's maximum wall sign heights and locations would restrict the visibility of the signs.

PROJECT DESCRIPTION

The proposed project is to amend the sign program to increase the allowed maximum height of the tenant identification signage on 262 Mount Hermon Road from 1.5 feet to 2 feet and allow additional signage on the north elevation of the building. All other sign designs, including the signage at 260 Mount Hermon Road and the freestanding sign at the Hangar would not be affected by this amendment. The applicant has revised the sign program by replacing sheets A6.6 and A6.7 and adding a new sheet, A6.6b (Attachment 2).

DISCUSSION

Staff has reviewed the project for compliance with the City's regulations and requirements. An analysis of the issues for the Planning Commission's consideration are provided in the following sections.

Tenant Identification Signs at the Hangar

The proposed sign locations, size, and number varies from tenant to tenant depending upon the location. The proposed amendment would allow sign letter heights to increase from a maximum of 1.5 feet high to a maximum height of 2 feet. The maximum height increase of 6 inches is not substantial and is not anticipated to negatively impact existing or future uses in the surrounding. In comparison to existing signs nearby, the wall signs at Starbucks also have a maximum letter height of 1.5. However, the sign size is appropriate given that the sign is approximately 30 feet from Mount Hermon Road. The signs at the Hangar are approximately 225 feet from Mount Hermon Road and are located behind the Starbucks. The proposed increase in letter height would allow for better visibility for the tenants at the Hangar and benefit existing and new tenants in the future.

The proposed amendment would also allow two additional roof-edge signs on the north elevation for tenant identification. This signage would allow patrons that park in the parking spaces to the north to effectively use the northern entrances on the building. The area to the north is the site for the future town center and could be developed with residential or other uses that would be impacted by signage so close to the property line. Staff recommends a condition of approval for property owners to work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

Freestanding Sign at the Hangar and Signs at Starbucks

The proposed project would not modify the approved sign regulations for the freestanding sign at the Hangar or the signs at Starbucks. No change is proposed to the other approved sign regulations.

<u>ATTACHMENTS</u>	<u>PAGE</u>
1. Resolution (Action Item)	4
2. Conditions of Approval.....	7
3. Location Map.....	9
4. Revised Sign Program.....	10

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT PD 22-001 AND DESIGN REVIEW DR22-006 TO AMEND THE PLANNED SIGN PROGRAM FOR THE HANGAR DEVELOPMENT AT 260-262 MOUNT HERMON ROAD // APN 022-231-27 and 022-231-28

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, March 10, 2022.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, March 10, 2022:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project replaces a retail use in the Scotts Valley Square Shopping Center which accommodates a mix of retail and service commercial consistent with the environmental, service, and economic goals of the City, as called for in General Plan Land Use Element Policy LA-28. The proposed amendments to the Planned Sign Program for the Hangar development would benefit existing and future businesses within the TCSP. The increased letter height would increase visibility for businesses. The proposed project is consistent with the purpose and intent of the TCSP in that it supports commercial activities and economic development.
2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The proposed project amends an existing planned sign program and meets the requirements of this finding in

that approval of the PD Permit will allow the development consistent with the TCSP.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The proposed project updates an existing planned sign program to add additional signs to the north elevation and increase maximum letter height from 1.5 feet to 2 feet. The increase in size and additional signage is appropriate for the size of the commercial building.

Design Review

4. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The proposed project is to amend a planned sign program to allow additional signage on an elevation facing a parking lot and slightly increase the maximum letter height. The proposed project does not include new structures.
5. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is to amend an existing planned sign program to allow additional signage on the north elevation and slightly increase letter height. Additional signage on the north elevation would further break up the massing on the north elevation.
6. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project does not impact landscaping.
7. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project would not change or impact parking or paved areas.
8. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project does not impact the ingress, egress and internal traffic circulation of the existing shopping enter.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Planned Development

Permit PD22-001 and Design Review DR22-006 to amend the planned sign program for the Hangar development at 260-262 Mount Hermon Road// APN 022-231-27 and 022-231-28, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 10th day of March 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Taylor Bateman, Community Development Director

EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.
3. Applicant shall obtain a building permit(s) and pay appropriate fees prior to commencement of work on the subject property. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

PLANNING DEPARTMENT

4. The materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
5. All signs on the property shall be per the project plans prepared by Lot C Architecture, dated October 15, 2018, and received by the City of Scotts Valley on December 3, 2018.

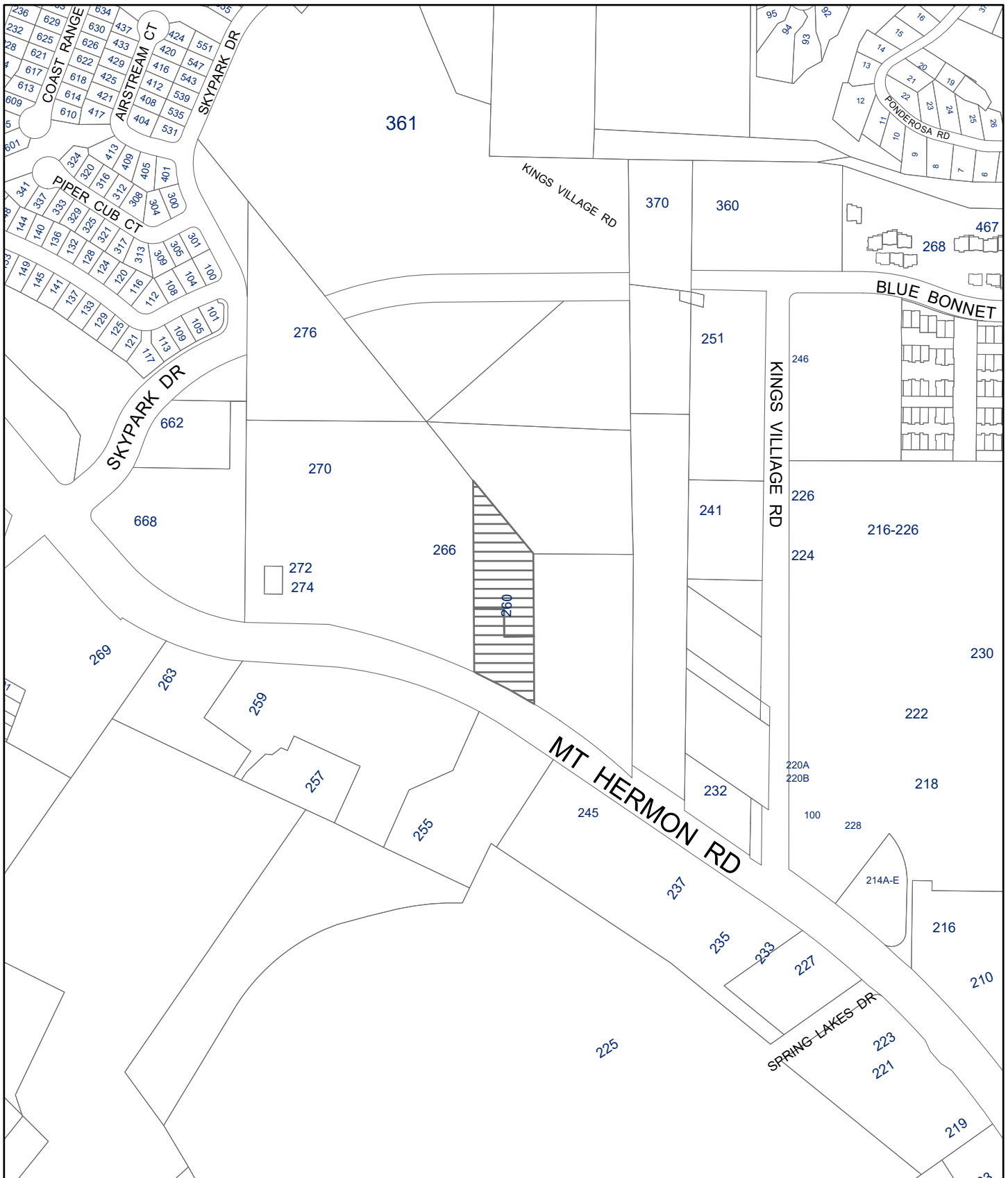
Revised and new plan sheets (Sheets A6.6, A6.6b, and A6.7) by Lot C Architecture dated January 31, 2022 shall be incorporated into the Planned Sign Program for the Hangar Development as a part of the approved plans and supersede Sheets A6.6 and A6.7 dated October 15, 2018.

6. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

7. All applicable conditions of approval from Resolution No. 1958 shall be incorporated into this Resolution.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.
9. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

Signature of Property Owner

The Hangar at Skypark / 022-231-27 & 022-231-28



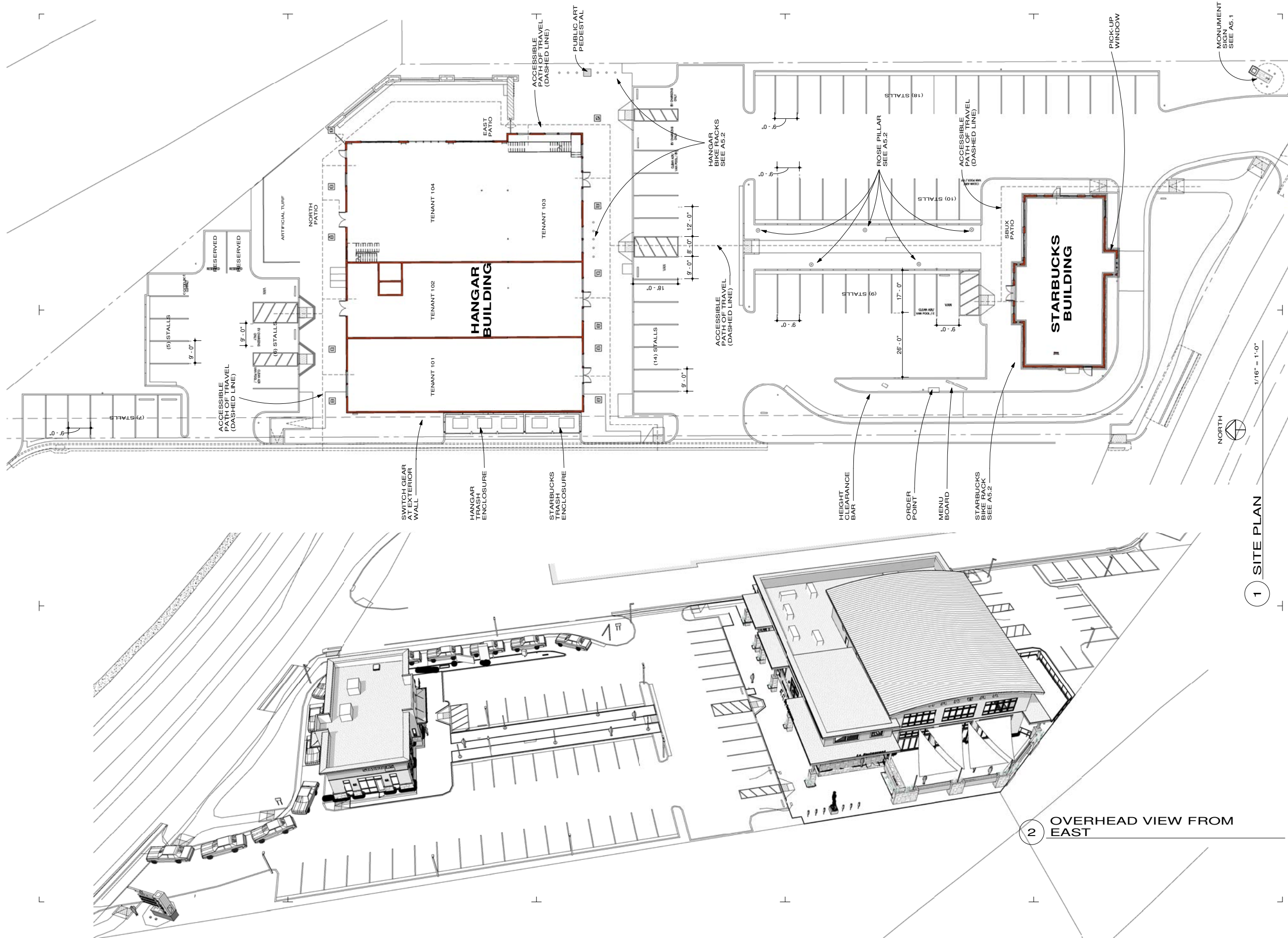
0

0.125

0.25
Miles



Project Site



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p.o. box 8145
truckee, ca 96162
www.lotarchitecture.com



PROJECT:
**THE HANGAR
AT SKY PARK**

Schematic Design

260 Mt. Hermon Rd.
Scotts Valley, CA
95066
APN: 022-231-03

REVISIONS:		
NO.	DATE	REMARKS
1	1/15/18	corrections

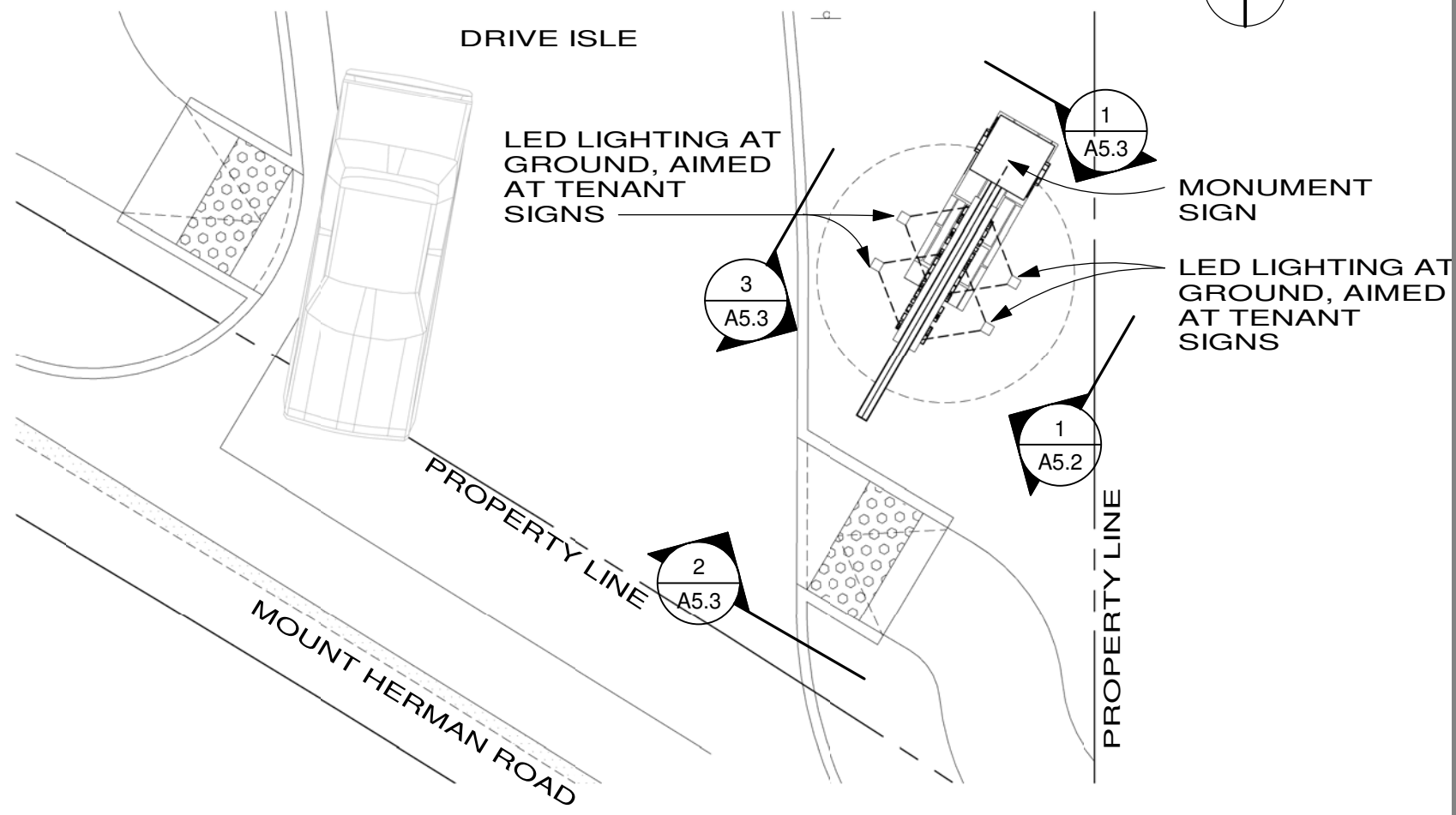
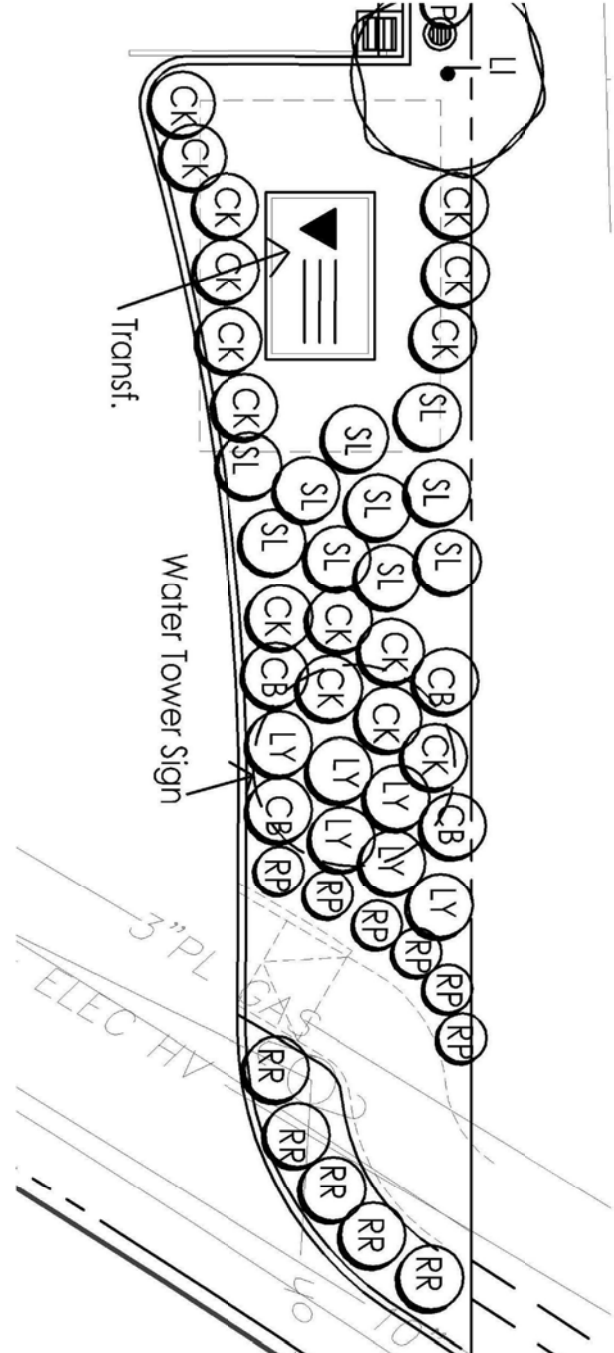
PROJECT NO:
1615
ISSUE DATE:
October 15, 2018

DRAWING
TITLE:

ARCHITECTURAL
SITE PLAN
1/16" = 1'-0"

DRAWING NO.:

A1.1



1

SIGN PLAN

1/8" = 1'-0"

Plant Legend

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
LI	-	15	Lagerstroemia hybrid (use the variety used in the medians on Scotts Valley Dr.)	Crape Myrtle
MEDIUM and LOW SHRUBS				
DB	-	5	Dietes bicolor	Butterfly Lily
PC	-	5	Pennisetum Cupreum	Bronze Fountain Grass
CB	-	15	Climbing rose - Don Juan red rose (Jackson Perkins) train on supports of water tower sign	
PR	-	15	Prunus caroliniana or	Carolina Cherry
CR	-	5	Climbing rose trained on pillar - Don Juan red rose (Jackson Perkins) Plant these at the top of the slope and not at the bottom of bio retention area.	
TJ	-	15	Trachelospermum jasminoides staked vine trained on pillar	Star Jasmine

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
GROUND COVERS				
RP	-	1	Rosmarinus Irene	Prostrate Rosemary
SL	-	1	Salvia leucantha-variety with purple and white in flowers	Mexican Sage
CK	-	1	Calamagrostis Karl Foerster	Pacific Reed Grass
L	-	1	Lomandra Breeze	
AE	-	1	Arctostaphylos Emerald Carpet	Low Manzanita
CY	-	1	Carex yellow variety selected by Corbett Wright	
RR	-	5	Simplicity Red Rose by Jackson Perkins	
LY	-	1	Lantana Spreading Yellow	



BIO RETENTION AREAS				
BR	-	1	sod	Biofiltration Sod from Delta Bluegrass Company (800) 637-8873 includes Molate Fescue, CA Barley, Purple Needle Grass and CA Brome or a combination of the following plants listed below
X	-	1	18" O.C.	Chondropetalum tectorum Cape Rush
J	-	1	18" O.C.	Juncus patens Elk Blue Gray Rush
C	-	1	18" O.C.	Carex divulsa Berkeley Sedge

There are ____ total plants including trees. ____ plants (____%) (including trees) are rated low water use



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PROJECT :
**THE HANGAR
AT SKY PARK**

ISSUE DATE :
October 15, 2018

DRAWING
TITLE :

**MONUMENT
SIGN PLANS**
1/8" = 1'-0"

DRAWING NO :

1. EXPOSED STEEL
BEAM/COLUMN. (PAINTED
BLACK)
2. 2 INCH THICK METAL
PANELS (MEDIUM GRAY
COLOR TO MATCH
CORRUGATED METAL ON
BUILDINGS)(BREAK METAL
CONSTRUCTION)
3. VERTICAL METAL SIDING
(SAME AS HANGAR BLDG)
4. STONE VENEER
(ELDORADO STONE,
EUROPEAN LEDGE, ZINC
COLOR) (SAME AS
BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL
BOX LETTERS
7. ACCESS PANEL (BLIND
DOOR)
8. LED LIGHTING



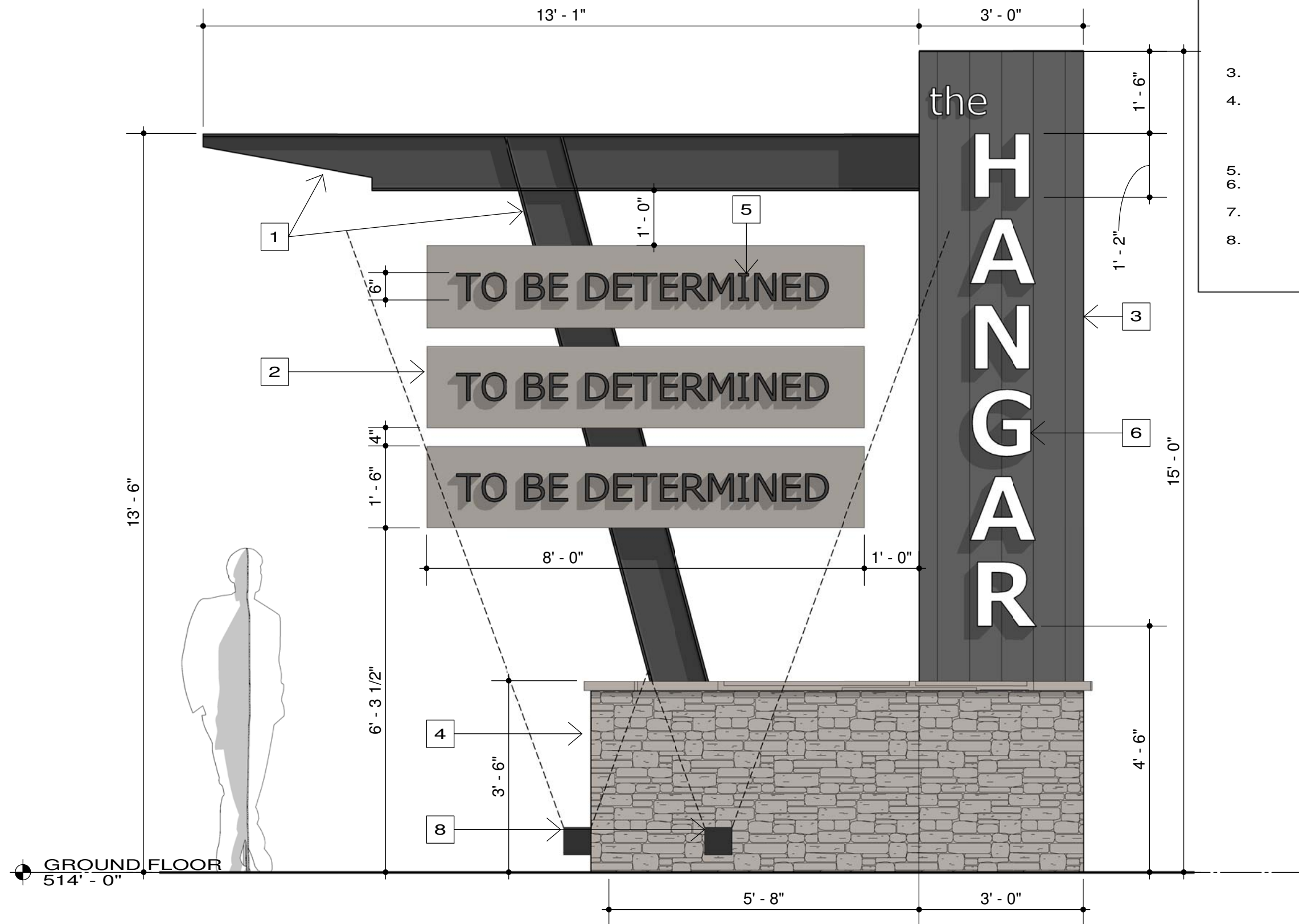
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*THE HANGAR
AT SKY PARK*

D R A W I N G
T I T L E :

D R A W I N G N O :

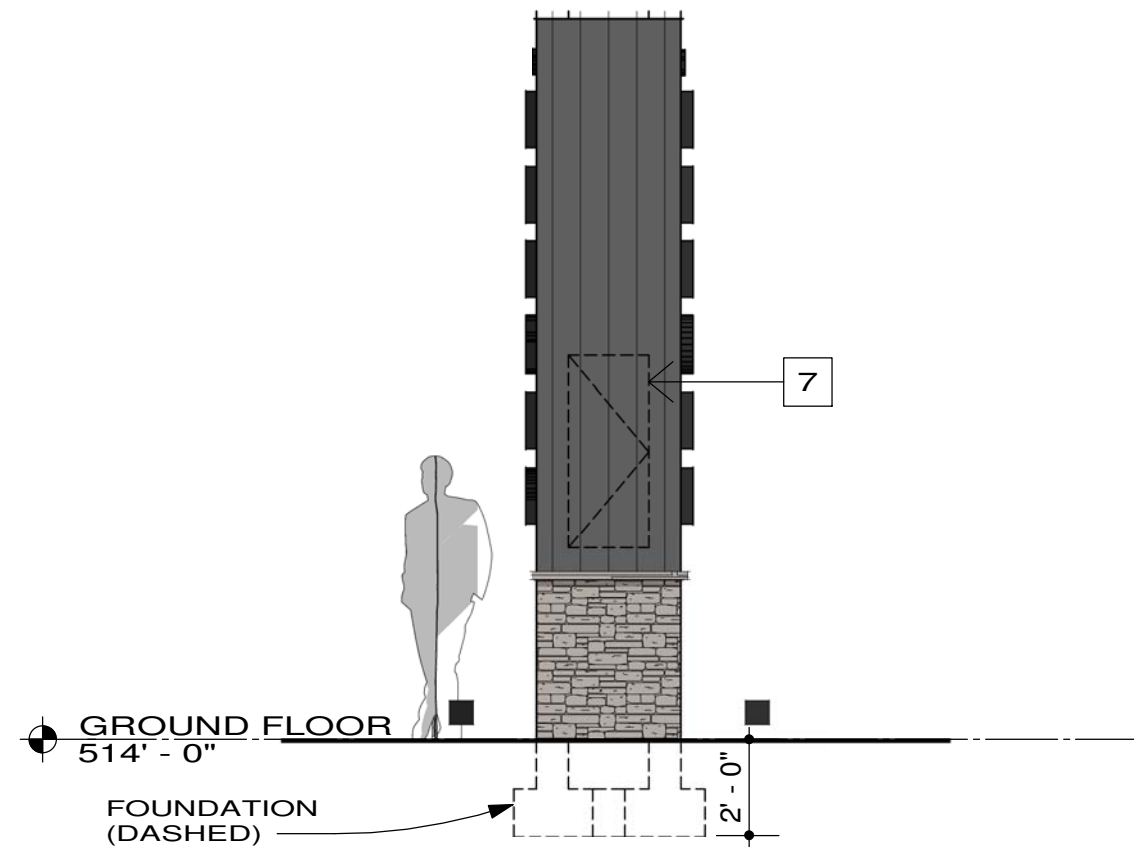
Page 534 of 562



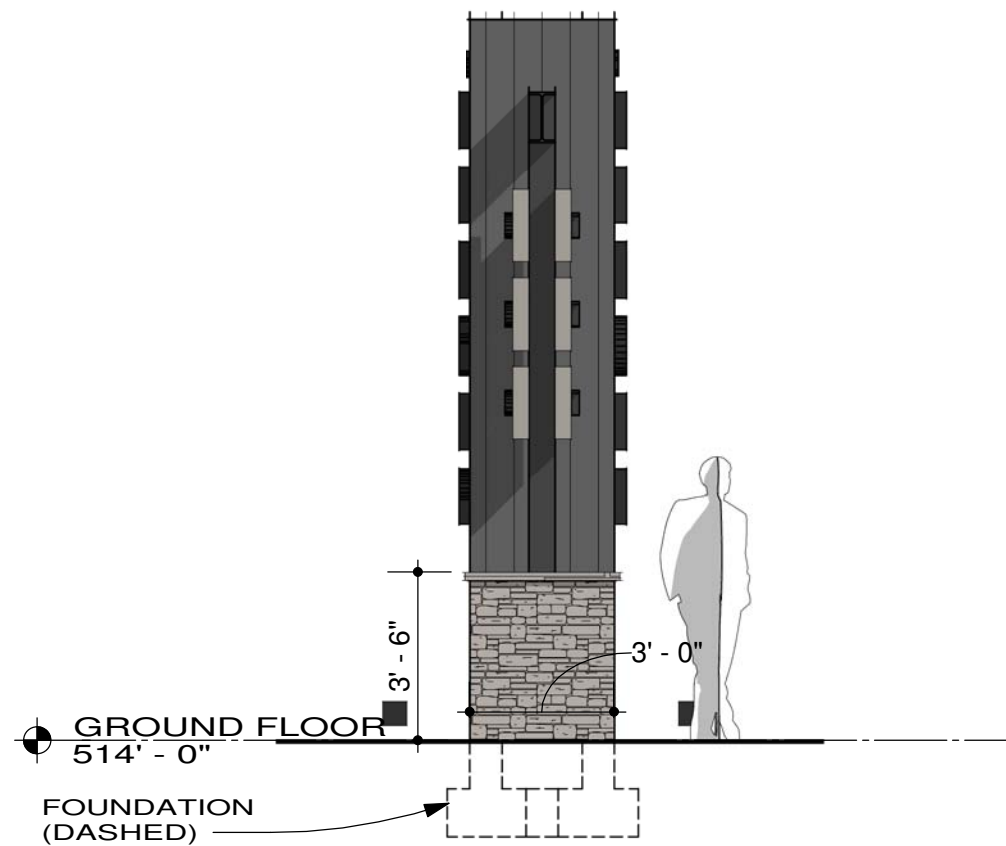
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SIGN EAST ELEVATION

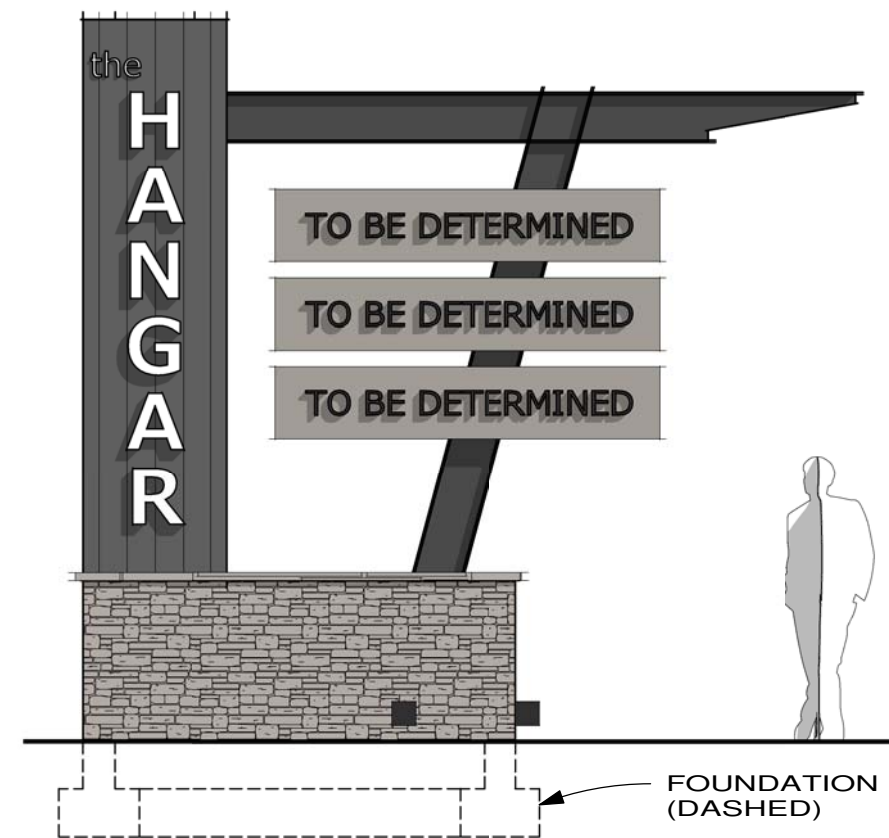
$$1/2'' = 1'-0''$$



1 SIGN NORTH ELEVATION 1/4" = 1'-0"



2 SIGN SOUTH ELEVATION 1/4" = 1'-0"



3 SIGN WEST ELEVATION 1/4" = 1'-0"

MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



ARCHITECTURE

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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

October 15, 2018

DRAWING
TITLE :

*MONUMENT
SIGN
ELEVATIONS
1/4" = 1'-0"*

DRAWING NO :

A5.3

0016

Page 535 of 562



MATERIALS

1. EXPOSED STEEL BEAM/COLUMN. (PAINTED BLACK)
2. 2 INCH THICK METAL PANELS (MEDIUM GRAY COLOR TO MATCH CORRUGATED METAL ON BUILDINGS)(BREAK METAL CONSTRUCTION)
3. VERTICAL METAL SIDING (SAME AS HANGAR BLDG)
4. STONE VENEER (ELDORADO STONE, EUROPEAN LEDGE, ZINC COLOR) (SAME AS BUILDINGS)
5. BLACK METAL LETTERS
6. INTERNALLY LIT METAL BOX LETTERS
7. ACCESS PANEL (BLIND DOOR)
8. LED LIGHTING



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

October 15, 2018

DRAWING
TITLE :

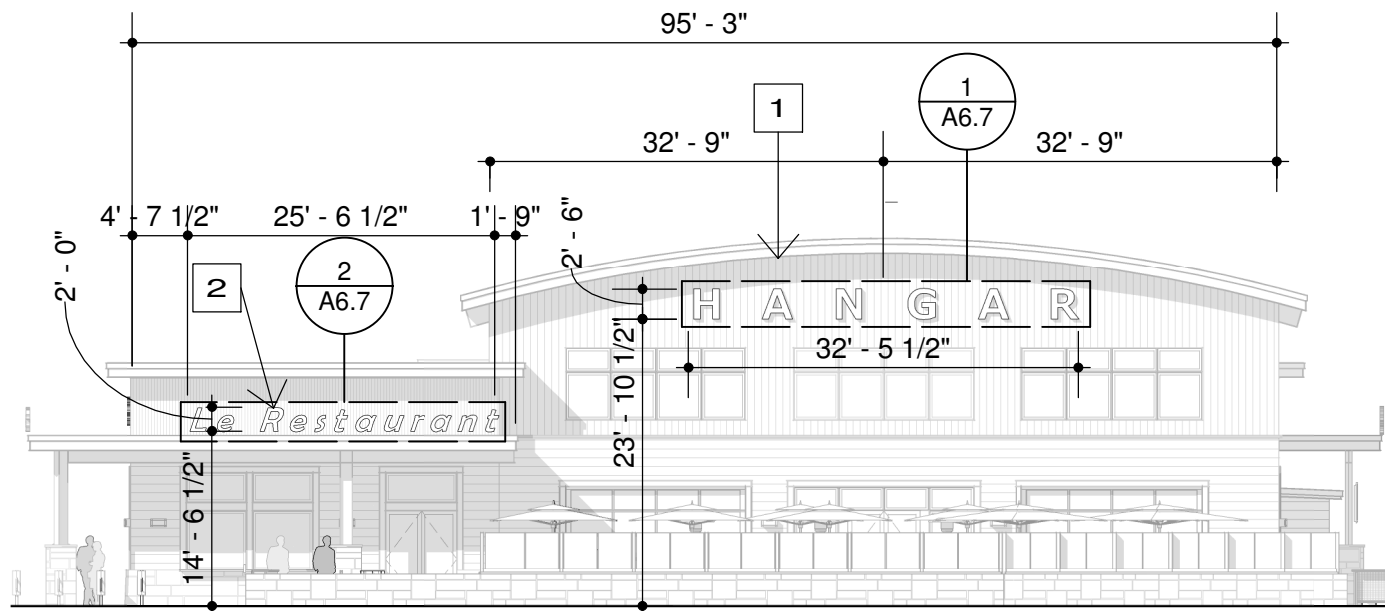
*MONUMENT
SIGN 3D*

1/4" = 1'-0"

DRAWING NO :

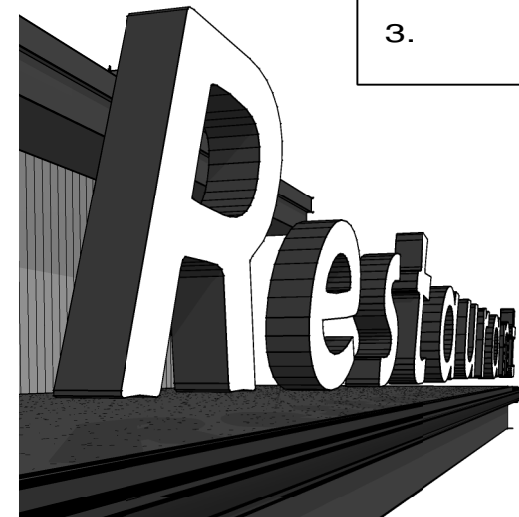
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Page 536 of 562

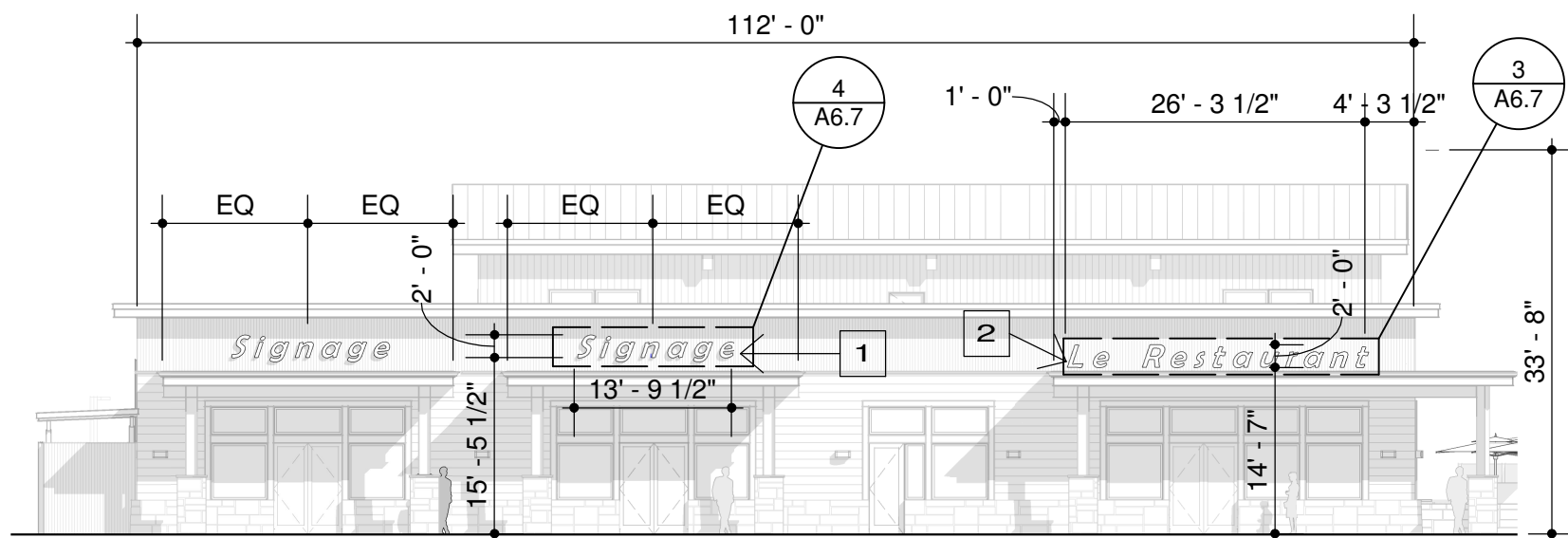


1 SIGNAGE EAST ELEVATION

1/16" = 1'-0"

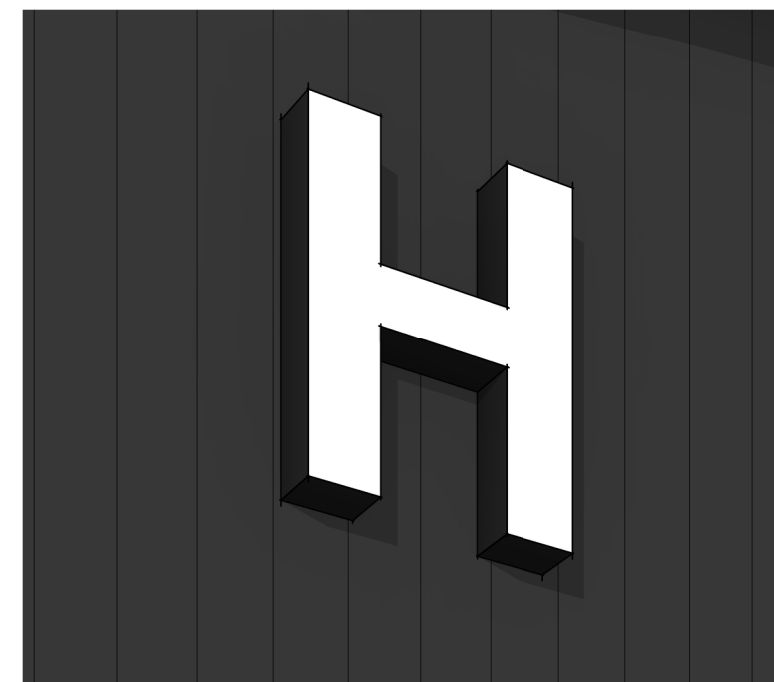


3 EDGE OF ROOF BOX LETTERS (see sheet notes)



2 SIGNAGE SOUTH ELEVATION

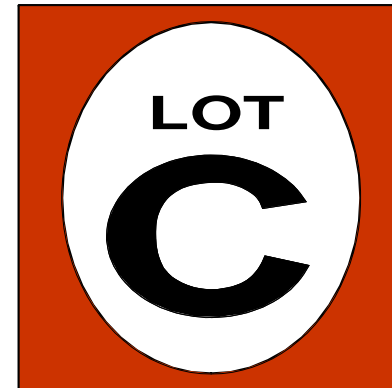
1/16" = 1'-0"



4 TYPICAL BOX LETTER SIGNAGE (see sheet notes)

SHEET NOTES

1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
3. TENANT LOGO



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

January 31, 2022

DRAWING
TITLE :

*SIGNAGE
As indicated*

DRAWING NO :

A6.6

Page 537 of 562

SHEET NOTES

- 1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
- 2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
- 3. TENANT LOGO



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PROJECT :

*THE HANGAR
AT SKY PARK*

ISSUE DATE :

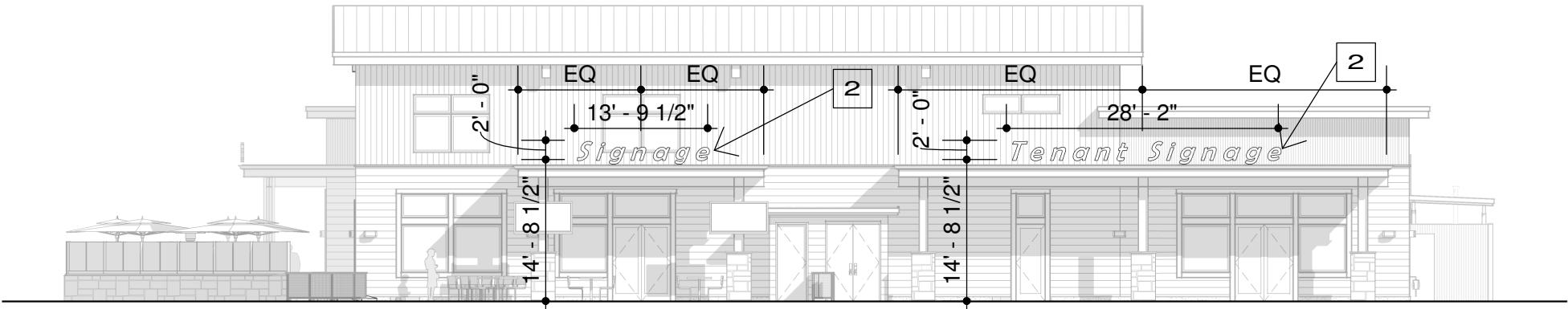
January 31, 2022

DRAWING
TITLE :

*SIGNAGE
As indicated*

DRAWING NO :

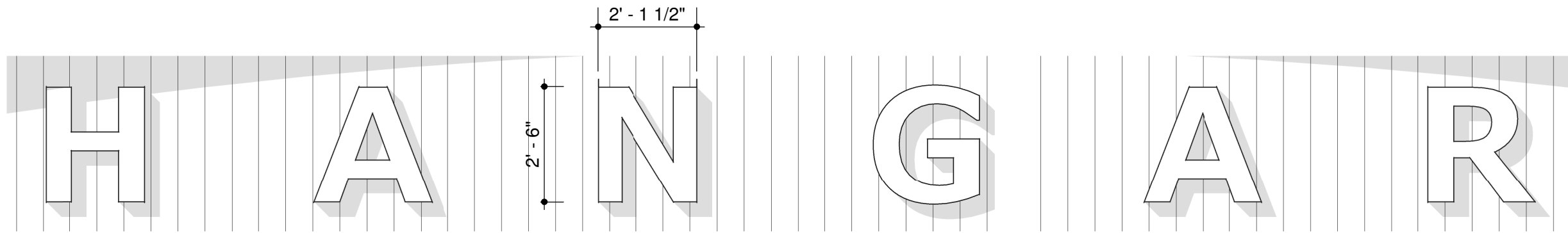
A6.6b
0019
Page 538 of 562



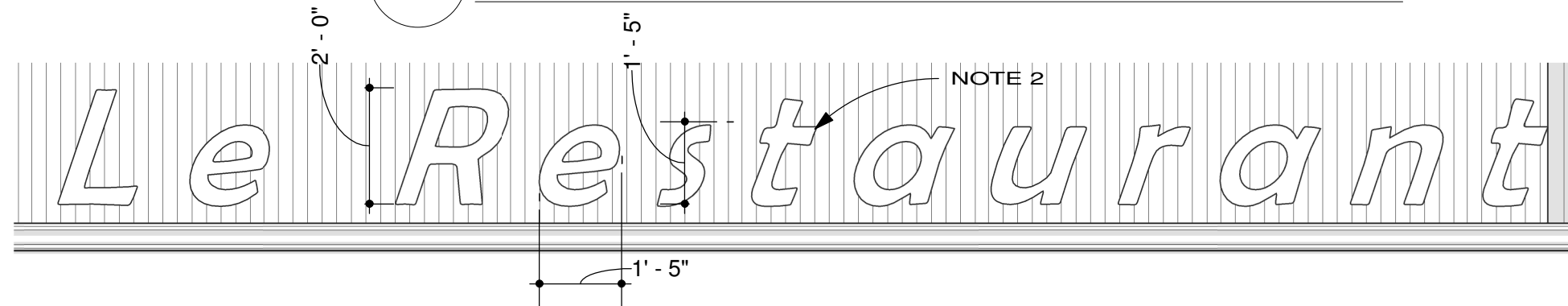
1

**SIGNAGE NORTH
ELEVATION**

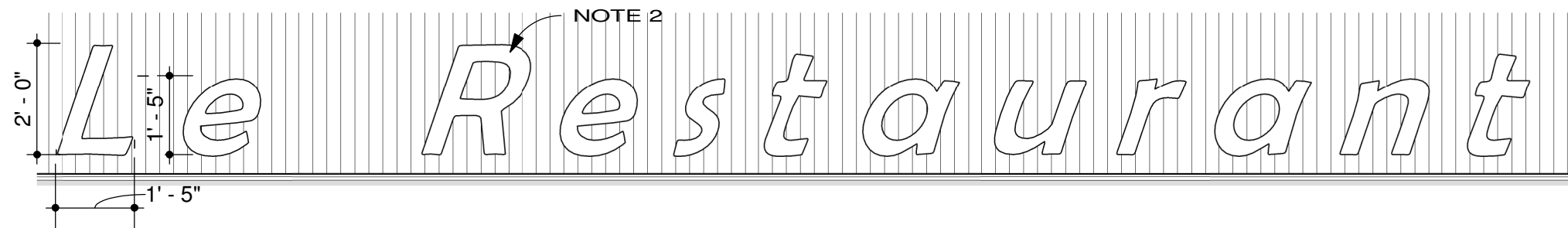
1/16" = 1'-0"



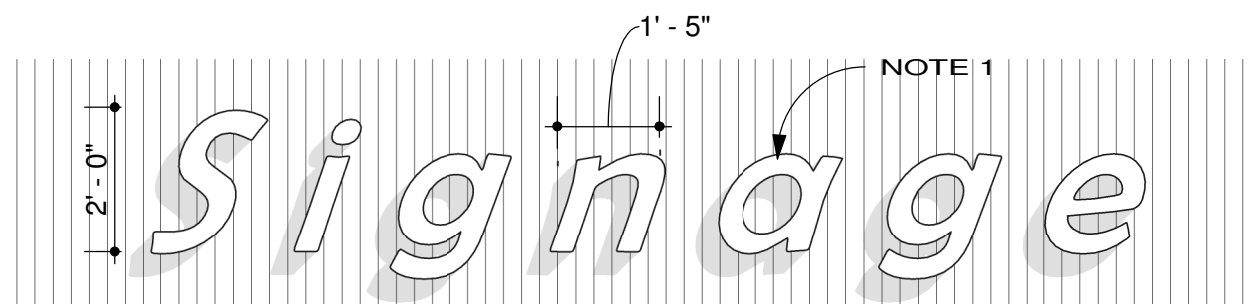
1 SIGNAGE EAST
ELEVATION - Callout 1 $\frac{3}{8}" = 1'-0"$



2 SIGNAGE EAST
ELEVATION - Callout 2 $\frac{3}{8}" = 1'-0"$

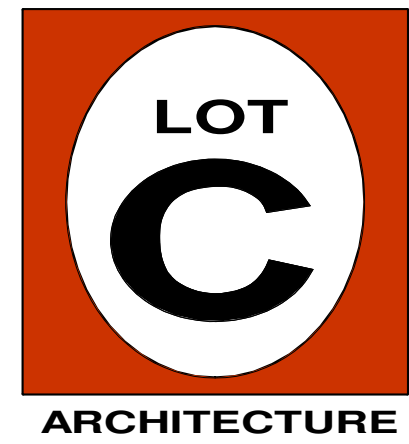


3 SIGNAGE SOUTH
ELEVATION - Callout 1 $\frac{3}{8}" = 1'-0"$



4 SIGNAGE SOUTH
ELEVATION - Callout 2 $\frac{3}{8}" = 1'-0"$

- ### SHEET NOTES
1. BOX LETTER SIGNAGE (4 INCH THICK). BLACK BREAK METAL BOX WITH TRANSLUCENT FACE. INTERNAL LIGHTING W/ LUMIFICIENT WHITE LED'S.
 2. BOX LETTER SIGNAGE ABOVE ROOF EDGE (SAME CONSTRUCTION)
 3. TENANT LOGO



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ISSUE DATE :
January 31, 2022

DRAWING
TITLE :

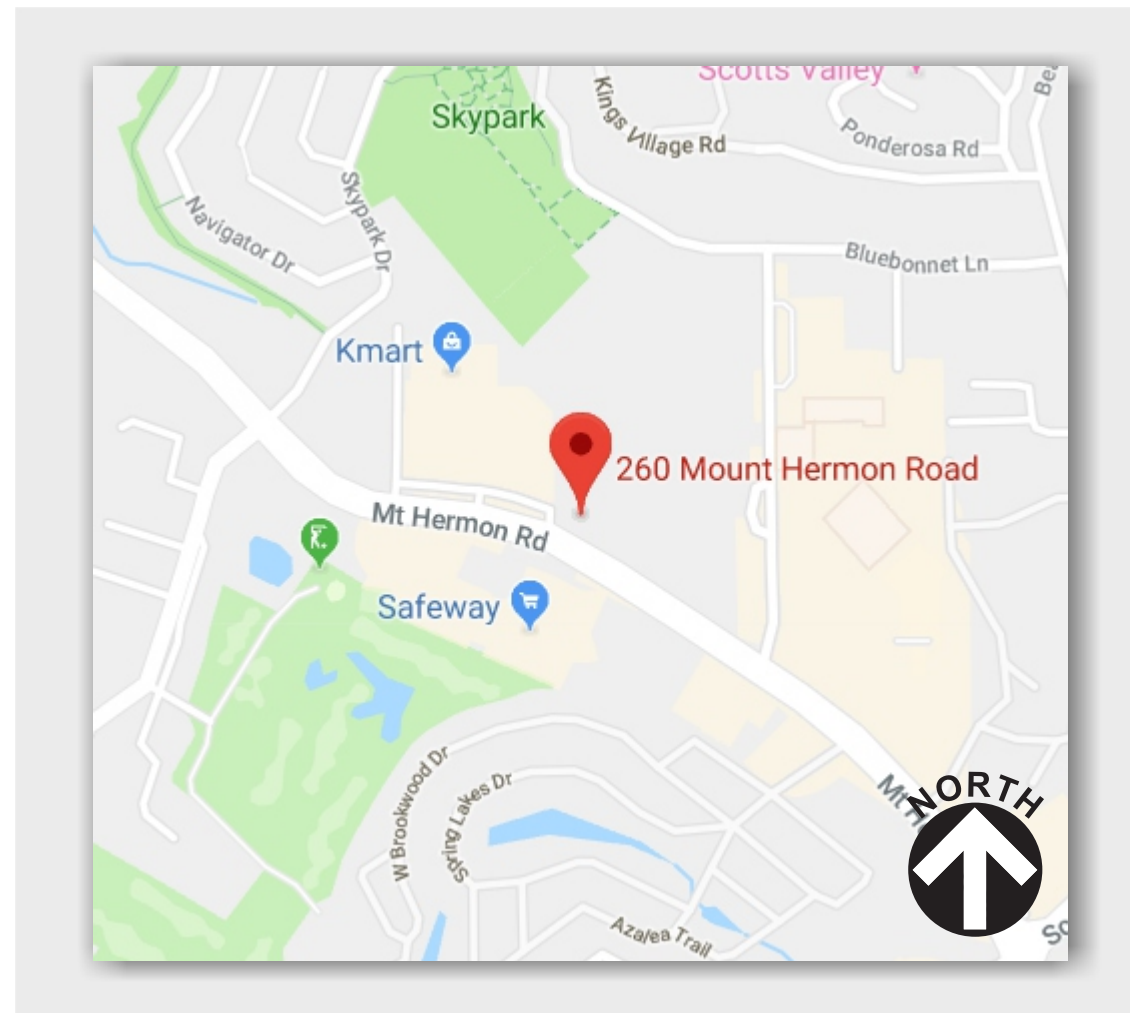
*ENLARGED
SIGNAGE
As indicated*

DRAWING NO :



STARBUCKS COFFEE

MT. HERMON & KINGS VILLAGE - SCOTTS VALLEY, CA. 95066



1 VICINITY MAP
SCALE: NTS

18



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1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:

**Starbucks Coffee
Mt. Hermon & Kings Village**

Address:

**260 Mount Hermon Road
Scotts Valley, CA 95066**

Account Manager:

JIM STERK

Scale:

AS NOTED

T.A.:

3.00

Design No.:

18-10-5131-02

Reg. No.:

Revision History:

R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr.:

Date:

Design:

Date:

Mfg/QC:

Date:

Page: 1 of 13

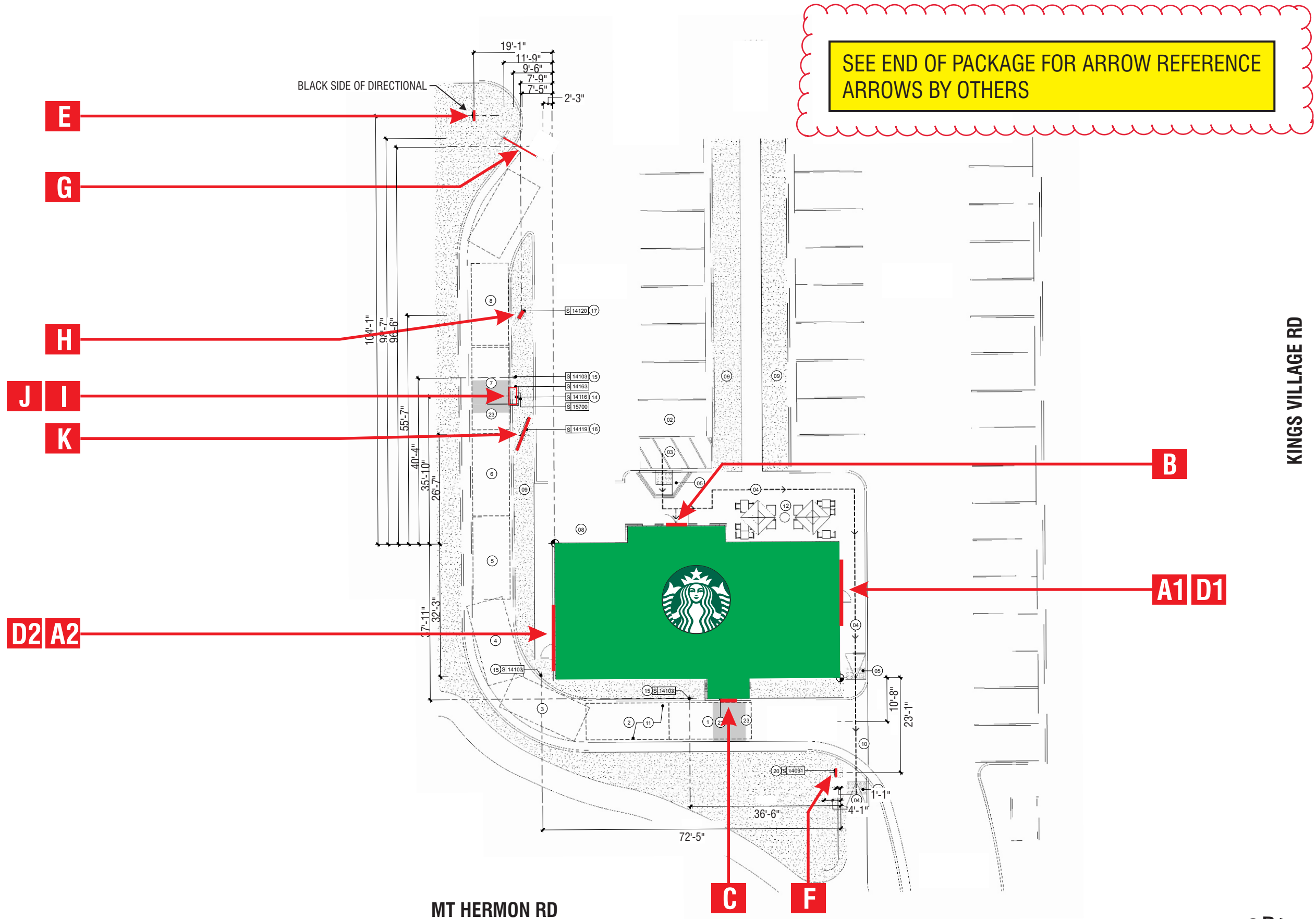
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0021

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1 SITE PLAN
SCALE: NTS


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Account Manager:
JIM STERK

Scale: **AS NOTED** T.A.: **3.00**

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

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• CONSTRUCTION APPROVALS •
Acct. Mgr: _____ Date: _____

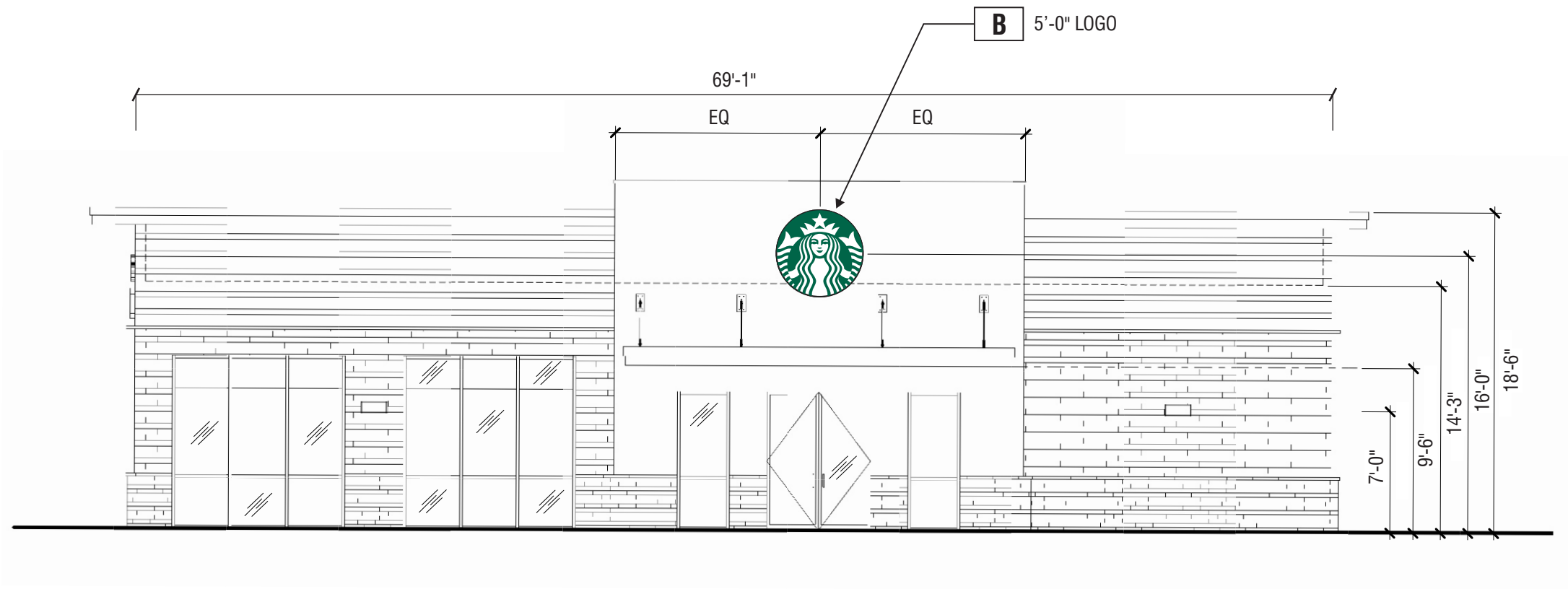
Design: _____ Date: _____

Mfg/QC: _____ Date: _____

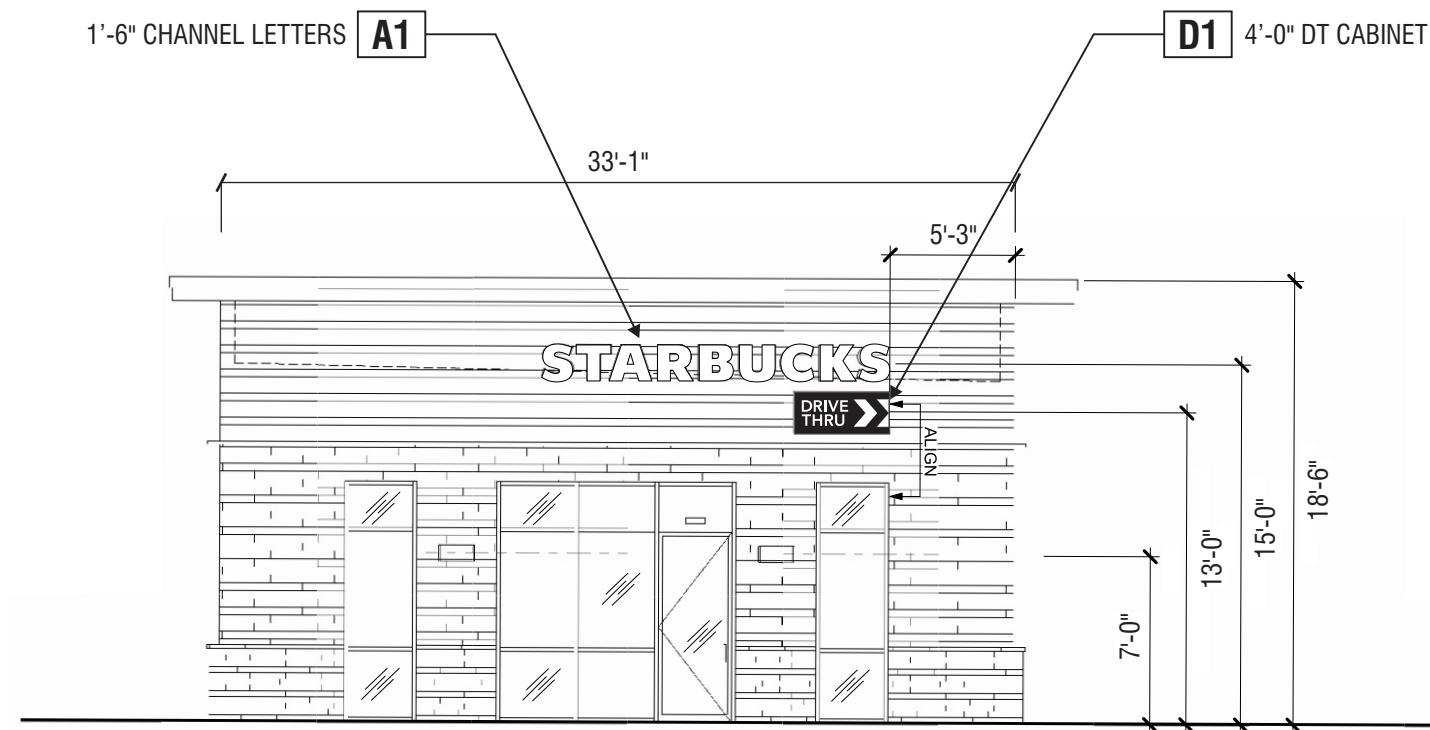
Page: **2** of **13**

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1 NORTH ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



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Scale: T.A.:
AS NOTED 3.00

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Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

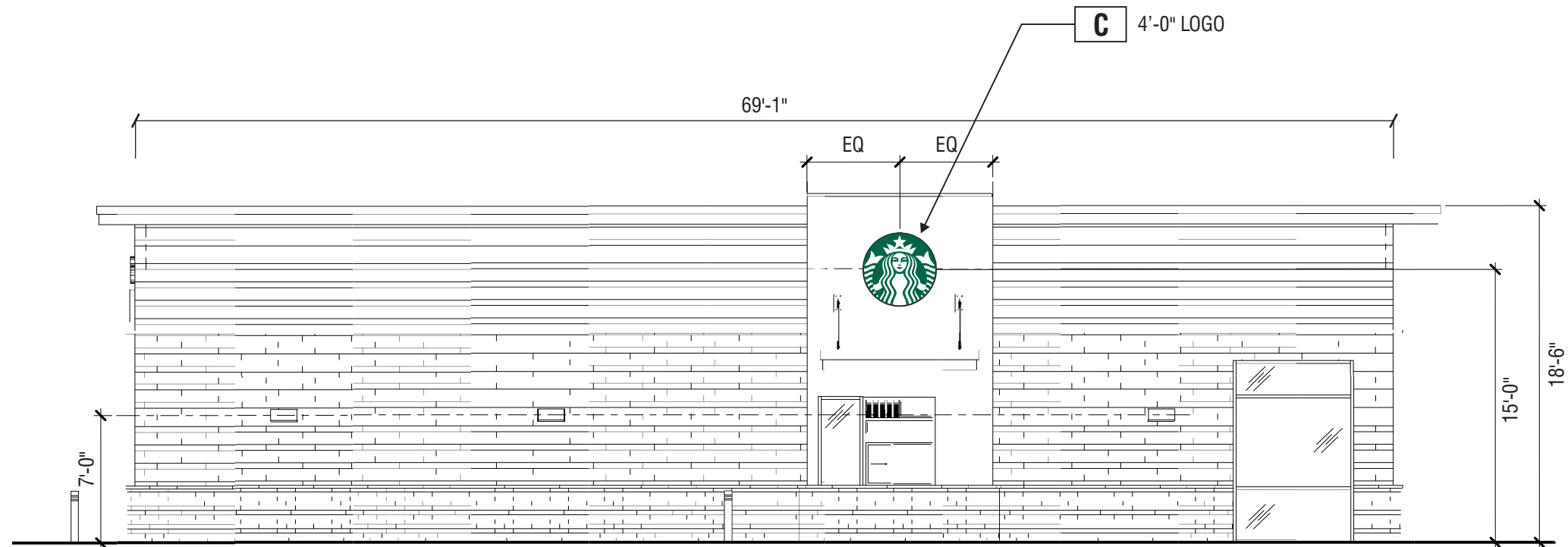
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Mfg/QC: Date:

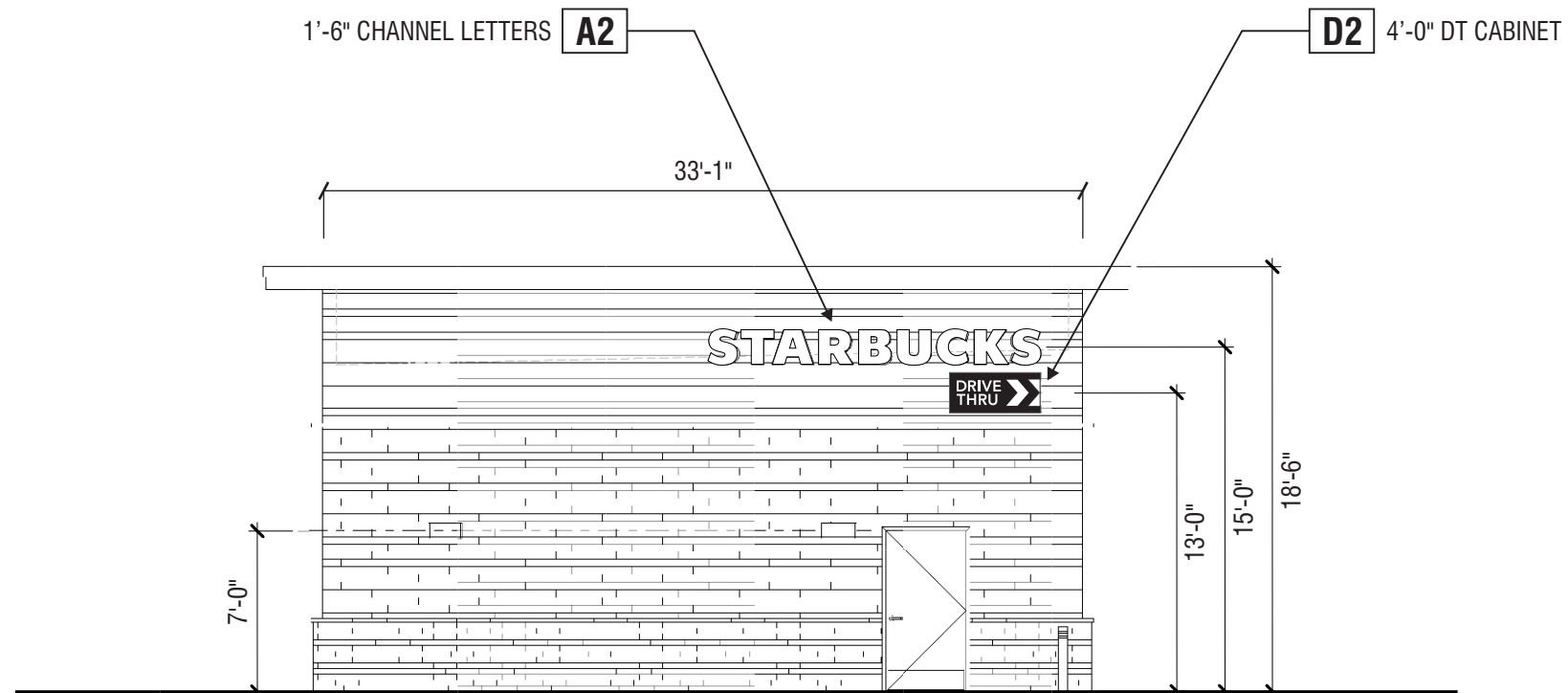
Page: **3** of **13**

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3 SOUTH ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
APPROXIMATE SCALE: 1/8" = 1'-0"



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AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

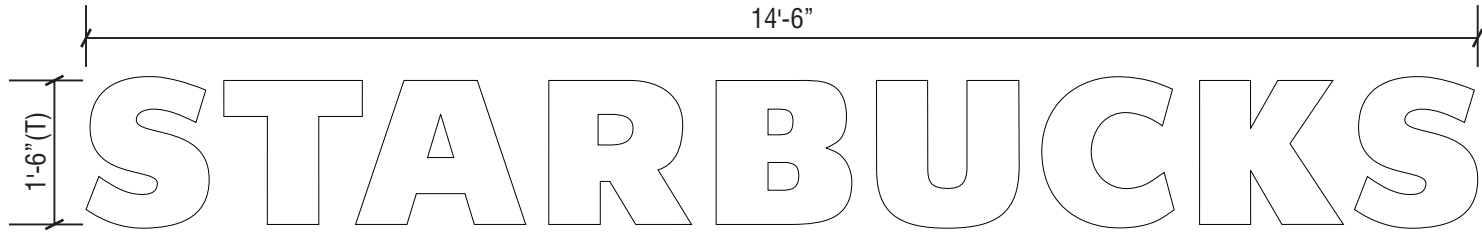
Design: Date:

Mfg/QC: Date:

Page: **4** of **13**

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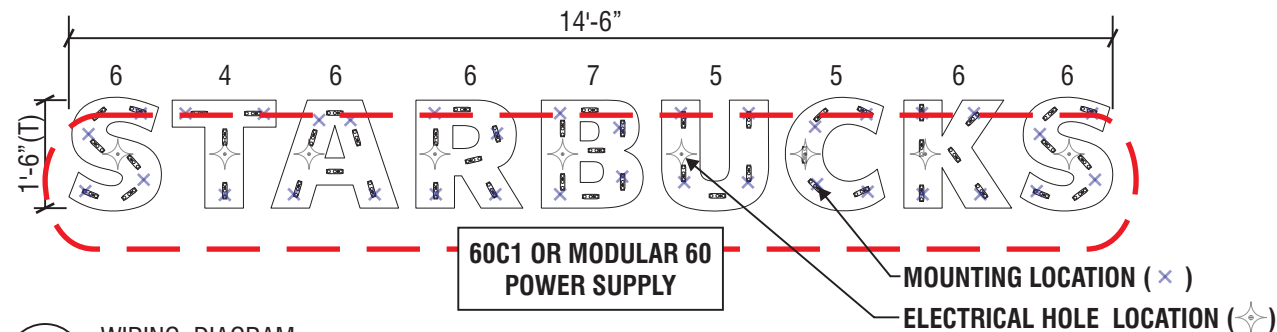


A1	SIGN ELEVATION / INTERNALLY ILLUMINATED WHITE FACE LIT SINGLE LINE CHANNEL LETTERS	36.2 SQ. FT.
A2	QUANTITY: TWO (2) REQUIRED	SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

LETTERS: INTERNALLY ILLUMINATED CHANNEL LETTERS
FACE: #7328 WHITE ACRYLIC PLASTIC
OUTLINE REVERSED OUT TO SHOW THRU WHITE PLEX
TRIMCAP: 1" BLACK TRIMCAPS
RETURNS: 3" DEEP GLOSS BLACK RETURNS
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES

NOTES: FIELD VERIFY ALL MEASUREMENTS
AND CONDITIONS PRIOR TO ANY FABRICATION



1 WIRING DIAGRAM
SCALE: 3/8" = 1'-0"

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

EIGHTY FOUR (51 MODULES - 34'-0") PRISM ENLIGHTEN WHITE 6500K MODULES
LAID OUT AT 1.5 MODULES PER FOOT, 6" ON CENTER (UL#215393)
TWO (2) 60 WATT POWER SUPPLIES (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
LED MODULE POWER USAGE: 38.25 WATTS

TOTAL CIRCUIT LOAD: 1.2 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT

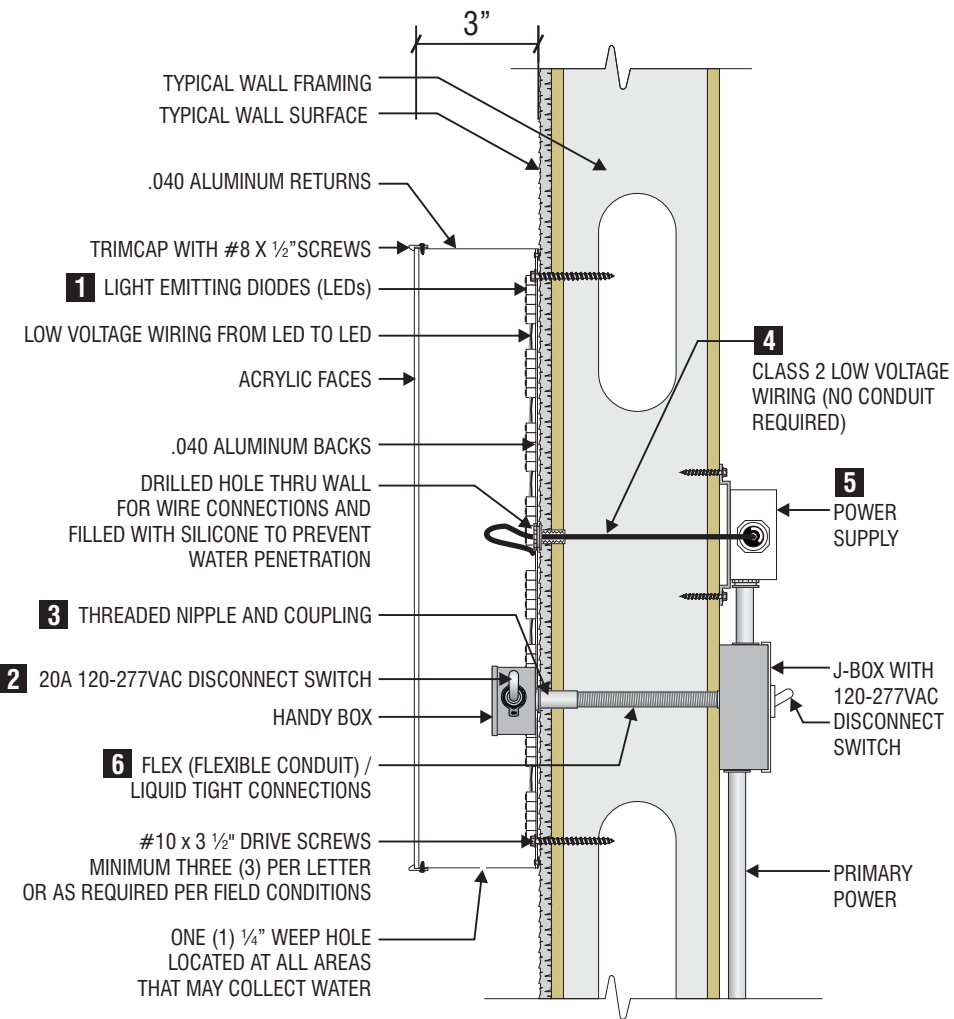
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

PLEASE REFER TO THE NUMBERED ITEMS BELOW
FOR INCORPORATED INSTALL INSTRUCTIONS.
LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE
(NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

ITEM #	DESCRIPTION
1	LIGHT EMITTING DIODES (LEDs)
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



3 TYPICAL SECTION DETAIL
SCALE: NTS



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Mt. Hermon & Kings Village

Address:
260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

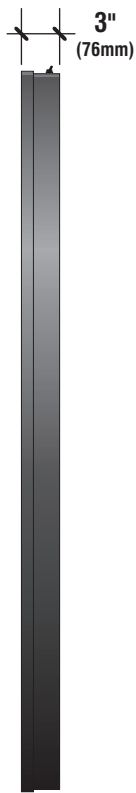
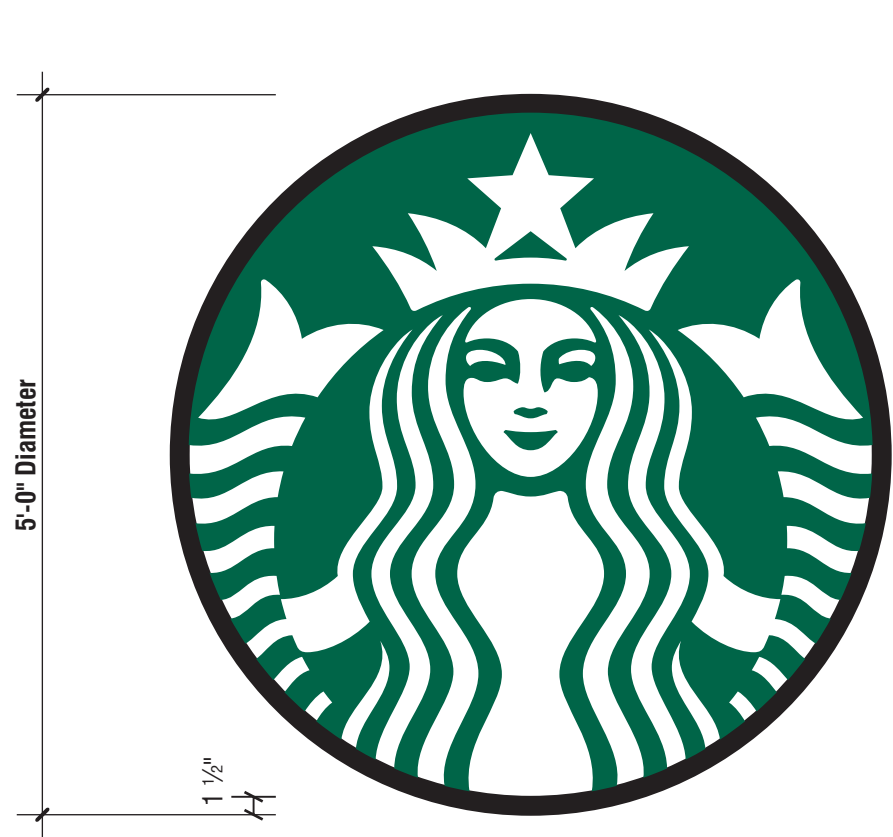
Design: Date:

Mfg/QC: Date:

Page: **5** of **13**

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COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

SIXTY (60 MODULES - 40'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

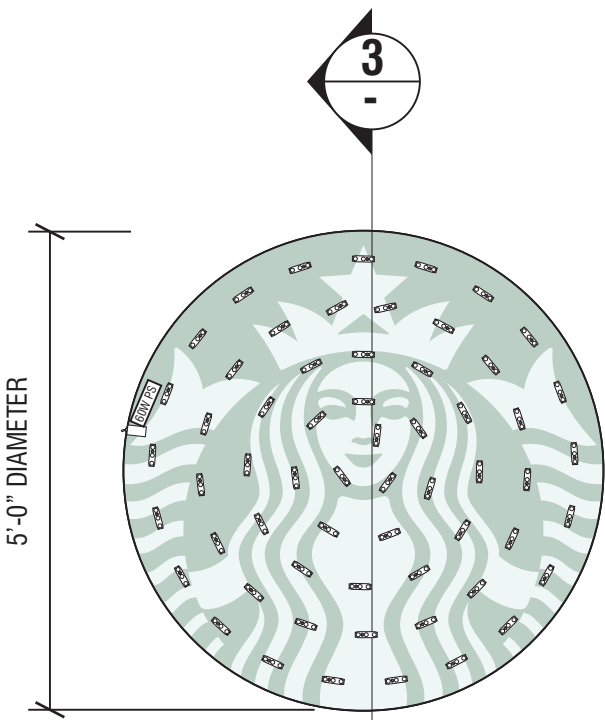
60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 56.25 WATTS
LED MODULE POWER USAGE: 45.0 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUIT AMP,
120VAC DEDICATED CIRCUIT

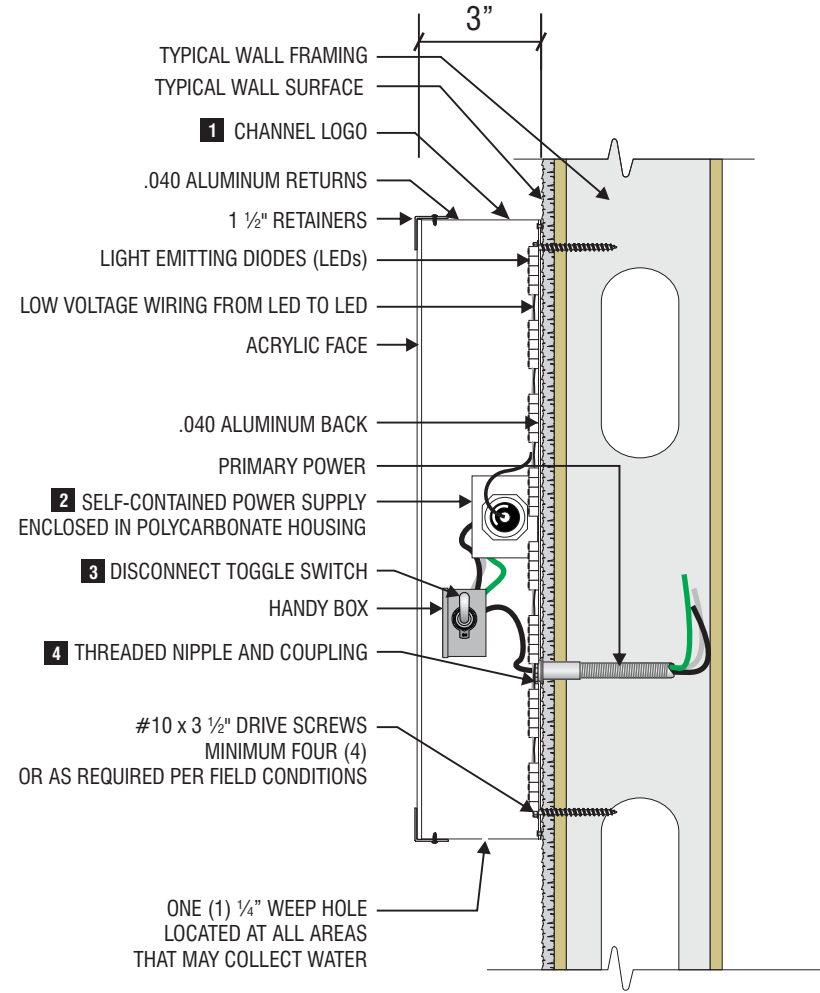
B SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK
QUANTITY: ONE (1) REQUIRED
SCALE: 3/4" = 1'-0"

1 SIDE VIEW
SCALE: 3/4" = 1'-0"

- SPECIFICATIONS:
- LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
RETURNS: 3" (76MM) DEEP, FABRICATED ALUMINUM RETURNS AND BACK.
RETAINERS: 1-1/2" ALUMINUM PAINTED BLACK
FACES: 3/16" (5MM) #7328 WHITE WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY.
SIREN TO SHOW THRU WHITE.
ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES
- NOTES: FIELD VERIFY ALL MEASUREMENTS AND CONDITIONS PRIOR TO ANY FABRICATION.



2 WIRING DIAGRAM
SCALE: 1/2" = 1'-0"



3 TYPICAL SECTION DETAIL
SCALE: NTS

Note to All Contractors

120 Sign Voltage
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ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

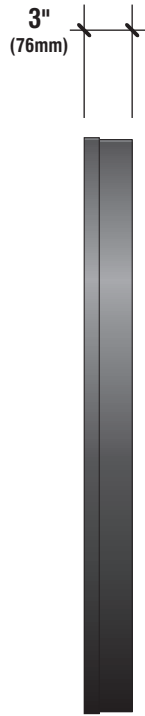
Design: Date:

Mfg/QC: Date:

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COLOR SPECIFICATIONS	
	#7328 WHITE ACRYLIC
	3M # 3630-76 HOLLY GREEN VINYL
	PRE-PAINTED BLACK RETURN (GLOSSY) BLACK TRIMCAP

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM NUMBER	DESCRIPTION
1	CHANNEL LOGO
2	SELF CONTAINED POWER SUPPLY
3	DISCONNECT SWITCH
4	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)

120 V SIGN VOLTAGE
ELECTRICAL SPECIFICATIONS:

THIRTY-NINE (39 MODULES - 26'-0") PRISM ENLIGHTEN WHITE 6500K LED MODULES (UL#215393)
ONE (1) 60 WATT POWER SUPPLY (UL#215393)
ONE (1) 100'-0" ROLL OF JACKETED CABLE

60WATT POWER SUPPLY POWER SUPPLY 12VDC
WATTS PER MODULE: 0.75
PRIMARY SYSTEM POWER: 36.56 WATTS
LED MODULE POWER USAGE: 29.25 WATTS

TOTAL CIRCUIT LOAD: 0.6 AMPS @ 120 VOLTS
(1) CUSTOMER PROVIDED 20 AMP, 120V DEDICATED CIRCUITO AMP,
120VAC DEDICATED CIRCUIT

C

SIGN ELEVATION /SELF-CONTAINED SINGLE FACE ILLUMINATED WALL MOUNT LOGO DISK

sq. ft.

1

SIDE VIEW

QUANTITY: ONE (1) SIGN REQUIRED

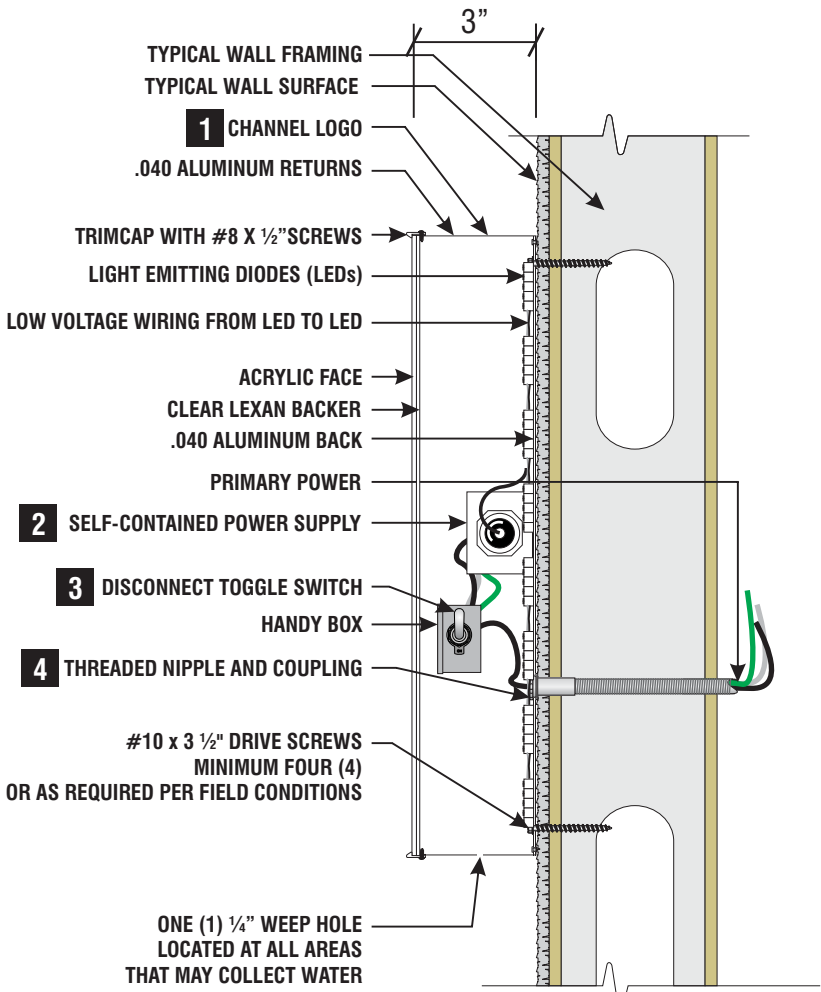
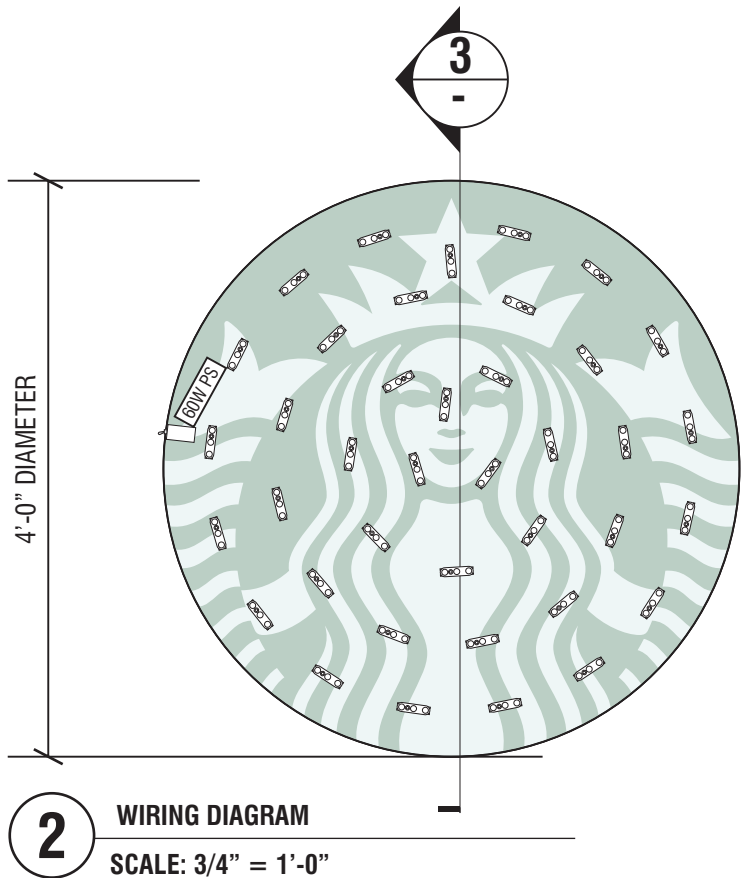
SCALE: 3/4"=1'-0"

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- LOGO: INTERNALLY ILLUMINATED WALL MOUNT LOGO DISK
- FACE: #7328 WHITE ACRYLIC PLASTIC WITH 3M #3630-76 HOLLY GREEN VINYL OVERLAY
ALL WHITE TO BE REVERSED OUT TO SHOW THRU WHITE ACRYLIC PLASTIC
W/1/8" CLEAR LEXAN BACKER
- TRIMCAP: 1" BLACK TRIMCAPS
- RETURNS: 3" DEEP BLACK RETURNS
- ILLUMINATION: PRISM ENLIGHTEN WHITE 6500K LEDS WITH 60WATT POWER SUPPLIES

NOTES:



Note to All Contractors

120 Sign Voltage

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JIM STERK

Scale: T.A.:
AS NOTED 3.00

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Reg. No.:

Revision History:
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R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back

ELECTRIC SIGN

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CONSTRUCTION APPROVALS
Acct. Mgr: Date:

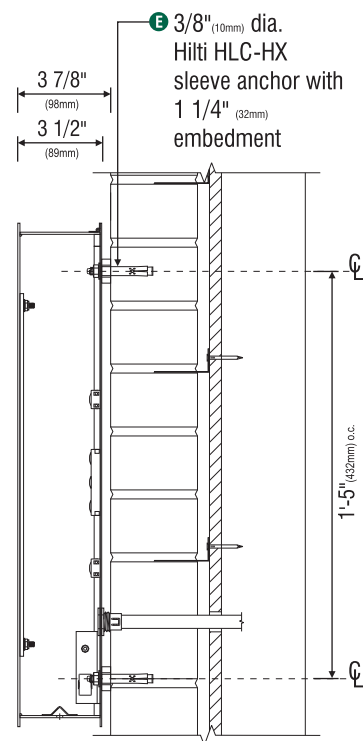
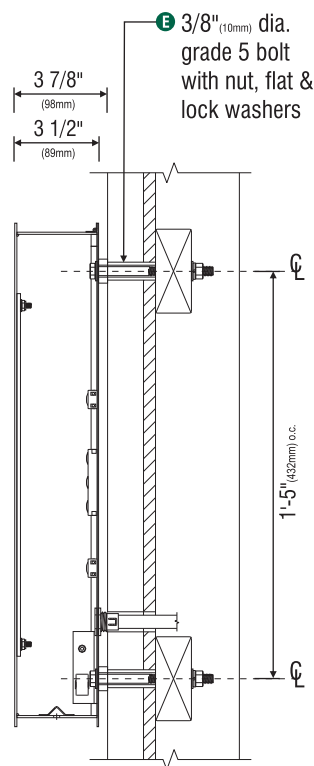
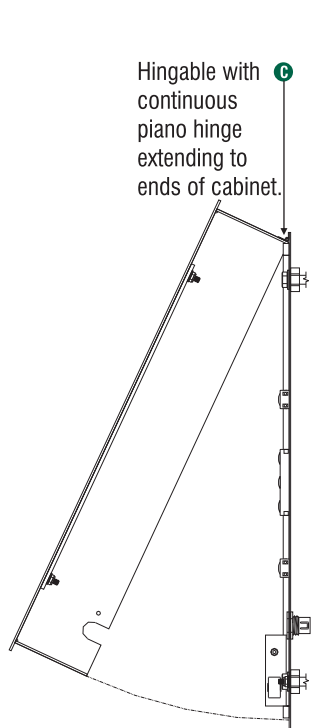
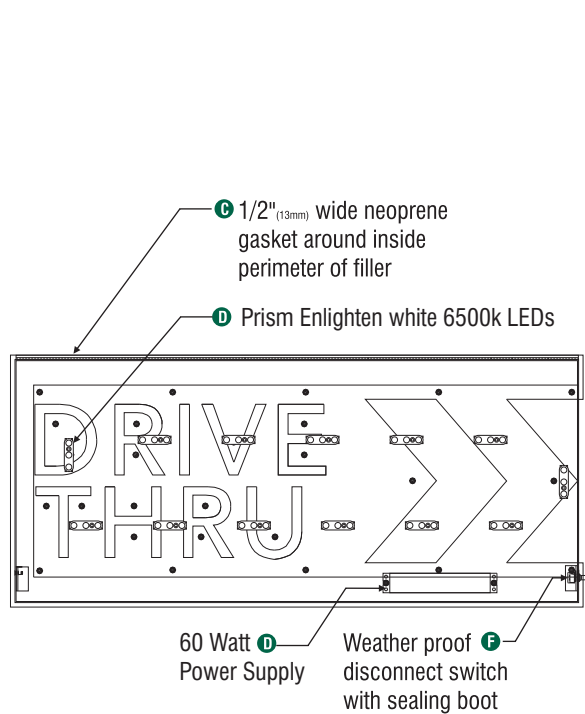
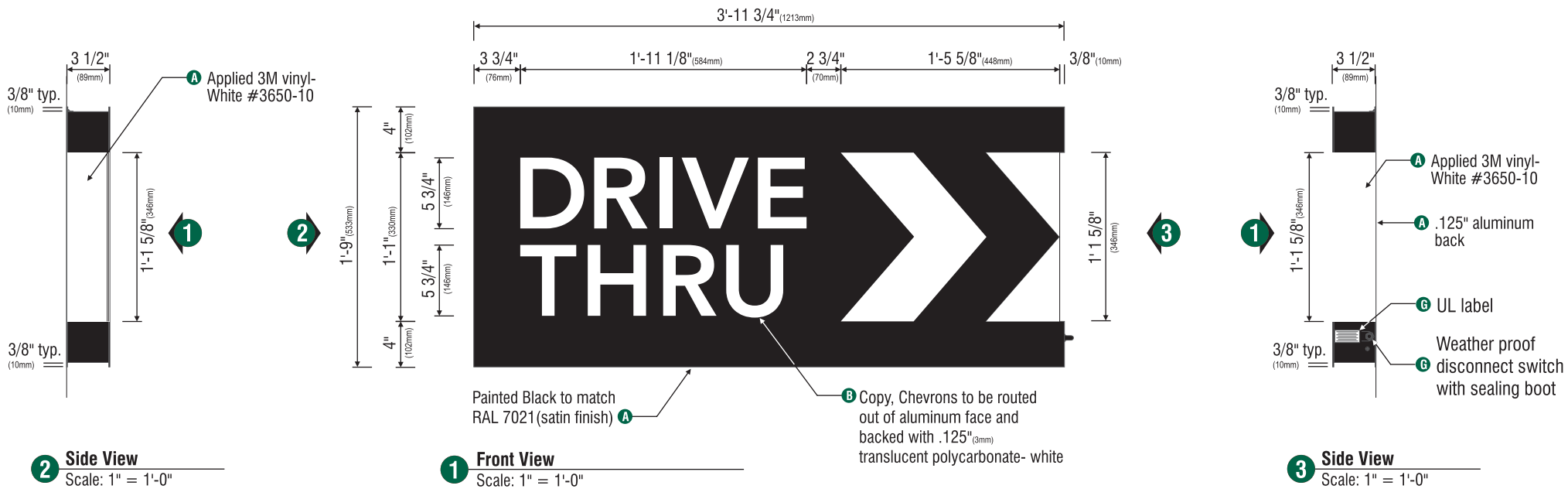
Design: Date:

Mfg/QC: Date:

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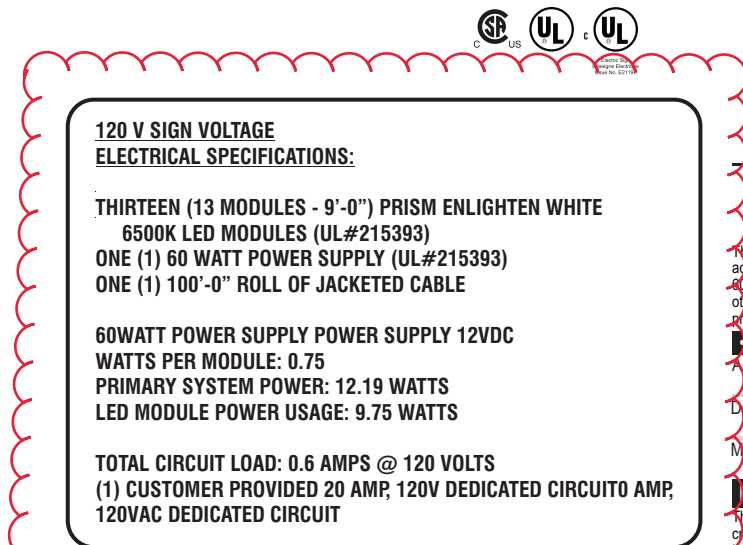


D1 D2 - Design ID #14099

(Qty: 2) Single faced illuminated drive thru wall mounted cabinet signs.

Fabricate and install:

- A** Cabinet to be fabricated from .090" aluminum, painted Black to match RAL 7021M(satin finish), with Applied 3M vinyl- White #3650-10 end caps.
- B** Arrow Graphics and "DRIVE THRU" copy to be routed out of aluminum face and backed with 125" translucent polycarbonate- White. Note: all polycarbonate elements to be attached to back of aluminum faces with welded studs.
- C** Cabinet to be welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in assembly of internal components shall be coated to prevent corrosion. Internal structure shall be constructed as per approved shop drawings.
- D** Graphic elements are internally illuminated using Sloan Prism Enlighten 6500k white LED modules or Starbucks approved equal. LEDs to be mounted to sign back with self contained power supply. All electrical components are removable for service.
- E** Attach flush to wall. Anchor fasteners as required for existing wall structure. Support structure be constructed as per approved shop drawings and shall be integral to the sign cabinet.
- F** Sign must meet all regulations in the National Electric Sign Code as well as any local or state codes. As per NEC 600.6 sign is equipit with a service disconnect switch. Sign must be listed as an Electrical Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL, or CSA relevant certification marks. Primary power by electrical contractor per NEC.



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UL CERTIFIED
ELECTRIC SIGN

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CONSTRUCTION APPROVALS
Acct. Mgr: Date:

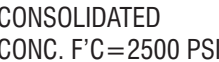
Design: Date:

Mfg/QC: Date:

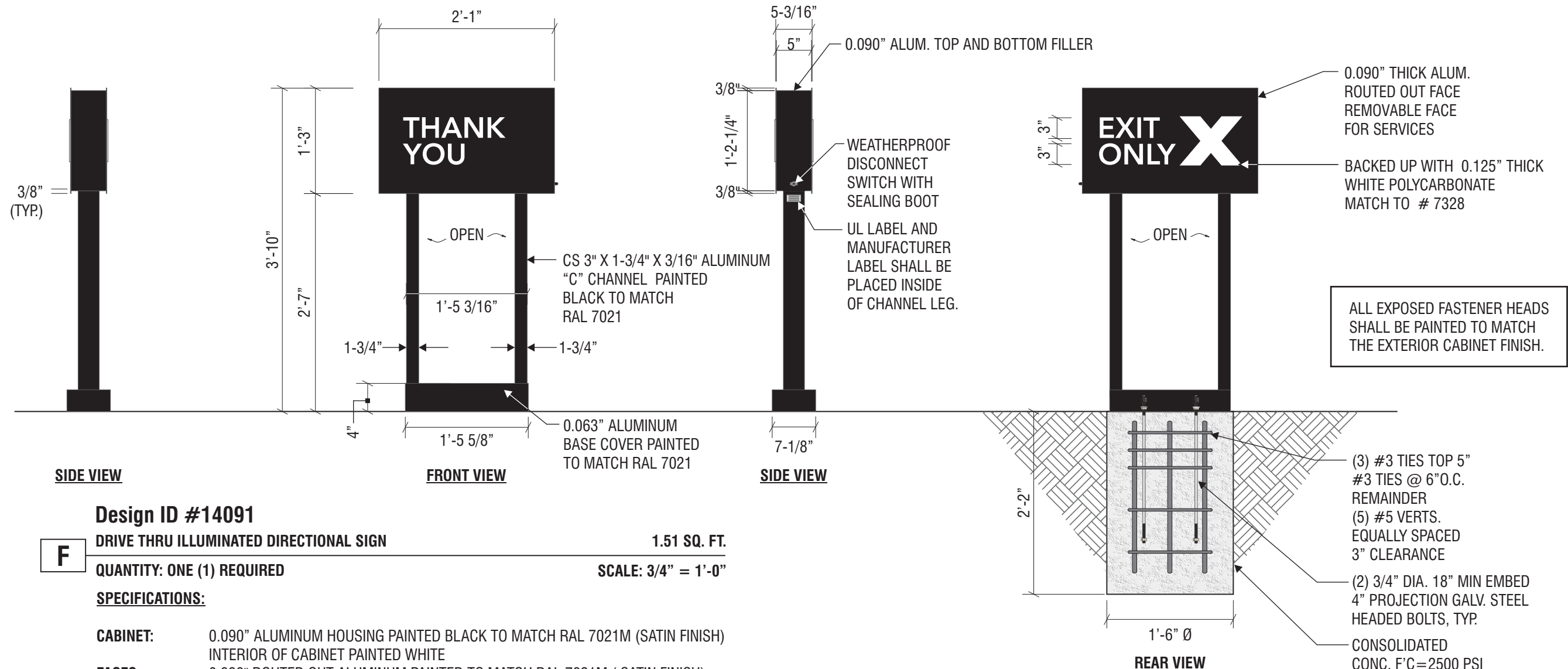
Page: 8 of 13

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Page 548 of 562



Design ID #14091

DRIVE THRU ILLUMINATED DIRECTIONAL SIGN

1.51 SQ. FT.

QUANTITY: ONE (1) REQUIRED

SCALE: 3/4" = 1'-0"

SPECIFICATIONS:

- CABINET:** 0.090" ALUMINUM HOUSING PAINTED BLACK TO MATCH RAL 7021M (SATIN FINISH)
INTERIOR OF CABINET PAINTED WHITE
- FACES:** 0.090" ROUTED OUT ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- THANK YOU AND EXIT ONLY:** COPY TO BE ROUTED OUT OF ALUMINUM FACE AND BACKED-UP WITH 1/8" TRANSLUCENT WHITE POLYCARBONATE TO MATCH WHITE # 7328
- RETURNS:** 5" DEEP ALUMINUM PAINTED TO MATCH RAL 7021M (SATIN FINISH)
- ILLUMINATION:** WHITE LEDS WITH POWER SUPPLIES

NOTES:

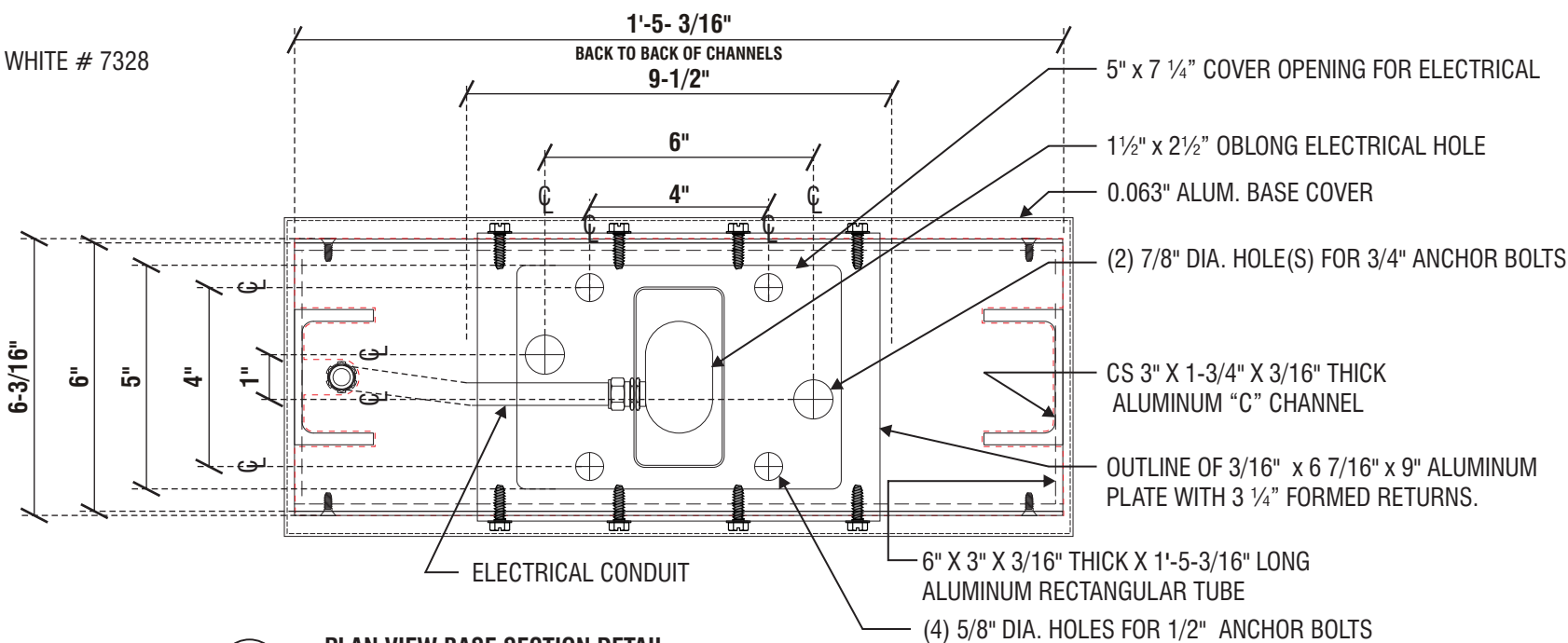
Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.

DT Directional Exit Sign Illuminated Arrow Series - 46in 1170mm #14091

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1170mm)	1.51	9.90	120	0.85



1 PLAN VIEW BASE SECTION DETAIL

SCALE: 3" = 1'-0"



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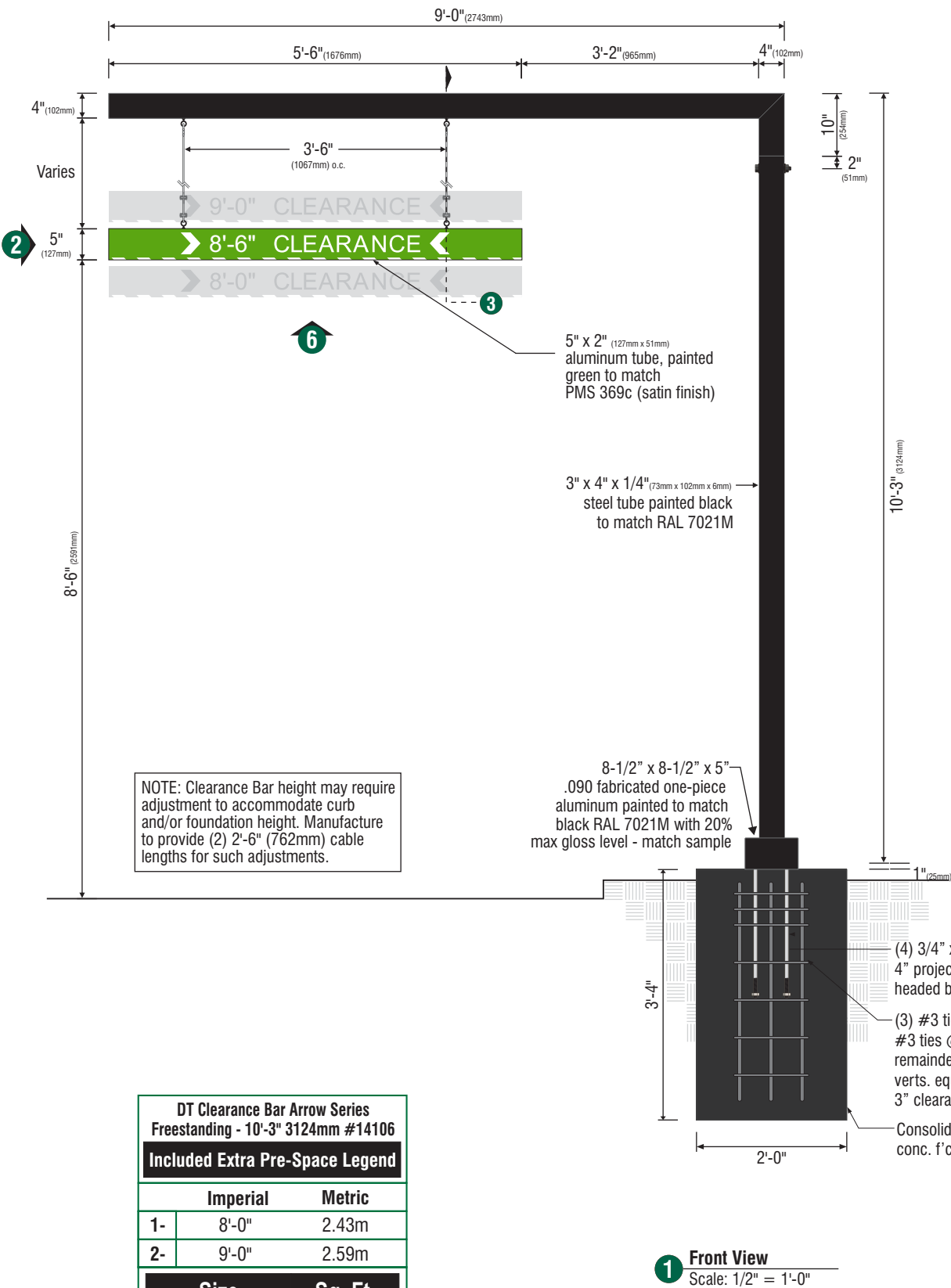
Design: Date:

Mfg/QC: Date:

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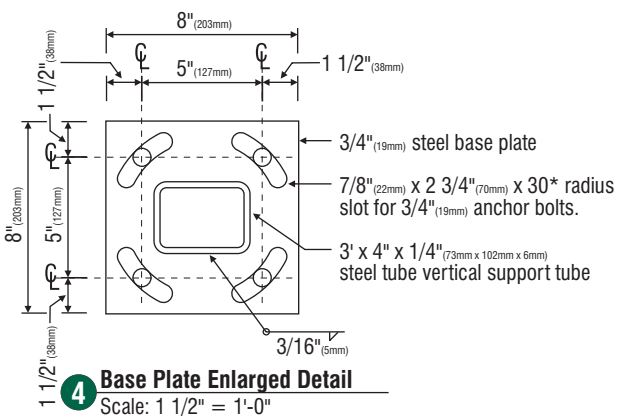
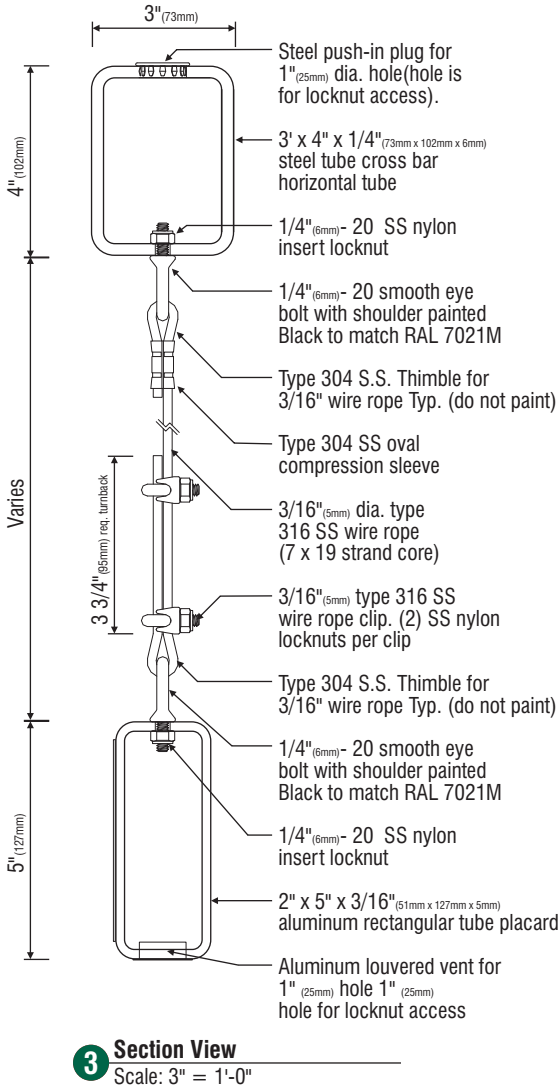
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DT Clearance Bar Arrow Series Freestanding - 10'-3" 3124mm #14106		
Included Extra Pre-Space Legend		
	Imperial	Metric
1-	8'-0"	2.43m
2-	9'-0"	2.59m
Size		Sq. Ft.
10'-3" (3124mm)		2.29

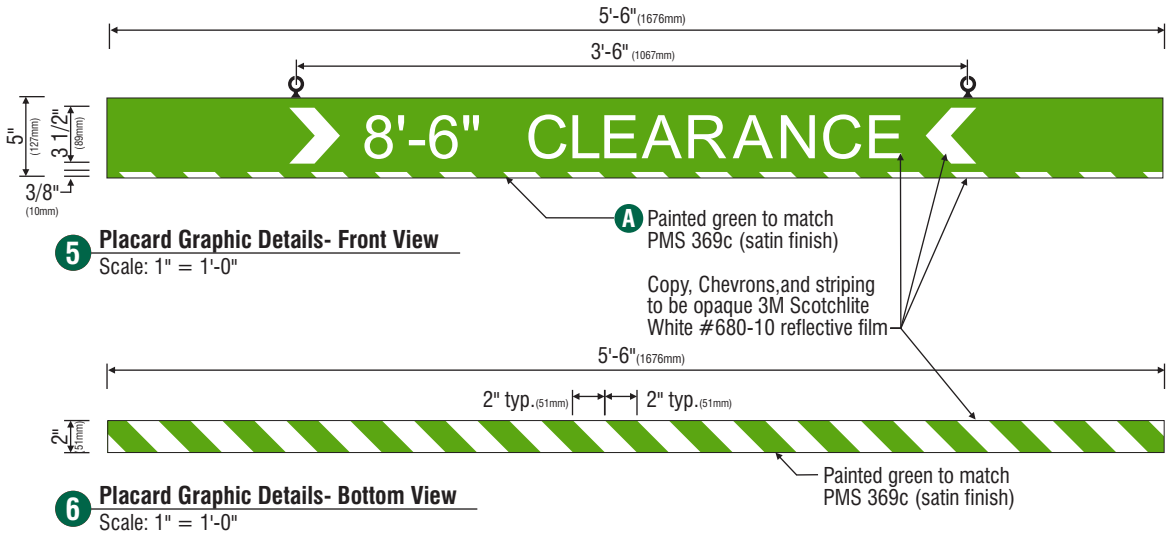
1.) Figured as visual text



G - Design ID #14106

(Qty: 1) Single faced non- illuminated drive thru clearance Bar sign.
Fabricate and install:

- A** Scraper Bar to be 2" (51mm) x 5" (127mm) x 1/4" (6mm) aluminum rectangular tube, ends to be flush capped with aluminum, painted Green to match PMS 369c (satin finish).
- B** Copy to be opaque 3M Scotchlite White #680-10 reflective film (field apply).
- C** Chevrons to be opaque 3M Scotchlite White #680-10 reflective film.
- D** Striping to be opaque 3M Scotchlite White #680-10 reflective film. Striping extends 3/8" (10mm) onto front face.
- E** Suspend sign face from support arm with 3/16" s.s. cable and attachment hardware.
- F** Support structure to be welded 3' (73mm) x 4" (102mm) x 1/4" (6mm) steel rectangular tube construction, painted Black to match RAL 7021M(satin finish). Support structure be constructed as per approved shop drawings and shall be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet local city and state code regulations.



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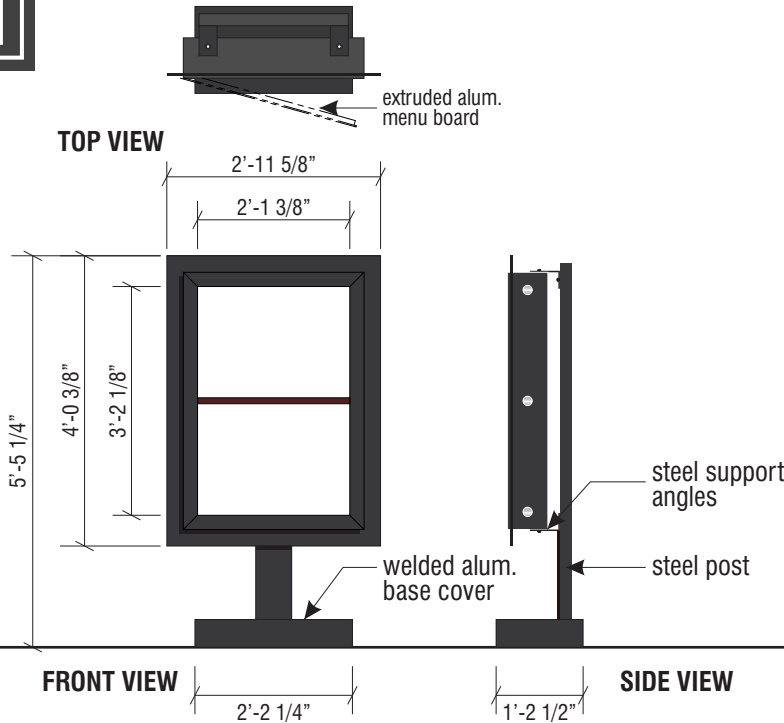
R0 10/22/18 BK New Drawing

R1 11/1/18 BK revise per redlines

R2 11/12/18 MH (.5) arrow info to back

H

SCALE: 3/8" = 1'-0"

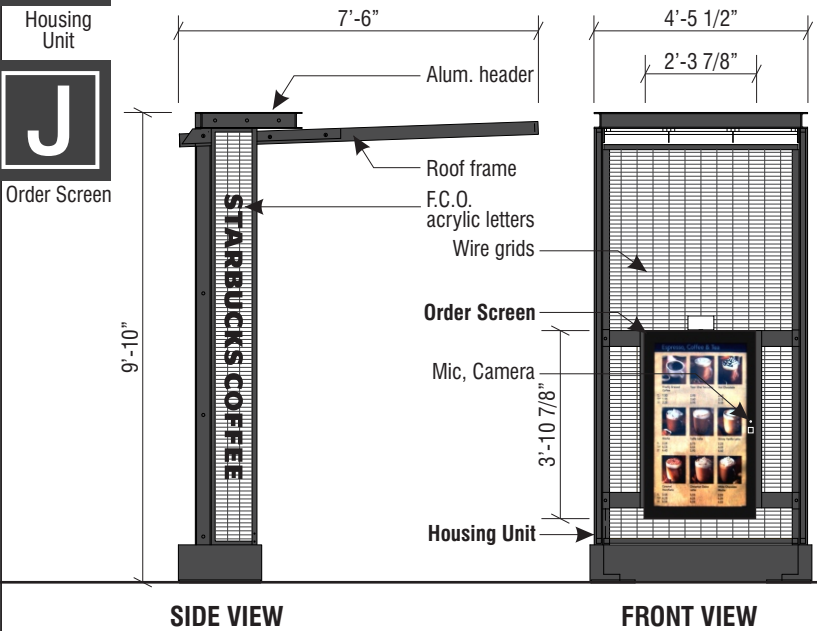


**Preview
Board**

Sq.Ft.	Volts	Amps	Quantity
6.72	120	1.1	1

I

SCALE: 1/4" = 1'-0"

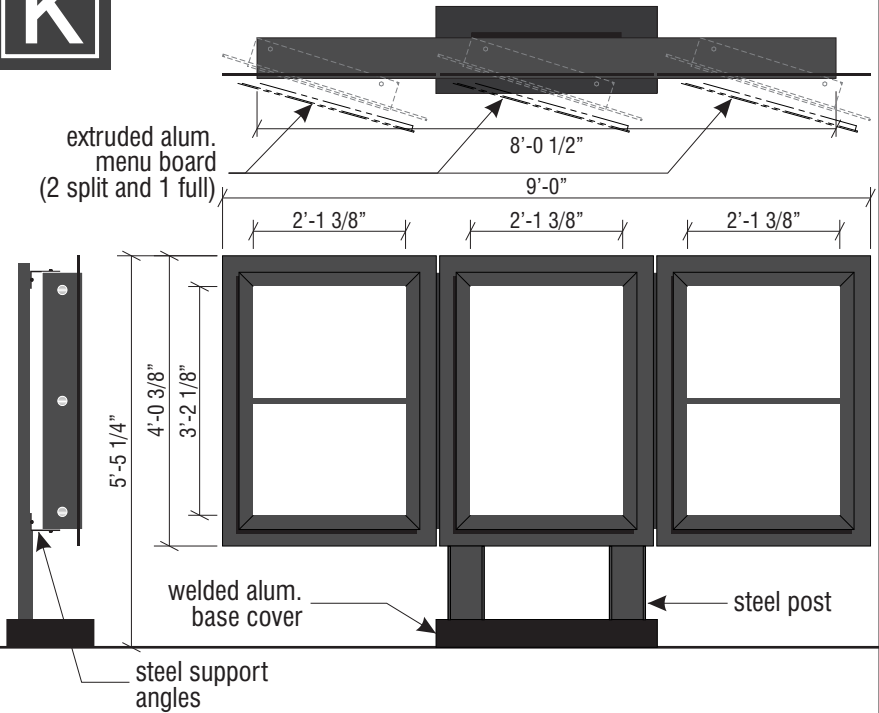


**Order Screen
w/ Housing Unit**

Sq.Ft.	Volts	Amps	Quantity
43.75	120	1.1	1

K

SCALE: 3/8" = 1'-0"



**Menu
Board**

Sq.Ft.	Volts	Amps	Quantity
20.16	120	3.3	1

EVOLVED DT SIGNAGE

NOTE: MANUFACTURED BY OTHERS, INSTALLED BY SEA



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Page: 12 of 13

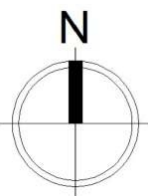
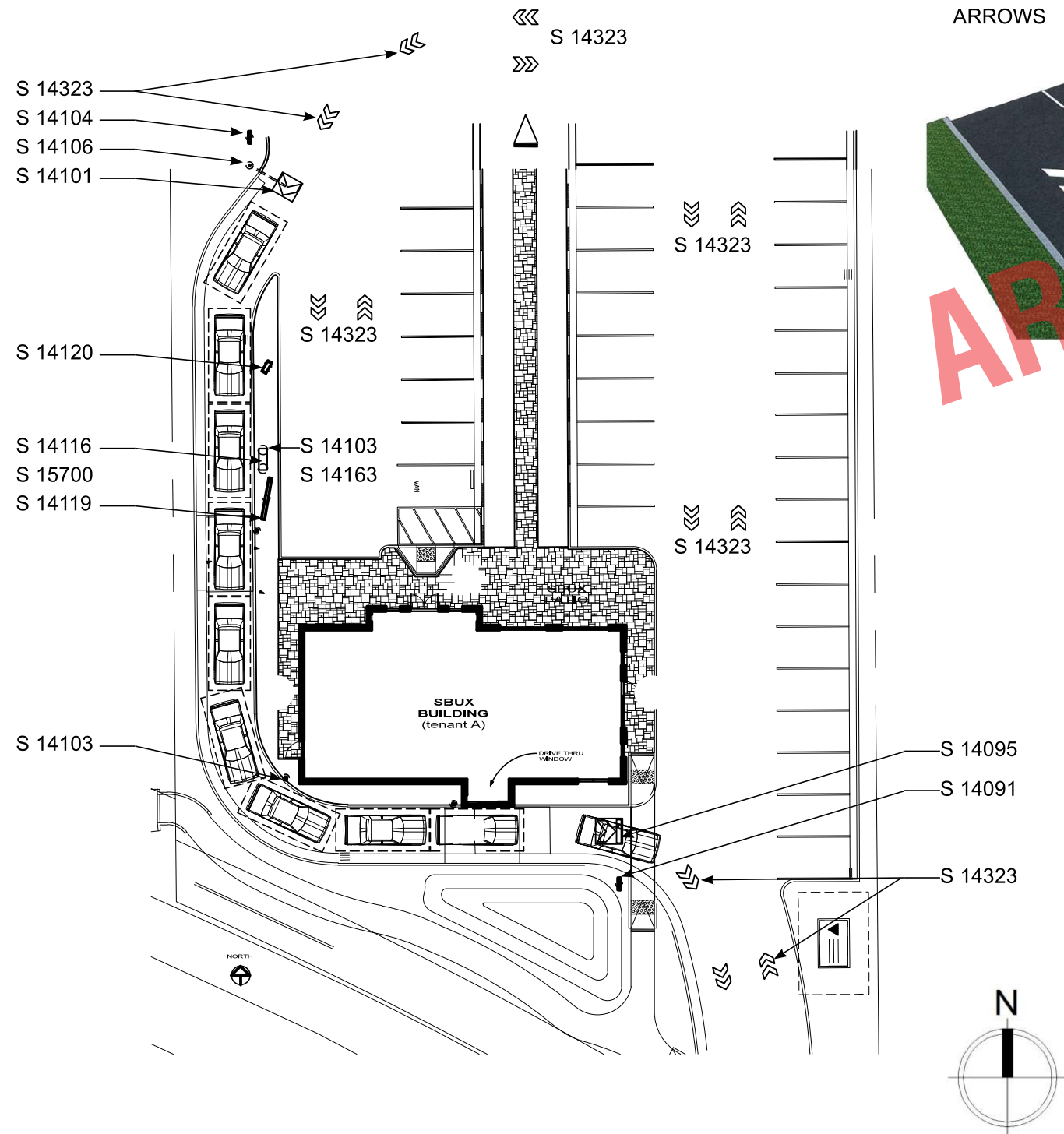
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1

OVERVIEW OF ARROWS DONE BY OTHERS
SCALE: 1/32" = 1'-0"



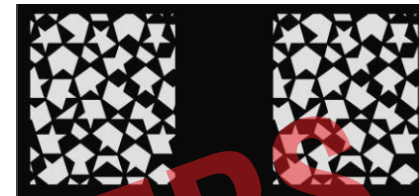
S 14323 - DOUBLE
ARROWS



S 14101 - DRIVE LANE
DIRECTIONAL ARROW



S 14095 - DRIVE LANE
ARROW WITH STOP BAR



STAR PATTERN AT
ORDER POINT



DOUBLE ARROWS
ASPHALT



DRIVE LANE GRAPHICS
CONCRETE



DRIVE LANE GRAPHICS
ASPHALT

2

OVERVIEW OF ARROWS DONE BY OTHERS
SCALE: NTS



superior
electrical advertising

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Long Beach, California
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Project:
Starbucks Coffee
Mt. Hermon & Kings Village

Address:
260 Mount Hermon Road
Scotts Valley, CA 95066

Account Manager:
JIM STERK

Scale: T.A.:
AS NOTED 3.00

Design No.:
18-10-5131-02

Reg. No.:

Revision History:
R0 10/22/18 BK New Drawing
R1 11/1/18 BK revise per redlines
R2 11/12/18 MH (.5) arrow info to back



ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •
Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

Page: 13 of 13

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RESOLUTION NO. 1958

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A PLANNED SIGN PROGRAM FOR THE HANGAR DEVELOPMENT AT 260 MOUNT HERMON ROAD / APN'S 022-231-27 AND 022-231-28

WHEREAS, on March 21, 2018, the City Council approved "The Hangar" commercial development project located at 260 Mount Hermon Road which consists of a 2,412 square foot drive-through restaurant (Starbucks) and a 13,318 square foot commercial building with retail space and a restaurant use; and

WHEREAS, the Hangar project is located within the Town Center Specific Plan; and

WHEREAS, the City of Scotts Valley has received an application filed by Corbett Wright, for an amendment to Planned Development Permit (Planned Development Permit No. PD17-002.1) and Design Review No. DR19-001 for a Planned Sign Program for The Hangar Development at 260 Mount Hermon Road // APNs 022-231-27 & 28; and

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 1 (Section 15301); and

WHEREAS, the project was reviewed by the City Council at a duly noticed public hearing on February 6, 2019.

NOW THEREFORE, the City Council of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The City Council of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the City Council staff report dated February 6, 2019:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project site will provide signage that is in keeping with the character of the TCSP and compatible with existing signage in the TCSP area.
2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The project meets the requirements of this finding in that approval of the PD Permit will allow development that is consistent with the TCSP.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The project meets the requirements of this finding in that the siting and size of the signs will be in scale and compatible with the adjacent shopping centers and the anticipated massing of the Town Center.
4. ***The environmental impacts of the project have been reviewed and considered.*** The project meets the requirements of this finding in that the City has determined that the project is categorically exempt.

Design Review

5. ***The signs serve primarily to identify the business or the activity conducted on the premises, or identifies the product or service offered thereon.*** All proposed signs serve to identify the development and the businesses conducted on the premises.
6. ***The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part. The proposed signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part.*** The proposed Planned Sign Program specifies a consistent sign design standard that compliments the architecture of the development, surrounding properties and the anticipated Town Center.
7. ***The proposed Planned Sign Program facilitates the creation of through and integrated signing systems for three or more tenant developments, or for commercial property over one acre in size, or with two hundred fifty linear feet or more frontage. Furthermore, the proposed Planned Sign Program is of a high quality design which will enhance the character or value of the community.*** The proposed Planned Sign Program will facilitate the creation of a thorough and integrated signing system for these commercial properties. The Planned Sign Program includes consistent specifications for the individual tenant signs and the new center identification sign will match the architectural style and materials of the development.

Town Center Specific Plan

8. The proposed free standing sign is in character with the Town Center Specific Plan because it is compatible with existing signage used by surrounding shopping centers, such as wood and stone finishes, and metal which blends with the two new buildings on the subject property.

SECTION 4: Planned Development Permit PD17-002.1 and Design Review DR19-002 shall lapse and shall become void on February 6, 2020, unless within one (1) year from the date of this resolution, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or an extension of this approval is granted by the Planning Commission.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council of the City of Scotts Valley approves Planned Development Permit PD17-002.1 and Design Review DR19-002 for a Planned Sign Program for The Hangar Development at 260 Mount Hermon Road // APN's 022-231-27 and 022-231-28, subject to the Conditions of Approval in Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 6th day of February 2019, by the following vote:

AYES: DILLES, JOHNSON, LIND, REED, TIMM

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Approved: _____

Jack Dilles, Mayor

Attest: _____

Tracy Ferrara, City Clerk

Exhibit A – Resolution No. 1958

Conditions of Approval (Numbers 1 - 12)

Legal

1. The developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. The developer shall sign the Conditions of Approval agreeing to the Conditions of Approval prior to issuance of any grading/building permits, transfer of title, or within 30 days of approval of these planning permits, whichever occurs first.
3. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

Planning Department

4. The materials, size, location, and design of the improvements shall match the approved plans, however, the tenant identification signs can be modified on the freestanding sign with the approval of the Community Development Director, provided the same square footage and design is utilized. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
5. All signs on the property shall be per the project plans prepared by Lot C Architecture, dated October 15, 2018, and received by the City of Scotts Valley on December 3, 2018.
6. The column portion of the freestanding sign shall only be used for center identification and not for tenants.
7. A portion of the freestanding sign shall be used to identify the Scotts Valley Town Center (SVTC) to meet the TCSP goal of creating a sense of place and to ensure integration of this project into the SVTC, at the appropriate time as determined by the Community Development Director.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.

9. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.

Building Department

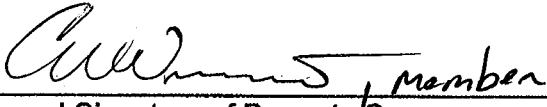
10. Energy Compliance documents for sign lighting shall be submitted with Building Permit application.
11. Structural design/details for footings and ground mounted signs shall be included with Building Permit application.
12. All hardware and attachment specifications shall be included with Building Permit application.

City Public Works Department- Engineering Division

13. The freestanding sign shall be located outside of Public Utility Easements.

Scotts Valley Fire Protection District

14. The property owners shall provide site addressing on signs and buildings. Final design and location of the address numbers are subject to Fire District approval.


Name and Signature of Property Owner

The Harbor At Sky Park, LLC

3/20/19
Date

RESOLUTION NO. 1770

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING PLANNED DEVELOPMENT PERMIT PD 22-001 AND DESIGN REVIEW DR22-006 TO AMEND THE PLANNED SIGN PROGRAM FOR THE HANGAR DEVELOPMENT AT 260-262 MOUNT HERMON ROAD // APN 022-231-27 and 022-231-28

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, March 10, 2022.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, March 10, 2022:

Planned Development Permit

1. ***The planned development permit as issued furthers the policies of the General Plan and the Town Center Specific Plan (TCSP).*** The project meets the requirements of this finding in that the project replaces a retail use in the Scotts Valley Square Shopping Center which accommodates a mix of retail and service commercial consistent with the environmental, service, and economic goals of the City, as called for in General Plan Land Use Element Policy LA-28. The proposed amendments to the Planned Sign Program for the Hangar development would benefit existing and future businesses within the TCSP. The increased letter height would increase visibility for businesses. The proposed project is consistent with the purpose and intent of the TCSP in that it supports commercial activities and economic development.
2. ***The planned development permit, as issued, conforms in all respects to the planned development zoning of the property.*** The proposed project amends an existing planned sign program and meets the requirements of this finding in

that approval of the PD Permit will allow the development consistent with the TCSP.

3. ***The interrelationship between orientation, location, mass and scale of building volumes, and elevations or proposed buildings, structures and other uses on-site are appropriate, compatible, and aesthetically harmonious.*** The proposed project updates an existing planned sign program to add additional signs to the north elevation and increase maximum letter height from 1.5 feet to 2 feet. The increase in size and additional signage is appropriate for the size of the commercial building.

Design Review

4. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The proposed project is to amend a planned sign program to allow additional signage on an elevation facing a parking lot and slightly increase the maximum letter height. The proposed project does not include new structures.
5. ***The materials, colors, proportion, mass and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is to amend an existing planned sign program to allow additional signage on the north elevation and slightly increase letter height. Additional signage on the north elevation would further break up the massing on the north elevation.
6. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project does not impact landscaping.
7. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project would not change or impact parking or paved areas.
8. ***For ingress, egress and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project does not impact the ingress, egress and internal traffic circulation of the existing shopping enter.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Planned Development

Permit PD22-001 and Design Review DR22-006 to amend the planned sign program for the Hangar development at 260-262 Mount Hermon Road// APN 022-231-27 and 022-231-28, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 10th day of March 2022, by the following vote:

AYES: Gentile, Hodgins, Horlock, Maffia, Mosley

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

DocuSigned by:

A057069A57D847A...

Lori Gentile, Chair

DocuSigned by:

756B18CF694D49D...

Taylor Bateman, Community Development Director

PD22-001, DR22-006
3/10/22 PC Meeting

Resolution No. 1770
260-262 Mount Hermon Road
APN 024-231-27 and 024-231-28

EXHIBIT A CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.
3. Applicant shall obtain a building permit(s) and pay appropriate fees prior to commencement of work on the subject property. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

PLANNING DEPARTMENT

4. The materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
5. All signs on the property shall be per the project plans prepared by Lot C Architecture, dated October 15, 2018, and received by the City of Scotts Valley on December 3, 2018.

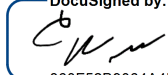
Revised and new plan sheets (Sheets A6.6, A6.6b, and A6.7) by Lot C Architecture dated January 31, 2022 shall be incorporated into the Planned Sign Program for the Hangar Development as a part of the approved plans and supersede Sheets A6.6 and A6.7 dated October 15, 2018.

Logo signs shall continue to be allowed as shown on the plans dated October 15, 2018. Future logo signs shall be subject to approval by the Community Development Director to ensure consistency and compatibility with other signage, the subject building and surrounding buildings.

PD22-001, DR22-006
3/10/22 PC Meeting

Resolution No. 1770
260-262 Mount Hermon Road
APN 024-231-27 and 024-231-28

6. Property owners shall work with the City and future town center developers to integrate signage and structures as development occurs in the town center core area.
7. All applicable conditions of approval from Resolution No. 1958 shall be incorporated into this Resolution.
8. All tenant identification signs shall be approved by the property owner in writing prior to issuance of a Building Permit.
9. The property owner shall work with the City and future town center developers to review new signs on the north side of the building as they are replaced to ensure that potential impacts to surrounding uses are minimized.

DocuSigned by:

860F52B9064A4FC...

Corbett Wright

Signature of Property Owner