



AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: January 17, 2024
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/83295730901	Agenda posted on 01-12-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at: www.scottsvally.gov

ELECTED OFFICIALS	CITY STAFF MEMBERS
Randy Johnson, Mayor Derek Timm, Vice Mayor Jack Dilles, Council Member Donna Lind, Council Member Allan Timms, Council Member	Mali LaGoe, City Manager Kirsten Powell, City Attorney Cathie Simonovich, City Clerk Taylor Bateman, Community Development Director Stephanie Hill, Administrative Services Director

MEETING NOTICE AND AGENDA PACKET MATERIALS
Notice regarding City Council Meetings: The City Council meets regularly on the 1st and 3rd Wednesday of each month at 6:00 PM in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066, and via Zoom Webinar remote access. Agenda and Agenda Packet Materials: The City Council agenda and the complete agenda packet are available for review by 5:00 PM the Friday before the Wednesday meeting on the Internet at the City's website: www.scottsvally.gov and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-12 pm and 1-5 pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvally.gov. Public Participation: The meeting will be available on Zoom and livestreamed to the City of Scotts Valley's

YouTube channel: <https://www.youtube.com/channel/UCLNTBScelB4wTfidYHrocWA>
For those wishing to participate via Zoom you can join the following ways:
Zoom Webinar meeting link: <https://us02web.zoom.us/j/83295730901>
Or dial one of these numbers: (669) 900-9128 or (669) 444-9171
Webinar ID: 832 9573 0901

Whether attendance is in-person or remote, you will be given opportunities to provide public comment at the appropriate times throughout the meeting. The time limit is up to 3 minutes for an individual, or 5 minutes for someone who is representing a group of three or more, at the discretion of the Mayor. Please note that this is not a question-and-answer time, but simply a time to provide comments to the Council. At the appropriate times during the meeting for public comment, on items not on the agenda, and on specific agenda items, the Mayor will announce that public comment will be accepted.

How to comment via in-person attendance:

Please proceed to the public comment podium when the Mayor opens the item for public comment.

How to comment via Zoom Webinar:

Use the webinar attendee option to “raise hand” when the Mayor opens the item for public comment. The Clerk will unmute you when it is your turn. If you have joined via Zoom phone call, dial *9 or your phone to “raise your hand”, and the Clerk will unmute you when it is your turn.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

COMMITTEE REPORTS

Council members are appointed to committees which are either City committees or committees dealing with other jurisdictions. This portion of the agenda allows the committee member to present oral or written reports to the Council regarding their committee assignments. It also allows the Council to make comments and give the committee member direction, as required.

CITY MANAGER REPORT

PUBLIC COMMENT TIME

This is the opportunity for individuals attending in person to make oral comments to the Council on any items within the purview of the Council, which are NOT part of the Agenda. No action on the item may be taken, but the Council may request the matter be placed on a future

agenda. Written public comment may be emailed to the City Clerk by 5:00 PM on the day of the meeting at csimonovich@scottsvally.gov.

ALTERATIONS TO CONSENT AGENDA

Council can remove or add items to the Consent Agenda.

CONSENT AGENDA

The Consent Agenda is comprised of items which are intended to be non-controversial and are approved without discussion. Persons wishing to speak on any item may request the item be moved to the Regular Agenda by raising their hand to be recognized by the Mayor. An item will only be moved from the Consent Agenda to the Regular Agenda if a City Council Member requests it to be moved and a majority of the Council agrees.

1. Approve City Council minutes of 12-20-2023 and City Council special meeting minutes of 12-22-2023
2. Approve check register dated 12-15-2023 through 12-21-2023, 12-22-2023 through 01-04-2024, and 01-05-2024 through 01-11-2024
3. Approve the 2024 Scotts Valley Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointments and adopt resolutions establishing project specific subcommittees
4. Approve job classification and salary schedule for Retired Annuitant Extra Help
5. Approve the amended 2024 City Council Meeting Schedule

PUBLIC HEARINGS

1. Review Final Grantee Performance Report for Community Development Block Grant (CDBG) Contract 20-CDBG-CV2-3-00151
2. 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

ALTERATIONS TO REGULAR AGENDA

Council 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 Mayor.

1. Future Council Agenda Items

CONVENE TO CLOSED SESSION

CLOSED SESSION SUBJECT(S)

1. Conference with labor negotiator re employee negotiations with Service Employees International Union (SEIU), Mid-Management Group, Management Group, Scotts Valley Police Bargaining Unit and the Scotts Valley Police Supervisors Association.
Legal Authority: Government Code Section 54957.6
Staff Present: City Manager, City Attorney, Administrative Services Director, Negotiator

RECONVENE TO OPEN SESSION

REPORT ON ACTION TAKE DURING CLOSED SESSION

ADJOURNMENT

ADA NOTICE

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 City Council 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 City Clerk's office at (831) 440-5600 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a City Council meeting be available in an alternative format consistent with a specific disability, please call the City Clerk's Office. 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.

PROCEDURAL INFORMATION FOR THE PUBLIC

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN APPROVAL OF A RESOLUTION:

1. Move the Resolution number for approval.
2. Second the motion.
3. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN INTRODUCTION/ADOPTION OF AN ORDINANCE:

1. Move the Ordinance number for introduction (or adoption).
2. Move the Ordinance be introduced by title only and waive the reading of the text.
3. Read the Ordinance title.
4. Second the motion.
5. Vote by body, a roll call vote is not required.

THE FOLLOWING IS THE PROCEDURE COUNCIL SHOULD TAKE IN PUBLIC COMMENT/PUBLIC HEARINGS:

Unless otherwise determined by the presiding officer of the meeting:

1. Three minutes allowed per individual to speak.
2. Five minutes allowed per individual representing a group of three or more.



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MINUTES

Meeting of the
Scotts Valley City Council
Date: December 20, 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/83295730901	The agenda was posted on 12-15-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 6:00 PM

The City Council meeting was called to order at 6:00 PM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Jack Dilles, Mayor
Randy Johnson, Vice Mayor
Donna Lind, Council Member
Derek Timm, Council Member
Allan Timms, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Steve Walpole, Police Chief
Stephanie Hill, Administrative Services Director
Taylor Bateman, Community Development
Director
Bret Swain, Public Works Director
Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Nomination of Mayor

City Manager LaGoe called for nominations for Mayor.

Council Member Timm nominated Council Member Johnson.

Carried 5/0 (AYES: Dilles, Johnson, Lind, Timm, Timms)

2. Nomination of Vice Mayor

Mayor Johnson called for nominations for Vice Mayor.

Council Member Timms nominated Council Member Timm.

Carried 5/0 (AYES: Dilles, Johnson, Lind, Timm, Timms)

COMMITTEE REPORTS

CM Lind attended a meeting of the Santa Cruz Metropolitan Transit District (METRO) Board of Directors. METRO is implementing a major bus service improvement starting tomorrow as part of their Reimagine METRO campaign. This includes two weeks of free fares and changes to the fares and pass options. METRO has successfully received grants and rebates for a total amount of \$148.5 million.

CM Lind attended a meeting of the Criminal Justice Council where they approved the third-year behavioral health report. This report will be published on the Criminal Justice website.

CM Timms attended an extended meeting of the Area Agency on Aging Advisory Board and the Seniors Council. This was a meeting of the full Board and the full Council.

CM Timm, as an appointee to the Visit Santa Cruz Site Selection Committee, attended a meeting where they discussed potential sites.

CM Dilles attended a meeting of the Economic Development Subcommittee along with CM Timms, and they discussed the continued outreach to local businesses.

CM Dilles attended the Golden Eagle Event where the Golden Eagle award was given to Katelyn Taylor for achieving both the Eagle Scout award and Girl Scout Gold award.

CM Dilles met with the Executive Director of Housing Santa Cruz County, Elaine Johnson.

Mayor Johnson attended a meeting of the Regional Transportation Committee which was held in the Scotts Valley City Council Chambers, and he reported that Scotts Valley was awarded grants in the amount of \$500,000 for Scotts Valley Drive and \$500,000 for Mt. Hermon Road.

CITY MANAGER REPORT

City Office Closure: City Hall and City Offices will be closed the week of 12/25 and will reopen on 1/2.

Skypark Playground Construction: The Tot Lot installation of new equipment is moving forward, but with some delays due to weather.

Public Works Crews: A huge shout-out to our Public Works crews for keeping the streets and storm drains clear during the recent storms.

Updates from National Weather Service: Representatives from the Police Department, Public Works and the City Manager all participate on regional calls with the National Weather Service to keep updated on the storms and to coordinate the regional response. City Manager LaGoe thanked the County for organizing this important collaboration.

Green Hills Road Repairs: The repairs are moving forward but are also delayed due to weather. Residents and other users of the road should be aware that it will take more time to travel the road due to one-way traffic controls.

Road Striping: New safety striping has been completed in the last couple of weeks throughout the City.

January Council Meeting Schedule: There will not be a regular City Council meeting the first week of January, so the next meeting will be on 1/17.

PUBLIC COMMENT TIME

Fatima Alloo, a resident of Scotts Valley, spoke in support of a resolution for a cease-fire for the Israel-Hamas war. Ms. Alloo's husband also spoke in support of a cease-fire resolution.

Elana, a resident of Scotts Valley, requested clarification on what powers the Council has in regard to adopting a cease-fire resolution.

Mayor Johnson spoke regarding what is in the Council's jurisdiction.

The Council Members thanked outgoing Mayor Dilles for his leadership and for the work he did as Mayor in 2023.

Outgoing Mayor Dilles thanked the Council for their support this past year, and he also thanked the staff for their hard work.

ALTERATIONS TO CONSENT AGENDA

M/S: Timms/Lind

To approve the Consent Agenda with no alterations.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

CONSENT AGENDA

1. Approve City Council minutes of 12-06-2023
2. Approve check registers dated 11-28-2023 through 12-07-2023 and 12-8-2023 through 12-14-23
3. Approve Resolution Accepting the FY 2022-23 Annual and 5-Year AB 1600 Development Impact Fee Report
4. Local Agency Special Tax and Bond Accountability Act for Fiscal Year 2022-23 - CFD 97-1
5. Appointment to Parks and Recreation Commission

PUBLIC HEARING

1. Adoption of the Housing Element of the City of Scotts Valley 2023-2031 Housing Element

Community Development Director Bateman introduced Ines Galmiche and Bill Wiseman from Kimley-Horn, and also introduced Sarah Wikle the Senior Planner for the City. Mr. Wiseman attended in-person and Ms. Galmiche presented virtually. The consultants and the staff members responded to questions from the Council.

Mayor Johnson opened the public hearing at 6:59 PM.

Mark Robson from Robson Homes, the development company for the Valley Gardens project, spoke in support of adopting the housing element.

Alberto Lustre, a representative from the Carpenters Union Local 505, spoke in favor of adopting language in the housing element which addresses utilizing local skilled labor.

Ryan Meckel, from Santa Cruz Yes In My Back Yard (YIMBY), expressed his opinion that the housing element does not substantially comply with state law.

Mayor Johnson closed the public hearing at 7:08 PM.

Written public comments (attached) were received from Evan Siroky, Paul Machlis, and Ryan Meckel.

M/S: Dilles/Timms

To adopt Resolution No. 1119.35 adopting a General Plan amendment to repeal

the 2015-2023 Housing Element and adopt the 2023-2031 Housing Element, as amended by the HCD Letter memo, and adopting findings that the project is exempt from the California Environmental Quality Act (CEQA), in compliance with State Housing Element law.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

ALTERATIONS TO REGULAR AGENDA

M/S: Dilles/Timm

To approve the Regular Agenda with no alterations.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

REGULAR AGENDA

1. Future Council Agenda Items

None.

CONVENE TO CLOSED SESSION

The City Council convened to closed session at 7:30 PM to discuss the item below.

CLOSED SESSION SUBJECT(S)

1. Conference with legal counsel regarding liability claim
Legal Authority: Government Code Section 54956.9
Name of Case : Dudrick Claim
Staff Present: City Manager, City Attorney

RECONVENE TO OPEN SESSION

The City Council reconvened to open session at 7:40 PM.

REPORT ON ACTION TAKE DURING CLOSED SESSION

City Attorney Powell reported that the Council voted unanimously to deny the claim made by Ms. Dudrick.

ADJOURNMENT

The meeting adjourned at 7:41 PM.

Approved: _____
Randy Johnson, Mayor

Attest: _____
Cathie Simonovich, City Clerk

Objection to self-certification of Housing Element

Evan Siroky [REDACTED]

Tue 12/19/2023 11:29 AM

To: City Council <citycouncil@scottsvally.gov>; Scotts Valley Planning Department <planningdepartment@scottsvally.gov>
Cc: lorigentile@gmail.com <lorigentile@gmail.com>; cmaffia@sbcglobal.net <cmaffia@sbcglobal.net>; pathfinder@pacbell.net
<pathfinder@pacbell.net>; shawn@scottsvallynet.com <shawn@scottsvallynet.com>; steve@santacruzpastafactory.com
<steve@santacruzpastafactory.com>

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To the City of Scotts Valley City Council, Planning Commission and Planning Department,

I am writing you all today to state my objection to the self-certification of the City of Scotts Valley Housing Element. I would comment during the City Council Meeting, but will be traveling for the holidays.

Self-certifying your Housing Element without having HCD certification would be almost the same situation as a child giving homework to a teacher who returned it with a score of 10 out of 100 and then you giving it back to the teacher having added an extra 0 to the 10 to make it 100. It is apparent with this proposed action that the City of Scotts Valley is acting in bad faith to attempt to meet their Housing Element obligations.

As a reminder, your Housing Element is not only mandated by state law, but is your contribution to society as a whole to meet the housing needs of current and future generations of residents in Scotts Valley and Californians in general. It is clear that all who subscribe to these actions are of the opinion that perhaps there is not a housing crisis and perhaps it is completely fine that homes are totally unaffordable except for people making more than \$400,000 per year.

But perhaps it's worse than that. Maybe everyone acting to shirk their responsibility to allow enough homes for people to live in believe that it is good thing that homes will be unaffordable, perhaps it's good that some people will go homeless. Regardless if the intent is not that way, the effect remains the same.

Given the previous actions of the leadership of this city, it seems likely a self-certification will be passed. However, all this does is kick the can down the road on ultimately providing for the need for enough housing for people to live in. All it does is add further evidence to state lawmakers on why strengthening statewide legislation is necessary if cities like yours behave this way. All it does is show that your local control powers are being used as a means to implement policies of exclusion instead of inclusion and abundance.

Evan Siroky

Proposed ceasefire resolution

Paul Machlis <[REDACTED]>

Wed 12/20/2023 7:37 AM

To: City Council <citycouncil@scottsvally.gov>

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Dear Scotts Valley City Council members --

I am writing in support of the proposed resolution. Without ignoring the travesty committed by Hamas on October 7, but at the same time acknowledging the decades of conflict between Israel and Palestine, I look with horror on the unwillingness of Israel to agree to a ceasefire. The United States can be much more forcefully working towards a two-state solution, but this is unlikely as long as Israel is unhesitatingly supported in bludgeoning its enemy.

While resolutions from Scotts Valley and other municipalities may seem pointless, it is worth remembering that the United States disengaged from the war in Vietnam largely in response to grassroots protests and civil disobedience. Even symbolic resolutions of the sort proposed can influence action at the federal level.

Thank you,
Paul Machlis

[REDACTED]
Scotts Valley CA 95066
[REDACTED]

Santa Cruz YIMBY Comments on Housing Element Adoption

Santa Cruz YIMBY <[REDACTED]>

Wed 12/20/2023 4:27 PM

To: City Council <citycouncil@scottsvally.gov>

Cc: Scotts Valley Planning Department <planningdepartment@scottsvally.gov>; Cathie Simonovich
<csimonovich@scottsvally.gov>

 3 attachments (305 KB)

YIMBY+HE+Compliance_v2.pdf; December - City of Scotts Valley Draft Housing Element.pdf; November - City of Scotts Valley Draft Housing Element.pdf;

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

Hello,

Please find Santa Cruz YIMBY's comments on the Housing Element Adoption agenda item for the 12/20/2023 City Council agenda attached as well as our November letter to HCD and a flyer detailing Housing Element compliance.

Best,
Ryan Meckel
Lead, Santa Cruz YIMBY



November 21, 2023

To: Clare Blackwell, Housing Policy Analyst, HCD
CC: Taylor Bateman, Director, Community Development Department
Sarah Wikle, Senior Planner

RE: Scotts Valley Submitted Housing Element (October 20, 2023)

Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County. We support sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

The following are our comments on the City of Scotts Valley's submitted [Housing Element of October 20, 2023](#) as they relate to [HCD's letter dated October 3, 2023](#)

AFFH - General

HCD comment: Contributing Factors: The element identifies two contributing factors to fair housing issues. However, these issues and goals do not appear to be rooted in the AFFH analysis and do not appear adequate to facilitate the formulation of meaningful action to AFFH. The element should re-assess contributing factors upon completion of analysis and make revisions as appropriate

Scotts Valley added more factors on Page E-53 and more analysis on E-57+. Without substantial changes to their site inventory or rezoning, Scotts Valley perpetuates segregation and exclusivity. In particular, they are not addressing housing mobility including in their Racially Concentrated Areas of Affluence.

AFFH - Census Tract 1

HCD comment: Identified Sites and AFFH: The element analyzed the identified sites for various fair housing components including access to opportunity and segregation and integration of income. However, the element states (p. E-11) that the City allocated a majority of its low- and very low-income Regional Housing Needs Allocation (RHNA) to Census Tract 1 since it has the lowest median income. The element must include analysis and reasoning about the location of sites and impact on current fair housing conditions. The element should discuss whether this strategy potentially isolates a significant number of the housing need for lower-income households and

include actions as appropriate to promote inclusive communities and equitable quality of life throughout the City.

Scotts Valley added more explanation regarding Census Tracts 2 and 3. Census Tract 2 and 3 can be targeted for more housing, especially Missing Middle housing.

- Both Census Tract 2 and 3 have large portions of R-1-10 zoning with 10,000 sq foot min lot size. (See Figure C-5 on page C-15) Lots are big enough.

The City claims that both of these Census Tracts “...experience topographic conditions that make the development of housing, specifically affordable housing, more difficult. The topography of this portion of the City creates a financial constraint to the development of housing.”

- Much of Census 2 and 3 R1-10 zoning has slope of 0-15% (See page E-59)

There is no Missing Middle housing mentioned in the Housing Element:

- Under Goal H-1, the City of Scotts Valley should commit to allowing a variety of housing types including duplexes, triplexes, fourplexes and other multifamily project types throughout the City.

They have not addressed housing mobility throughout the city.

Monitoring - Pipeline Projects

HCD comment: While the describes the status of each project, to fully demonstrate these units are expected to be constructed during the planning period, the element should provide information on anticipated remaining steps and any known barriers to development in the planning period. For example, the element could analyze infrastructure schedules, City's past completion rates on pipeline projects, outreach with project developers, and should describe any anticipated timelines for final approvals. This is particularly important given that several of these projects were identified to accommodate the RHNA during the last planning period but have not yet been constructed.

In addition, given the element's reliance on pipeline projects, the element should include a program that commits to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve remaining entitlements, supporting funding applications, expediting approvals, and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

There is more language in Appendix F regarding the status and prospects of each of the pipeline projects. On page F-7: “Projects listed do not have any known constraints or barriers which may hold-up or delay the entitlement and/or permitting process. As such, these sites are included for their anticipated development in the planning period.”

However, some pipeline projects have been around for a while, including in the last RHNA cycle. The Town Center project has been in discussion since at least 2008, La Madrona's EIR was started in 2020, and Valley Gardens' in 2021. In order to meet this recommendation by

HCD, the city should create specific programs to monitor and expedite the progress of pipeline projects. This could include automatic entitlement extensions until midway through the 6th cycle and proactively reaching out to all pipeline project developers to confirm that there is still development interest.

Non Vacant sites - Lower Income

HCD comment: In addition, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code, §65583.2, subd. (g)(2)). Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA

Scotts Valley's "facilitation of affordable housing development" (Program H-1.8) is focused on the inclusionary zoning (IZ). They are not going to meet their targets using a 15% IZ citywide.

City-owned land - Lower Income (Town Ctr)

Program H-1.10 (Surplus Land): While the Program commits to surplus sites and comply with the surplus land act, it should include additional steps the City will take to encourage development in the planning period, including facilitating entitlements, assisting with funding, issuing building permits and taking alternative actions by a specified date if development will not occur in the planning period

Scotts Valley's Surplus Land Act program (H-1.10) indicates that City-owned land is for affordable housing. Town Center (city-owned) is identified as all lower-income and is the APNs identified in the Timeframe objective. However the Timeframe in H-1.10 allows for only 25% for lower income.

The only reference to the Town Center Specific Plan is in Program H-1.1 and does not include alternative actions if development is not occurring in the planning period.

Constraints

HCD Comment: Finally, While the element provides a brief analysis of development controls, the analysis must address height limits, minimum lot size, setbacks, site coverage and maximum density requirements. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

HCD Comment: In addition, while the element includes Program H-1.1 to increase the residential cap on R-H zoned sites from 50 percent to 70 percent, the commercial requirement may constrain residential development. The element should analyze the 30 percent commercial requirement as a constraint on multifamily development and add or modify programs as appropriate.

The city has correctly identified significant commercial and parking requirements as barriers to development but does not go far enough to remove these constraints. We strongly disagree with the assertion that "...the City's standards for lot size, setbacks, height, and site coverage are not considered [constraints].." (Page C-25)

If this is the case, why hasn't there been more housing built in the last cycle?

- In **Program H-1.6, H-1.7, and H-1.8** the city should better explore to what extent its density restrictions are a constraint to development, especially of affordable housing. With the city's highest density residential zoning district capped at 20 du/acre, this is likely a significant barrier. We recommend a higher base density than 40 du/acre for Mixed-Use parcels along transit corridors. These programs should also occur sooner than 2027, nearly halfway through the 6th cycle.
- In **Program H-1.7**, the city should commit to adopting a further reduction in residential square footage in mixed-use developments if the proposed rezoning does not result in developer interest as evidenced by at least one formally submitted project application where total unit count meets or exceeds the units expected in the site inventory.
- **Program H-1.7** should also include a comprehensive study on Mixed-Use development standards as constraints.
- **Program H-1.8** should include undertaking a study to ensure expansion of the inclusionary zoning policy will enable development of additional housing, not chill it.

Consolidation - Small Sites

HCD Comment: Small Sites: Sites smaller than half an acre are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites of equivalent size and affordability were successfully developed during the prior planning period or other evidence demonstrates the suitability of these sites. The element mentions some parcels are located next to one another and under common ownership but should also discuss the potential for consolidation. For example, the element could evaluate the circumstances potentially leading to consolidation such as existing shared access, necessity for consolidation to share access, necessity for consolidation to promote financial feasibility, meet development standards or facilitate site planning. Based on the outcomes of this analysis, the element should

add or modify actions (Program H-2.8) to encourage lot consolidation. For example, the element could consider graduated density as an additional incentive to promote lot consolidation.

There has been no change to Program H-2.8 which lacks active language and does not commit the City to any changes which would enable lot consolidation.

Large Lots

HCD Comment: Large Sites: Sites larger than ten acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower-income housing (Gov. Code, § 65583.2, subd. (c)(2)(A)). While the element mentions parceling is not necessary, it should also discuss how the site facilitate developments with units affordable to lower-income households, particularly how the level of affordability could be achieved as assumed in the inventory. Alternatively, the element could adjust affordability assumptions similar to the application of inclusionary requirements.

Program H-2.6 (Development of Large Lots): The Program should commit to establish incentives to promote affordability on identified large sites as assumed in the inventory.

There has been no change to Program H-2.6 which lacks active language and does not commit the City to any changes which would enable large lot development.

Transit Oriented Development

Scotts Valley added language on Page F-31: "This parcel contains the METRO Cavallero transit center and the Scotts Valley Park and Ride center. The City has been in discussions with METRO about converting the site to affordable residential units with workforce components.

Redevelopment of the site would result in parking being moved underground or provided through a parking structure. This would allow for Transit-Oriented Development (TOD) to occur in partnership with the transit center."

Despite being home to the METRO Cavallero transit center and the Scotts Valley Park and Ride center, Scotts Valley lacks any current or planned high quality transit stops. A high-quality transit stop can help Scotts Valley/affordable housing developers in securing additional funding, e.g. through grant programs that focus on transit-oriented development or reduction of green-house gasses.

We recommend Scotts Valley add a program objective::

"Scotts Valley will work with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the METRO Cavallero transit center as a planned high quality major transit stop."



December 20, 2023

To: Scotts Valley City Council
CC: Scotts Valley Planning Department
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

RE: Housing Element adoption on 12/20/2023 Agenda

The Housing Element process is intended to make sure all California jurisdictions undertake a good-faith effort to plan for the housing needs of their communities over the following eight years. We agree with HCD's assessment that Scotts Valley's October Housing Element does not substantially comply with state law and do not believe the changes on the revised December draft substantively address HCD's findings.

The city should not adopt a noncompliant Housing Element and expect to be exempt from the consequences of said noncompliance. Attached is a flier which reviews some potential impacts of noncompliance.

Our feedback to the city on the December draft carries over from our November 21st letter to HCD and city staff (attached). We will reiterate some of the major points which remain unaddressed with additional context from HCD's December 19th letter.

Affirmatively Furthering Fair Housing

HCD comment(s): [T]he element must include a significant suite of programs to promote housing mobility or housing choices and affordability throughout the City. These programs should not be limited to the RHNA and, instead, target significant and meaningful change... Given the fair housing conditions in the City and the location of RHNA sites, the element will need to include significant actions to promote housing mobility (e.g., housing choices and affordability) throughout the City to promote inclusive communities.

Without substantial changes, such as additional rezoning in R-1 single family neighborhoods, Scotts Valley perpetuates segregation and exclusivity.

Missing middle housing to add density in these R-1 neighborhoods must go beyond ADUs and SB9 - it should include rezoning and other incentives for duplexes, quadplexes, cottage courts and multiplexes. Gentle density can be done simply using SB10 and would allow Scotts Valley to equitably distribute new housing, especially in Census Tracts 1 and 2.

Pipeline Projects

HCD comment(s): For example, the element could address anticipated timelines for final maps submittal or detail the remaining steps and anticipated timelines for completion. The element could also discuss the City's completion rate on pipeline projects from the last planning period, analyze any infrastructure schedules, outreach with project developers on potential timelines or other relevant information.

Pipeline projects are incredibly important to the city meeting its housing goals, existing projects make up roughly 20 percent of site inventory units and 34 percent of RHNA. Due to the significance of these projects, Scotts Valley should be doing everything in its power to ensure they move forward and actually get built during the 6th cycle.

We would like to see anticipated timelines for development of these projects and a commitment to work with the developers to navigate any barriers which can be addressed by the city which may be delaying the process.

Constraints

We wholeheartedly agree with HCD's recommendations for expanding revisions to development standards across the entire city, not only proposed rezoned sites.

- In **Program H-1.6, H-1.7, and H-1.8** the city should better explore to what extent its density restrictions are a constraint to development, especially of affordable housing. With the city's highest density residential zoning district capped at 20 du/acre, this is likely a significant barrier. We recommend a higher base density than 40 du/acre for Mixed-Use parcels along transit corridors. These programs should also occur sooner than 2027, nearly halfway through the 6th cycle.
- In **Program H-1.7**, the city should commit to adopting a further reduction in residential square footage in mixed-use developments if the proposed rezoning does not result in developer interest as evidenced by at least one formally submitted project application where total unit count meets or exceeds the units expected in the site inventory.

The current Housing Element looks to re-assess progress and programs towards meeting RHNA goals (largely) in 2028, which kicks the housing crisis down the road. Four years of housing inaction by Scotts Valley will have a real and negative impact on those who already struggle to afford housing here. Analysis should be started as soon as possible so the city can properly address constraints and programs should be added to address known constraints (such as those HCD lists) now.

Public Participation

The Housing Element before you this evening is one that has (as of 12/20) not been published on the city's Housing Element website nor had its changes reviewed by the Planning Commission or HCD. While a 7-day public review period is only required prior to submitting a Housing Element to HCD, we believe this goes against the spirit of public review and participation and is concerning when considering HCD's critique on this matter in both their December 19th and October 3rd letters. "Moving forward, the City should employ additional methods for public outreach efforts in the future, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households." (October 3)

If the council moves forward with the staff recommendation and adopts an unseen, unreviewed, uncertified Housing Element, Scotts Valley is further justifying the need for our state representatives to supersede local control to enable housing production. We cannot do nothing and expect our housing crisis to fix itself, cities like Scotts Valley must do their part. Without meaningful action, Scotts Valley will continue to become more unaffordable and existing residents will continue to be squeezed out.

We would be more than happy to discuss our concerns and suggestions with staff or councilmembers. Scotts Valley can and should be a place people from all walks of life can call home. Santa Cruz YIMBY can be reached at hello@santacruzylimby.org

HOUSING ELEMENT COMPLIANCE



YIMBY LAW

What are the consequences when a city does not adopt a certified Housing Element, or falls out of compliance with their Housing Element?



FINES & FEES

If a court finds a city to be out of compliance, the court can order the city to pay fines to the California state housing trust fund, attorney's fees to the plaintiff, or both. Cal. Gov. Code § 65585(l)(1) defines an escalating structure of fines with a minimum amount of \$10,000 per month and a maximum of \$100,000 per month. Continued failure to achieve a certified Housing Element allows the court to multiply the fines by a factor of three per month and later a factor of six per month.



FUNDING DISQUALIFICATION

In the event that a city is unable to produce a compliant Housing Element and get it certified by the state, that city is no longer eligible for a variety of state funds, including certain bonds, grants, and loans. Several state and federal funding programs consider compliance with housing element law as an eligibility or ranking criterion, e.g., SB 1 grant, Affordable Housing & Sustainable Communities program, SB 2 planning grant, Prop 1 Housing Program & Veterans Fund.



MANDATED COMPLIANCE

Courts can issue an order that a community bring its Housing Element into compliance. In *Sacramento Housing Alliance v. City of Folsom* (2011), the court forced the city to reinstate its inclusionary ordinance and update its Housing Element due to the previous element being insufficient. In extreme cases, Cal. Gov. Code § 65585(l)(3)(B) allows a court to appoint an agent with all powers necessary to bring a city's Housing Element into compliance with state law.



SUSPENSION OF LOCAL LAND USE POWER

Courts have the authority to suspend local land use powers to remove or reinstate policies as well as remove specific parcels and sites from local land use oversight. In *Mejia v. City of Mission Viejo* (2006), the court not only mandated that the city bring its Housing Element into compliance, the court also suspended Mission Viejo's land use authority over three parcels of land to preserve them for affordable housing.



COURT APPROVAL OF HOUSING DEVELOPMENTS

If a city fails to adopt a compliant housing element, the Housing Accountability Act requires that city to approve any proposed housing development project that has 20% of units set aside for low-income residents or 100% of units set aside for middle-income residents irrespective of its compliance with the applicable zoning or general plan (Cal. Gov. Code § 65589.5(d)).



MORATORIUM ON ALL PERMITS

Courts may also issue a moratorium on all permits in a city until its Housing Element is certified by HCD. Sonoma, Sacramento, and Mendocino Counties have all been subject to such moratoriums in the past as a result of legal settlements (Cal. Gov. Code § 65755(a)).

[Watch a short HCD explainer on Housing Element compliance and accountability here](#)



MINUTES

Special Meeting of the
Scotts Valley City Council
Date: December 22, 2023
Time: 9:00 AM

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/83295730901	The agenda was posted on 12-21-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER 9:00 AM

The City Council special meeting was called to order at 9:01 AM.

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

ROLL CALL

ELECTED OFFICIALS PRESENT:

Randy Johnson, Mayor
Derek Timm, Vice Mayor
Jack Dilles, Council Member
Donna Lind, Council Member
Allan Timms, Council Member

CITY STAFF MEMBERS PRESENT:

Mali LaGoe, City Manager
Kirsten Powell, City Attorney
Cathie Simonovich, City Clerk

PUBLIC COMMENT TIME

None.

ALTERATIONS TO REGULAR AGENDA

M/S: Timm/Lind

To approve the Regular Agenda with no alterations.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

REGULAR AGENDA

1. Scotts Valley Little League Donation and Award Contract for Installation of Turf at Baseball Field

City Manager LaGoe presented this item and responded to questions from the Council.

Public Comment was received from Eric Schottgen, a representative from Scotts Valley Little League. Mr. Schottgen thanked the Council and staff for the time and effort spent on making this project happen.

The Council Members thanked the members of the Little League for the generous donation and thanked the staff for their work on this project.

M/S: Timm/Lind

To authorize the City Manager to award and execute an agreement with K&D Landscaping, Inc. in a form acceptable to the City Attorney after the expiration of the protest period and lack of protests and conditioned upon receipt of donated funds from Little League; and accept the donation from Little League for the infield artificial turf project and authorize the City Manager to sign the Donation Agreement between the City and Little League.

Carried 5/0 (AYES: Johnson, Timm, Dilles, Lind, Timms)

ADJOURNMENT

The meeting adjourned at 9:15 AM.

Approved: _____
Randy Johnson, Mayor

Attest: _____
Cathie Simonovich, City Clerk

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130768	12/21/23	ALLISON PFEFFERKORN	15.99	0	Regular
130769	12/21/23	ALVAREZ IND INC CLEAN BLDG	540.00	0	Regular
130770	12/21/23	AMAZON CAPITAL SERVICES	87.79	0	Regular
130771	12/21/23	APPI	520.57	0	Regular
130772	12/21/23	AT&T	118.52	0	Regular
130773	12/21/23	AT&T	284.97	0	Regular
130774	12/21/23	AT&T MOBILITY	1,226.18	0	Regular
130775	12/21/23	BENJAMIN NOBLE	907.50	0	Regular
130776	12/21/23	BOWMAN & WILLIAMS	12,888.82	0	Regular
130777	12/21/23	BRASS KEY LOCKSMITH	1,089.43	0	Regular
130778	12/21/23	BRIGHTVIEW LANDSCAPE	4,166.50	0	Regular
130779	12/21/23	CA DEPT OF TRANSPORTATION	2,898.96	0	Regular
130780	12/21/23	CHRIS GALLI	138.00	0	Regular
130781	12/21/23	COMCAST	364.52	0	Regular
130782	12/21/23	COMCAST	1,050.55	0	Regular
130783	12/21/23	COMMUNITY PRINTERS INC.	6,174.69	0	Regular
130784	12/21/23	COMMUNITY TREE SERVICE, INC.	8,875.00	0	Regular
130785	12/21/23	COUNTY OF SANTA CRUZ	390.00	0	Regular
130786	12/21/23	CRYSTAL SPRINGS WATER CO	26.25	0	Regular
130787	12/21/23	CSG CONSULTANTS, INC	5,751.00	0	Regular
130788	12/21/23	ENVIRONMENTAL INNOVATIONS	7,895.72	0	Regular
130789	12/21/23	FORREST BROWN	138.00	0	Regular
130790	12/21/23	GOOD CITY COMPANY	5,642.50	0	Regular
130791	12/21/23	GRAINGER	1,114.95	0	Regular
130792	12/21/23	HERWIT ENGINEERING	1,700.00	0	Regular
130793	12/21/23	HILL & SMITH INC.	143.61	0	Regular
130794	12/21/23	INTERWEST CONSULTING GROUP	3,230.00	0	Regular
130795	12/21/23	K & D LANDSCAPING, INC.	3,820.00	0	Regular
130796	12/21/23	LOGAN & POWELL, LLP	16,484.58	0	Regular
130797	12/21/23	MAR-KEN INTERNATIONAL POLICE	260.00	0	Regular
130798	12/21/23	MEREDITH ROBERTS	1,656.00	0	Regular
130799	12/21/23	METROPOLITAN TRANSPORTATION	2,000.00	0	Regular
130800	12/21/23	MONTEREY PENINSULA ENGINEERING	3,267.05	0	Regular
130801	12/21/23	NICHOLAS STOEBERL	85.00	0	Regular
130802	12/21/23	PACIFIC GAS & ELECTRIC CO	255.32	0	Regular
130803	12/21/23	PALACE BUSINESS SOLUTIONS	1,329.65	0	Regular
130804	12/21/23	REGIONAL GOVERNMENT SERVICES	316.90	0	Regular
130805	12/21/23	ROSS RECREATION EQUIPMENT INC.	531.14	0	Regular
130806	12/21/23	S.V. WATER DISTRICT	6,893.95	0	Regular
130807	12/21/23	SANTA CRUZ CO ENVIRONMENTAL	393.00	0	Regular
130808	12/21/23	SCOTTS VALLEY SPRINKLER	17.55	0	Regular
130809	12/21/23	SECURITY SHORING &	234.00	0	Regular

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130813	12/21/23	SUMMIT UNIFORMS	39.39	0	Regular
130814	12/21/23	THE PIED PIPER INC.	237.00	0	Regular
130815	12/21/23	TRIAD ELECTRIC	375.00	0	Regular
130816	12/21/23	U.S. BANCORP OFFICE	1,300.62	0	Regular
130817	12/21/23	U.S. BANK CORPORATE	16,987.87	0	Regular
130818	12/21/23	VU LE DDS	310.52	0	Regular
130819	12/21/23	WAGE WORKS	246.82	0	Regular

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130823	01/04/24	AT&T	31.43	0	Regular
130824	01/04/24	BPS TACTICAL, INC.	630.11	0	Regular
130825	01/04/24	CATHIE SIMONOVICH	234.37	0	Regular
130826	01/04/24	COMCAST	293.66	0	Regular
130827	01/04/24	CRITICAL REACH, INC.	325.00	0	Regular
130828	01/04/24	CSG CONSULTANTS, INC	24,343.00	0	Regular
130829	01/04/24	CUMMING MANGEMENT GROUP, INC	2,012.50	0	Regular
130830	01/04/24	DYNAMIC PRESS	110.85	0	Regular
130831	01/04/24	ECOLOGICAL CONCERNS	7,257.50	0	Regular
130832	01/04/24	ENTERPRISE FM TRUST	12,074.15	0	Regular
130833	01/04/24	ENVIRONMENTAL INNOVATIONS	10,949.29	0	Regular
130834	01/04/24	Foster & Foster Inc,	13,400.00	0	Regular
130835	01/04/24	GRAINGER	515.63	0	Regular
130836	01/04/24	HERWIT ENGINEERING	30,865.00	0	Regular
130837	01/04/24	INTERSTATE SALES	378.62	0	Regular
130838	01/04/24	JAYSON RUTHERFORD	3,088.85	0	Regular
130839	01/04/24	K & D LANDSCAPING, INC.	2,498.39	0	Regular
130840	01/04/24	KIMLEY-HORN & ASSOCIATES INC	28,538.33	0	Regular
130841	01/04/24	LIEBERT CASSIDY WHITMORE	6,654.50	0	Regular
130842	01/04/24	MAR-KEN INTERNATIONAL POLICE	190.00	0	Regular
130843	01/04/24	MESITI-MILLER ENGINEERING	2,224.00	0	Regular
130844	01/04/24	NAPA AUTO PARTS	21.39	0	Regular
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130846	01/04/24	NICHOLS CONSULTING	10,450.00	0	Regular
130847	01/04/24	NOREEN YOSHIDA DDS	168.00	0	Regular
130848	01/04/24	REED K KURATOMI DDS	307.30	0	Regular
130849	01/04/24	REGIONAL GOVERNMENT SERVICES	5,185.50	0	Regular
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130852	01/04/24	SANTA CRUZ FIRE EQUIPMENT	319.93	0	Regular
130853	01/04/24	SANTA CRUZ SENTINEL	200.00	0	Regular
130854	01/04/24	SCOTTS VALLEY SPRINKLER	82.19	0	Regular
130855	01/04/24	SHAPE INC.	32,985.36	0	Regular
130856	01/04/24	THE PIED PIPER INC.	2,761.00	0	Regular
130857	01/04/24	TIRECHOICE AUTO SERVICE CENTER	1,656.79	0	Regular
130858	01/04/24	UNITED RENTALS	1,261.90	0	Regular
130859	01/04/24	VIRTUAL PROJECT MANAGER	1,000.00	0	Regular
130860	01/04/24	WAGE WORKS	165.00	0	Regular
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130863	01/04/24	WILLIAM C. KEMPF, ARCHITECT	14,590.00	0	Regular

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130870	01/11/24	BAY TREE, LLC	3,620.38	0	Regular
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130872	01/11/24	BRASS KEY LOCKSMITH	4.93	0	Regular
130873	01/11/24	BRIGHTVIEW LANDSCAPE	4,166.50	0	Regular
130874	01/11/24	CENTRAL HOME SUPPLY	121.68	0	Regular
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130877	01/11/24	DUNCAN AUTO TECH	3,055.65	0	Regular
130878	01/11/24	FEDERAL EXPRESS	95.34	0	Regular
130879	01/11/24	HDL COREN & CONE	2,433.20	0	Regular
130880	01/11/24	INTERGRITY AUTOMOTIVE	195.00	0	Regular
130881	01/11/24	INTERNATIONAL BUSINESS INFO.	1,639.09	0	Regular
130882	01/11/24	J. JOHSON & COMPANY INC.	124,373.00	0	Regular
130883	01/11/24	KJRB	2,634.00	0	Regular
130884	01/11/24	L & M FIRE PROTECTION	850.00	0	Regular
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130888	01/11/24	MBASIA	768,514.50	0	Regular
130889	01/11/24	MID VALLEY SUPPLY	566.12	0	Regular
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130892	01/11/24	NORTH CENTRAL LABORATORIES	1,101.72	0	Regular
130893	01/11/24	PACIFIC GAS & ELECTRIC CO	43,112.99	0	Regular
130894	01/11/24	PALACE BUSINESS SOLUTIONS	730.40	0	Regular
130895	01/11/24	PHILLIP D NEUMAN	6,174.00	0	Regular
130896	01/11/24	PITNEY BOWES INC	227.71	0	Regular
130897	01/11/24	PRODESSE PROPERTY GROUP	3,200.48	0	Regular
130898	01/11/24	SAN LORENZO VALLEY WATER DISTR	45.01	0	Regular
130899	01/11/24	SCARBOROUGH LUMBER	2,299.92	0	Regular
130900	01/11/24	SCOTTS VALLEY CAR WASH	104.91	0	Regular
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130904	01/11/24	TELECOMMUNICATIONS	6,666.24	0	Regular
130905	01/11/24	THE PIED PIPER INC.	66.50	0	Regular
130906	01/11/24	THOMSON REUTERS-WEST	943.90	0	Regular
130907	01/11/24	TIRECHOICE AUTO SERVICE CENTER	200.25	0	Regular

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130911	01/11/24	WATSONVILLE DIESEL	400.00	0	Regular
130912	01/11/24	WECO INDUSTRIES INC.	3,878.56	0	Regular
130913	01/11/24	WEX BANK	7,752.19	0	Regular

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50	GRAND TOTALS	1,024,005.21

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 1/17/2024
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve the 2024 Scotts Valley Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointments and adopt resolutions establishing project specific subcommittees**

SUMMARY OF ISSUE

Each year, the newly appointed Mayor nominates individual Council Members to serve on Interjurisdictional Committees, Commissions, Boards and Councils and Standing Local Committees. As a reminder, standing local committees are publicly noticed committee meetings that fall under the Brown Act (open government laws) and are open to the public. The 2024 Council Member Committee/Subcommittee appointments as proposed by Mayor Johnson are attached for your information. The list includes two Designated Liaison assignments to clarify communication and coordination roles between the City and the California League of Cities and the Scotts Valley Chamber of Commerce. The list also includes representatives assigned by the Santa Cruz County City Selection Committee where Scotts Valley is represented by a member of another City due to shared or rotating representation assignments.

The Scotts Valley General Plan Advisory Committee (GPAC) has been removed from the Standing City Council Committees list as the GPAC has completed its work and the General Plan was adopted by the City Council on November 29, 2023. Resolution Number 1930.2 Dissolution of the General Plan Advisory Committee (GPAC) is attached.

To compliment the City Council's consideration of appointments to interjurisdictional committees and standing local committees, staff recommends that the City Council establish and appoint Council Members to two temporary, project specific Council subcommittees: the (1) FY 24/25 Budget Subcommittee; (2) Town Center Planning Subcommittee.

The attached resolutions, summarized below, clarify the two temporary, project specific Council subcommittees' purpose, duration, and Council representation.

PROJECT SPECIFIC COUNCIL FY 24/25 BUDGET SUBCOMMITTEE

- Term: The Council FY 24/25 Budget Subcommittee shall be effective January 18, 2024

through January 15, 2025.

- Representation: The Council FY 24/25 Budget Subcommittee is recommended to be comprised of Mayor Johnson and Vice Mayor Timm
- Purpose: The purpose of the Council FY 24/25 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2024/25 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.

PROJECT SPECIFIC COUNCIL TOWN CENTER PLANNING SUBCOMMITTEE

- Term: The Town Center Planning Subcommittee will be effective January 18, 2024 through January 15, 2025.
- Representation: The Town Center Planning Subcommittee is recommended to be comprised of Mayor Johnson and Vice Mayor Timm.
- Purpose: The purpose of the Town Center Planning Subcommittee is to oversee the update to the Town Center Specific Plan, and identify and explore temporary uses for City Council consideration and action.

The City Manager and pertinent staff will work directly with all subcommittees to prepare information and craft recommendations for Council consideration.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STAFF RECOMMENDATION

It is recommended that the Council (1) approve Mayor Johnson's proposed 2024 Interjurisdictional Committee, Commission, Board and Council appointments, Standing Committee and Liaison appointments; (2) adopt the attached two resolutions establishing the following temporary project specific subcommittees; and (3) adopt the resolution dissolving the General Plan Advisory Committee (GPAC) standing committee:

Resolution No. 1959.13, Council FY 24/25 Budget Subcommittee

Resolution No. 1960.5, Town Center Planning Subcommittee

Resolution No. 1930.2 Dissolution of the General Plan Advisory Committee (GPAC)

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2024 SCOTTS VALLEY COMMITTEE, COMMISSION and BOARD APPOINTMENTS

INTERJURISDICTIONAL COMMITTEES/BOARDS/COUNCILS				
COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Association of Monterey Bay Area Governments Board of Directors http://www.ambag.org/	R: D. Timm A: Dilles	2 nd Wednesday	6:00 pm	Monterey
Arts Council of Santa Cruz County Board of Directors http://www.artscouncilsc.org/	R: A. Timms	Quarterly		Tannery Arts Center
City Selection Committee	R: Mayor A: Vice Mayor	2 nd Wednesday Bi-Monthly	Varies	Varies
City/School District Joint Committee	R: Dilles and D. Timm	As needed	Varies	Alternates: City / School District
Criminal Justice Council *CM Lind also serves on the Executive Committee https://santacruzajc.org/	R: Lind A: A. Timms	4 th Thursday Quarterly	3:00 - 5:00 pm	Varies
Hazardous Materials Advisory Commission http://www.co.santa-cruz.ca.us/Government/Commissions,CommitteesAdvisoryBodies/HazardousMaterialsAdvisoryCommission-Contact.aspx	R: Vacant	4 th Wednesday Bi-monthly	9:30 am	Capitola
Housing for Health Partnership Policy Board https://homelessactionpartnership.org/About/HousingforHealthPartnershipPolicyBoard.aspx	R: City Manager	3 rd Wednesday Bi-monthly	3:00pm	Capitola
Interagency Advisory Task Force Subcommittee (Water, School, Fire, City)	R: Mayor and Vice Mayor	N/A	N/A	N/A

INTERJURISDICTIONAL COMMITTEES/BOARDS/COUNCILS				
Library Advisory Commission https://www.santacruzpl.org/library_boards/LAC/	R: Pamela Woll	Monthly	Mondays 6:30 pm	Varies
COMMITTEE	REPRESENTATIVE/ ALTERNATE	MEETING DAYS	MEETING TIME	MEETING LOCATION
Library Facilities Financing Authority https://www.santacruzpl.org/library_boards/LFFA/ Library Joint Powers Authority Board https://www.santacruzpl.org/library_boards/LJPB/	R: City Manager A: Administrative Services Director	Quarterly	Thursdays 9:00 - 11:30 am	Varies
Library Financing Authority	R: Dilles and Johnson	January / July		Santa Cruz
Santa Cruz County Integrated Waste Management Local Task Force http://dpw.co.santa-cruz.us/Home/RecyclingSolidWaste/Recycling/LocalTaskForce.aspx	R: A. Timms or Public Works Director	1 st Thursday Mar / Sep / Dec	3:00 - 5:00 pm	Santa Cruz
Santa Cruz County Regional Transportation Commission (RTC) http://sccrtc.org/meetings/commission/agendas/	R: Johnson A: Dilles	1 st & 3 rd Thursdays Monthly	9:00 am	Location varies
Santa Cruz County Youth Action Network Jurisdictional Representatives Team http://www.sccyan.org/	R: A. Timms	As Needed	Varies	Varies
Santa Cruz METRO https://www.scmted.com/en/agency-info/board/board-meeting-schedule	R: Lind	4 th Friday Monthly	9:00 am	Location varies
Santa Margarita Groundwater Agency Joint Powers Authority http://smgwa.org/meetings/	R: Dilles A: A. Timms	4 th Thursday Jan / Mar / May / Oct	6:00 – 8:00 pm	Santa Margarita Community Room
Seniors Advisory Council http://www.seniorscouncil.org/	R: A. Timms	3 rd Wednesday Monthly	10:00 am - Noon	Aptos, Watsonville, or San Benito County.

STANDING CITY COUNCIL COMMITTEES		
COMMITTEE	MEMBERS	MEETING DATE
Traffic Safety Committee <i>The purpose of the Traffic Safety Subcommittee is to review and analyze traffic safety issues and concerns raised by residents, and if necessary make recommendations to the City Council.</i>	Lind and Johnson	As needed
Economic Development Committee <i>The purpose of the Economic Development Committee is to provide guidance on matters specifically related to business attraction, retention, and expansion, and commercial development within the City. The Committee's recommendations are subject to confirmation by the City Council.</i>	Dilles and A. Timms	As needed
Affordable Housing Committee <i>The purpose of the Affordable Housing Committee is to discuss the City's terms and requirements for affordable housing per the Scotts Valley Municipal Code (SVMC) Section 14.01.030 as it relates to new residential development. The Committee's recommended terms are subject to confirmation by the City Council. In accordance with Resolution No. 1940, adopted 2-21-2018, in addition to those duties outlined in SVMC Title 14, the Scotts Valley Affordable Housing Subcommittee shall: (1) Provide a recommendation on the expansion of the affordable housing requirements City wide; (2) Formulate and recommend amendments to Title 14 to ensure the City is implementing best practices; and, (3) Research and make recommendations on alternative ways to make housing more affordable in Scotts Valley.</i>	Dilles and D. Timm	As needed

PROJECT SPECIFIC CITY COUNCIL SUBCOMMITTEES Limited Duration – One Year (updated 1-17-2024)		
SUBCOMMITTEES	MEMBERS	MEETING DATE
Town Center Planning Subcommittee Established by Resolution No. 1960.5, Adopted 1-17-2024 and effective through 1-15-2025 <i>The purpose of the Town Center Planning Subcommittee is to oversee the update to the Town Center Specific Plan and to identify and explore temporary uses for City Council consideration and action.</i>	Johnson and D. Timm	As needed
FY 24/25 Budget Subcommittee Resolution No. 1959.13, Adopted 1-17-2024 and effective through 1-15-2025 <i>The purpose of the Council FY 24/25 Budget Subcommittee is to monitor the City's ongoing economic situation and make recommendations for the FY 2024/25 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.</i>	Mayor and Vice Mayor	As needed

DESIGNATED CITY LIAISONS <i>For communication and coordination purposes only.</i>	
ORGANIZATION	DESIGNATED LIAISON
League of California Cities http://www.cacities.org/	Mayor Alternate: Vice Mayor
Scotts Valley Chamber of Commerce https://scottsvalleychamber.com/	D. Timm

CITY SELECTION COMMITTEE APPOINTMENTS <i>The following are appointed by the Santa Cruz City Selection Committee, not the City Council.</i>		
BOARD/COMMISSION	REPRESENTATIVES	MEETING INFO
Central Coast Community Energy Policy Board Central Coast Community Energy Operations Board (Appointed by the City Selection Committee 1/6/2023) https://3cenergy.org/about-us/leadership/	Capitola Councilmember Yvette Brooks and Capitola City Manager Jamie Goldstein	https://3cenergy.org/news/vents/
Santa Cruz County Consolidated Oversight Board (Appointed by the City Selection Committee 1/28/22 – Open Ended) https://www.co.santa-cruz.ca.us/Departments/RedevelopmentSuccessorAgency(RSA)/ConsolidatedOversightBoard.aspx	Dilles	As Needed
Santa Cruz County Local Agency Formation Commission (LAFCO) (Appointed by the City Selection Committee 1/6/23) http://www.santacruzlafco.org/	A. Timms	1 st Wednesday Monthly 10 am - Noon
Visit Santa Cruz County (VSCC) Board of Directors Representative - Scotts Valley and Capitola (Appointed by City Selection Committee per VSCC Bylaws) https://www.santacruz.org/partners/board-meeting-agendas	D. Timm	

RESOLUTION NO. 1959.13

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY ESTABLISHING A TEMPORARY
PROJECT SPECIFIC COUNCIL FY 24/25 BUDGET SUBCOMMITTEE**

WHEREAS, the City Council may establish project specific Council subcommittees to address an explicit purpose or need; and

WHEREAS, project specific Council subcommittees are of a limited duration and should be active for no more than one year; and

WHEREAS, the Council desires to establish a project specific Council FY 24/25 Budget Subcommittee effective January 18, 2024 through January 15, 2025; and

WHEREAS, the Council FY 24/25 Budget Subcommittee will be comprised of Mayor Johnson and Vice Mayor Timm; and

WHEREAS, the purpose of the Council FY 24/25 Budget Subcommittee is to monitor the City's ongoing economic condition and make recommendations for the FY 2024/25 City Budget, revenue enhancements and ongoing refinement of the City's Fiscal Sustainability Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby establishes a Temporary Project Specific Council FY 24/25 Budget Subcommittee.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 17th day of January, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Randy Johnson, Mayor

Attest: _____
Cathie Simonovich, City Clerk

RESOLUTION NO. 1960.5

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY ESTABLISHING A TEMPORARY
PROJECT SPECIFIC TOWN CENTER PLANNING COMMITTEE**

WHEREAS, the City Council may establish project specific Council subcommittees to address an explicit purpose or need; and

WHEREAS, project specific Council subcommittees are of a limited duration and should be active for no more than one year; and

WHEREAS, the Council desires to establish a Project Specific Town Center Planning Subcommittee effective January 18, 2024 through January 15, 2025; and

WHEREAS, the Town Center Planning Subcommittee will be comprised of Mayor Johnson; and Vice Mayor Timm; and

WHEREAS, the purpose of the Council Town Center Planning Subcommittee is to oversee the update to the Town Center Specific Plan, and identify and explore temporary uses for City Council consideration and action.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby establishes a Temporary Project Specific Town Center Planning Subcommittee.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a regular meeting held on the 17th day of January, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Randy Johnson, Mayor

Attest: _____
Cathie Simonovich, City Clerk

RESOLUTION NO. 1930.2

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SCOTTS VALLEY
DISSOLUTION OF THE GENERAL PLAN ADVISORY COMMITTEE (GPAC)**

WHEREAS, the General Plan Advisory Committee (GPAC) was formed and the bylaws established on March 15, 2017 by Resolution No. 1930; and

WHEREAS, the bylaws were amended on January 23, 2019 by Resolution No. 1930.1 to modify the Organization and Membership section; and

WHEREAS, the GPAC completed its work and the General Plan was adopted by the City Council on November 29, 2023 by Resolution No. 1119.34.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley that the General Plan Advisory Committee (GPAC) is hereby dissolved.

This resolution was adopted at a duly held regular meeting of the City Council on the 17th day of January, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Randy Johnson, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/17/2024
TO: Honorable Mayor and City Council
FROM: Stephanie Hill, Administrative Services Director
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve job classification and salary schedule for Retired Annuitant Extra Help**

SUMMARY OF ISSUE

The City of Scotts Valley continuously evaluates its operations to analyze optimal staffing levels and to fully understand how to provide the best level of service to the community. Through this evaluation, staff considers current and future operational needs, service complexities, the need for highly skilled staff, and how these variables relate to regional labor markets, especially in comparable agencies. As a result, creating a Retired Annuitant Extra Help position will allow the City to pivot when there are special projects or situations that warrant the ability to bring in a temporary extra help position.

Appointment to this class is at-will with no rights to continued employment, and receives no benefits. Appointees must qualify for employment under the CalPERS eligibility requirements.

The recommendation is to approve the salary schedule for the Retired Annuitant Extra Help to fall between the lowest and highest salary schedule that is actively approved by the City Council. Depending on the position being filled, it will dictate the relevant salary schedule in effect. This will allow the salary schedule to follow any City Council approved updates without continually having to update this specific position.

FISCAL IMPACT

There is no fiscal impact. Fiscal impact will occur when a Retired Annuitant Extra Help position is being used.

STAFF RECOMMENDATION

It is recommended that the City Council approve Resolution No. 1955.28 approving the Salary Schedule for the Retired Annuitant Extra Help.

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1. Resolution 1955.28 Retired Annuitant Job Class and Salary Schedule

RESOLUTION NO. 1955.28

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY
APPROVING THE JOB CLASSIFICATION AND SALARY SCHEDULE FOR
THE RETIRED ANNUITANT EXTRA HELP**

WHEREAS, City staff has evaluated the operation to analyze optimal staffing levels and to fully understand how to provide the best level of service to the community;

WHEREAS, through this analysis staff have identified the Retired Annuitant Extra Help job classification as a key position to perform specialized duties during times of emergencies or other special projects and service level needs; and

WHEREAS, approving the salary schedule for this position will provide the City Manager with appropriate and necessary positions to respond to the community's needs; and

WHEREAS, approving the salary schedule for this position is in the best interest of the City to recruit when needed; and

WHEREAS, City Council approval is needed to create the Retired Annuitant Extra Help classification and a Salary Schedule.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Scotts Valley that the Job Classification and Salary Schedule for the Retired Annuitant Extra Help is hereby approved as follows:

Retired Annuitant Extra Help

To follow the City Council approved salary schedule, at the point in time the position is filled, and to be in line with the most relevant job classification and salary schedule for the duties being performed.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Scotts Valley at a meeting held on the 17th day of January, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Randy Johnson,
Mayor

Attest: _____
Cathie Simonovich,
City Clerk

City of Scotts Valley CITY COUNCIL STAFF REPORT

DATE: 1/17/2024
TO: Honorable Mayor and City Council
FROM: Cathie Simonovich, City Clerk
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Approve the amended 2024 City Council Meeting Schedule**

SUMMARY OF ISSUE

City Council approved the 2024 City Council Meeting Schedule on November 1, 2023. As indicated in the highlighted section below, staff request to reschedule the City Council workshop to February 28th-29th.

It is recommended that Council adopt the amended 2024 City Council Meeting Schedule below:

MONTH	1st WEDNESDAY	3rd WEDNESDAY
January	No meeting - 3rd	17th
February	7th	21st
March	6th	20th
April	3rd	17th
May	1st	15th
June	5th	12th (moved to 2nd Wed. due to holiday on 6/19)
July	No Meeting - 3rd	No Meeting - 17th
August	7th	21st
September	4th	18th
October	2nd	No Meeting - 16th
November	6th	20th
December	4th	18th
*City Council Workshop - January 18th & 19th reschedule to February 28-29		

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the amended 2024 Council meeting schedule.

STAFF RECOMMENDATION

It is recommended the Council approve the amended 2024 City of Scotts Valley City Council Meeting Schedule.

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None

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 1/17/2024
TO: Honorable Mayor and City Council
FROM: Mali LaGoe, City Manager
APPROVED: Mali LaGoe, City Manager
SUBJECT: **Review Final Grantee Performance Report for Community Development Block Grant (CDBG) Contract 20-CDBG-CV2-3-00151**

SUMMARY OF ISSUE

The City of Scotts Valley was awarded funds from the Department of Housing and Community Development under the American Reinvestment and Recovery Act under contract number 20-CDBG-CV2-3-00151. The purpose of these funds was to provide support for the Boys and Girls Club Afterschool Program in the City of Scotts Valley. The effects of the Covid 19 pandemic on the program were a concern for the City, and the City sought to provide support.

Per the requirements of the CDBG contract, the City is required to hold a public hearing to review the Final Grantee Performance Report (attached) and to review the past use of funds and program performance for the City of Scotts Valley Community Development Block Grant Program contract 20-CDBG-CV2-3-00151. This agreement with the State of California Department of Housing and Community Development also requires the City to solicit citizen input regarding the outcome and accomplishments of the funding received under this contract.

The presentation will include:

- Review Background of project and accomplishments
- Open hearing
- Receive comments
- Close hearing
- Council Questions/Answers
- Direct staff to submit required close out documents per the requirements

FISCAL IMPACT

The grant funding under this contract was \$292,789.00 described as follows:

Activity	Grant Award	Expended
Total Federal Award	\$109,456.00	\$97,788.50

Program Income	\$183,333.00	\$183,333.00
Total	\$292,789.00	\$281,121.50

STAFF RECOMMENDATION

It is recommended that the Council take public comment and authorize the City Manager to submit the required closeout documents pursuant to the State of California Department of Housing and Community Development's requirements.

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1. Completion Form Boys and Girls
2. Combined Closeout Package fillable_508v2 (002)

Completion Report

Instructions: The Completion Report must be submitted as part of the CDBG Combined Closeout Package.

Select the appropriate National Objective and Matrix Code from the dropdown menus below. Once selected, click the checkbox identified in the instructions in red text. Enter data in the relevant fields in the Activity Accomplishments Tab of the spreadsheet. This data should be an aggregate of all accomplishments realized through the activity. This data may be gathered from the activity's Annual Performance Report (APR) Form.

If the activity resulted in relocation or displacement, complete the Relocation and Displacement tab of the spreadsheet.

Activity Title: City of Scotts valley Boys and Girls Club Afterschool Assistance Program

Program Year: 2020-2021 Funding Source: CDBG-CV

Award/Contract #: 20-CDBG-CV2-3-00 Completion Date: 1/17/2024

Grantee Information

Grantee Name: City of Scotts Valley

Grantee Address: 1 Civic Center Drive

(Number and Street)

Scotts Valley Ca 95066

(City) (State) (Zip)

Activity Information

National Objective: LMC - Low/mod limited clientele benefit

Matrix Code: 05L - Child Care Services

- | | | | | | |
|--------------------------------|---|---------------------------------|--------------------------------|------------------------------------|---|
| ☐ LMA 1 | ☐ LMC 1 | ☐ LMH 1 | ☐ LMJ 1 | ☐ SB_URG 1 | ☐ Matrix Code 5 |
| ☐ LMA 2 | ☐ LMC 2 | ☐ LMH 2 | ☐ LMJ 2 | ☐ SB_URG 2 | ☐ Matrix Code 15 |
| | ☐ LMC 3 | ☐ LMH 3 | ☐ LMJ 3 | ☐ SB_URG 3 | |
| ☐ LMA 4 | ☒ LMC 4 | ☐ LMH 4 | ☐ LMJ 4 | ☐ SB_URG 4 | |
| ☐ LMA 5 | ☐ LMC 5 | ☐ LMH 5 | | ☐ SB_URG 5 | |
| ☐ LMA 6 | ☐ LMC 6 | ☐ LMH 6 | | ☐ SB_URG 6 | |
| ☐ LMA 7 | ☐ LMC 7 | ☐ LMH 7 | | ☐ SB_URG 7 | |
| | ☐ LMC 8 | ☐ LMH 8 | | ☐ SB_URG 8 | |
| | ☐ LMC 9 | ☐ LMH 9 | | ☐ SB_URG 9 | |
| | ☐ LMC 10 | ☐ LMH 10 | | ☐ SB_URG 10 | |
| | ☐ LMC 11 | ☐ LMH 11 | | ☐ SB_URG 11 | |
| | ☐ LMC 12 | | | | |

Name: Beth Dodd Title: Analyst

Date: 1/9/2024

Accomplishment Narrative

The City of Scotts Valley was able to support the needs of 268 participants, 138 of which were low-moderate income

Accomplishment Information

Performance Measurement Type(s):

People:

268

Race/Ethnicity	Race	Hispanic /Latino
White		
Black / African American		
Asian		
American Indian / Alaskan Native		
Native Hawaiian / Other Pacific Islander		
American Indian / Alaskan Native & White		
Asian & White		
Black / African American & White		
American Indian / Alaskan Native & Black / African American		
Other Multi-Racial		
Total:	0	0

Income Information

Extremely Low (0-30% AMI)	47
Low (31-50% AMI)	36
Moderate (51-80% AMI)	55
Total:	138

Public Services

Total Persons Assisted:

268

Accomplishment Information**Of the Total Persons, Number of:**

With New or Continuing Access to a Service or Benefit:

68

With Improved Access to a Service or Benefit:

200

Receive a Service or Benefit that is No Longer Substandard:

If the activity is intended to help the homeless:**Of the Total Persons, Number of:**

Homeless Persons Given Overnight Shelter:

0

Beds Created in Overnight Shelter or Other Emergency Housing:

0

Total:

0

If the activity is intended to prevent homelessness:**Of the Total Persons, Number of:**

Individuals receiving emergency financial assistance to prevent homelessness:

0

Individuals receiving emergency legal assistance to prevent homelessness:

0

Total:

0

Relocation and Displacement

One-for-One Replacement

Unit Type	Address	Number of Bedrooms						Agreement Executed (mm/dd/yy)	Available (mm/dd/yy)
		0/1	2	3	4	5+	Total		
Demolished/ Converted									
Replacement									

Description:

CDBG Displacement

City*

OR

Census Tract*

Race	Displaced		Remained In		Relocated To	
	Total	Hispanic/Latino	Total	Hispanic/Latino	Total	Hispanic/Latino
White						
Black/African American						
Asian						
American Indian/ Alaskan Native						
Native Hawaiian/ Other Pacific Islander						
American Indian/ Alaskan Native & White						
Asian & White						
Black/ African American & White						
American Indian/ Alaskan Native & Black/ African American						
Other/ Multi-Racial						

**If multiple Census Tracts or Cities, duplicate this tab and complete table for each City/ Census Tract in which displacement occurred.*



CDBG Combined Closeout Package

CDBG Award/Contract Number (fill in):	20-CDBG-CV2-3-00151
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Checklist

I/we have completed the following forms. Check all that apply.

- ☒ Closeout Certification
- ☒ Acquired Property Inventory
- ☒ Disencumbrance of Funds Acknowledgement/Request
- ☒ Completion Report Acknowledgement
 - Completion Report uploaded or attached
- ☒ Section 3 Compliance Acknowledgement
- ☐ Section 3 Closeout Report (complete only if applicable)
 - Select and complete correct form based on award date
- ☐ Section 3 Qualitative Efforts (complete only if applicable)
- ☒ Affidavit of Posting Notice
 - Proof of posting also upload/attached (e.g., picture of the website posting with date stamp, newspaper clipping, or a photo of the document posted in a public place noted on affidavit)
- ☐ If this award included a planning activity, I/we have uploaded or attached **ALL** of the following:
 - Final Product(s)
 - Documentation of Public Hearing to accept final product(s) (e.g., copies of announcements, posting, etc.)
 - Board Resolution accepting each/all final product(s)
- ☒ CDBG Combined Closeout Package Signature



Closeout Certification

I (name of authorized representative), Mali LaGoe, hereby certify that all activities undertaken by the Grantee with funds provided under CDBG Award/Contract Number 20-CDBG-CV2-3-00151 have, to the best of my knowledge, been carried out in accordance with the award/contract agreement; that proper provision has been made by the Grantee for the payment of all costs and claims; that the State of California is under no obligation to make further payment to the Grantee under the award/contract agreement; and that every statement and amounts set forth in **all Financial Reports** are to the best of my knowledge, true and correct.

The Grantee shall continue to comply with the State CDBG program income reporting requirements.

All costs incurred subsequent to the most recent annual audit period will be audited at the time the Grantee's next annual audit is conducted in accordance with 2 CFR 200, Subpart F. The Grantee will resolve any audit findings relating to both the program and financial aspects of the award/contract. In the event there are any costs which are disallowed by this audit or any subsequent audits which cover CDBG expenditures, and which are sustained by the Department of Housing and Community Development, the amount of such costs shall be returned to HCD.



Acquired Property Inventory

Complete the table below listing any property acquired in whole or in part with CDBG funds or CDBG Program Income in the table below in accordance with the provisions of 24 CFR Part 570.489(k) – Accountability of Real and Personal Property and 24 CFR Part 570.489(e) – Program Income of the HUD CDBG regulations pertaining to property management and program income. If applicable, state “None” acquired. Include additional copies of the table if required.

Future disposition of this property shall be carried out in accordance with CFR 24 Sec. 570.489(j) – Change of Use of Real Property for instructions.

Grantee: City of Scotts Valley	Award/Contract Number: 20-CDBG-CV2-3-00151
Contract/Project Name: City of Scotts Valley Afterschool Assistance Program	

In the table below in the **Proof of Ownership** column, enter the type of proof on record, e.g., title, deed, invoice receipt. In the **% CDBG Funded** column, enter the percentage of the property funded by CDBG award dollars or by CDBG Program Income.

Description of Property	Acquisition Date	Acquisition Cost	Serial # or ID #	Condition	Status	Location	Proof of Ownership	% CDBG Funded
NONE								%
								%
								%
								%



CDBG – Acquired Property Inventory

Description of Property	Acquisition Date	Acquisition Cost	Serial # or ID #	Condition	Status	Location	Proof of Ownership	% CDBG Funded
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%
								%



Disencumbrance of Funds Acknowledgement/Request

This award/contract has unused CDBG Grant Funds. This excludes Program Income.



Yes



No (If “No”, skip to the Completion Report Acknowledgement form)

Use the table below for Agreements from **Program Year 2017 and prior**.

Program Activity	Activity Code	Awarded Amounts	Amount to Be Disencumbered	Balance
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
				\$ 0.00
TOTAL		\$ 0.00	\$ 0.00	\$ 0.00

For **Program Years 2018 and later**, please enter the total amount to be disencumbered: \$ 11,661.50



CDBG – Completion Report Acknowledgement

Completion Report Acknowledgement

Complete one of the acknowledgments below based on the funding year for the CDBG award/contract you are closing out.

For 2017 and prior projects: I/We have **attached** a copy of the completed Completion Report for this project/program to this Combined Closeout Package.

- Grantee should obtain the appropriate Completion Report for their activity type from their HCD Representative or Grant Administrator.

☐

Yes

☐

No (Grantee will be unable to close out the project/program until report is provided.)

For 2018 and later projects (including CDBG-CV): I/We have **uploaded** a copy of the completed Completion Report to the Grants Network Portal concurrently with the submittal of this package.

- Grantee should obtain the appropriate Completion Report for their activity type from their HCD Representative or Grant Administrator.

☒

Yes

☐

No (Grantee will be unable to close out the project/program until report is provided.)

Grantee should not initiate closeout in the Grants Network Portal until they can provide a Completion Report.



Section 3 Compliance Acknowledgement

The purpose of Section 3 of the Housing and Urban Development Act of 1968 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Section 3 requirements apply to housing rehabilitation, housing construction, or other public construction projects when the total amount of housing and community development assistance for the covered project activity (not including general administration) meets or exceeds a funding threshold, generally \$200,000.

Section 3 compliance requirements should have been established at project set up. Grantees who are uncertain whether Section 3 requirements apply to their project(s) should contact their HCD Representative or Grant Administrator.

1. This project/program was funded prior to November 30, 2020 and is required to comply with the prior HUD Section 3 Rule, found at 24 CFR 135.

- ☐ Yes (Complete the Section 3 Closeout Report for Contracts Funded **Prior to** November 30, 2020 on the next page.)
- ☒ No (If “No”, answer Question 2 on this form.)

2. This project/program is required to comply with the HUD Section 3 Final Rule, effective on November 30, 2020, and codified at 24 CFR part 75.

- ☐ Yes (Complete the Section 3 Closeout Report for Contracts Funded **on or After** November 30, 2020.)
- ☒ No

If you answer “No” to both questions above, skip to the Affidavit of Posting Notice form.



Section 3 Closeout Report

(For Contracts Funded **Prior to November 30, 2020**)

Grantee Name:
Award/Contract Number:
Project Name:
Project Location (Address):
County or Metropolitan Service Area (MSA) Where Project is Located:
Report Date:

Please complete the tables below showing Section 3 hires for Grantee and any subrecipients and contracting opportunities for this project/program. Copy this page and attach to report if you need additional rows.

Job Category	Number of New Hires	Number of Section 3 New Hires	Number of Section 3 Trainees
Category Totals:	0.00	0.00	0.00



CDBG – Section 3 Closeout Report (Prior to 11/30/2020)

Construction Contracts		
1	Total dollar amount of construction contracts awarded	
2	Dollar amount of construction contracts awarded to Section 3 businesses	
3	Percentage of total construction contract dollars awarded to Section 3 business (Row 2 divided by Row 1)	0.00%
4	Number of Section 3 businesses that received construction contracts	
Non-Construction Contracts		
1	Total dollar amount of non-construction contracts awarded	
2	Dollar amount of non-construction contracts awarded to Section 3 businesses	
3	Percentage of total non-construction contract dollars awarded to Section 3 businesses (Row 2 divided by Row 1)	0.00%
4	Number of Section 3 businesses that received non-construction contracts	

***Non-construction** contracts are often construction-related contracts for professional services like landscaping, pest control, accounting, architecture, legal services, engineering etc.



Section 3 Closeout Report

(For Contracts Funded **On or After** November 30, 2020)

Grantee Name:
Award/Contract Number:
Project Name:
Project Location (Address):
County or Metropolitan Service Area (MSA) Where Project is Located:
Report Date:

Please complete the table below showing labor hours on this contract and percentages as of the date of this report. Remember, if you have multiple projects under this contract, this report should show combined (roll-up) hours for the entire contract (program) as well as percentages based on these totals. Individual project information should be maintained in Grantee records.

For reference the Section 3 “safe harbor” benchmarks are:

- Section 3 Workers make up at least 25% of the total project’s hours

AND

- Targeted Section 3 Workers make up at least 5% of the total project’s hours by the time of project closeout.

	Hours	Percent of Total Labor Hours	Safe Harbor Benchmark Met? (Y/N)
Total Labor Hours to Date:			
Total Section 3 Labor Hours to Date:		0.00%	
Targeted Section 3 Labor Hours to Date:		0.00%	



Section 3 Qualitative Efforts Description

This form is only required for Grantees whose project was **funded on or after** November 30, 2020 **and** whose labor hour benchmarks for Section 3 Workers (25% of a total project's hours) **AND** Targeted Section 3 Workers (5% of a total project's hours) are not anticipated to be met by the time of project closeout. Grantees should maintain records for HUD review to document any efforts checked.

Award/Contract Number:

Contractor/Grantee:

Please read the following list of qualitative efforts that may be undertaken to comply with Section 3 and **check ALL that applied to your organization during the course of this CDBG project.** Note that these actions are associated with your organization and do not need to be associated with the particular CDBG project. For more information consult the Community Planning and Development (CPD) Notice at <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-09cpdn.pdf>.

- ☐ Outreach efforts to generate job applicants who are Public Housing Targeted Workers
- ☐ Outreach efforts to generate job applicants who are Other Funding Targeted Workers
- ☐ Direct, on-the-job training including apprenticeships
- ☐ Indirect training such as arranging for contracting for, or paying tuition for, off-site training
- ☐ Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)
- ☐ Outreach efforts to identify and secure bids from Section 3 business concerns
- ☐ Technical assistance to help Section 3 business concerns understand and bid on contracts



CDBG- – Section 3 Qualitative Efforts

- ☐ Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns
- ☐ Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services
- ☐ Held one or more job fairs
- ☐ Provided or connected residents with supportive services that can provide direct services or referrals
- ☐ Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview coaching, uniforms, test fees, and/or transportation
- ☐ Assisted residents with finding childcare
- ☐ Assisted residents to apply for or attend community college or a four-year educational institution
- ☐ Assisted residents to apply for or attend vocational/technical training
- ☐ Assisted residents to obtain financial literacy training and/or coaching
- ☐ Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns
- ☐ Provided or connected residents with training on computer use or online technologies
- ☐ Other (Please describe below.)



Affidavit of Posting Notice

I, (Name of Official Designated in Resolution) Mali LaGoe, hereby certify that on the 5 day of January (month), 2024 (year), I did post the notice of public hearing concerning discussion of closure and remittal of remaining funds, if any, under the California Department of Housing and Community Development, Community Development Block Grant Program at the following 4 (number) locations listed below, which are available to the public. These postings will be available from January 5 (date) to January 17th (date).

Location 1:	City Hall Bulletin Board
Location 2:	Senior Center Building
Location 3:	San Lorenzo Valley Press-Banner
Location 4:	Public Works Department
Location 5:	

I, (name) Cathie Simonovich, Clerk of Scotts Valley (city, county, or jurisdiction name), State of California, hereby certify the above and foregoing is true and correct.

Dated at _____ (location), California, this _____ (date) day of _____ (month), 20____.

Signature of Clerk

(This may not be the same person as the official designated in the Resolution who is certifying the posting)

Title

CDBG Combined Closeout Package Signature

I, the undersigned, hereby certify that all representations made and/or information provided in this combined closeout package and any referenced uploads or attachments is, to the best of my knowledge, true. I further state that my signature below will serve as signature for each of the completed forms in this package as well as for the CDBG Combined Closeout Package taken as a whole.

Date:	Typed Name and Title of Official Authorized in the Resolution:	Signature of Official Authorized in the Resolution
1/9/2024	Name: Mali LaGoe Title City Manager	

City of Scotts Valley

CITY COUNCIL STAFF REPORT

DATE: January 17, 2024

TO: Honorable Mayor and City Council

FROM: Jonathan Kwan, Contract Planner

APPROVED: Mali LaGoe, City Manager

SUBJECT: **A PUBLIC HEARING TO CONSIDER THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE A MITIGATED NEGATIVE DECLARATION EA22-002 AND 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**

SUMMARY OF ISSUE

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 3 - Location Map). The proposed project would divide the property into nine lots for single-family residential uses (Attachment 4 – Project Plans). The applicant is proposing a new roadway which will require the abandonment of a previously offered right of way. Such abandonment will be considered by the City Council prior to recordation of the final map if the project is approved. The City would give up the right of ways that run through the project site for the proposed circulation pattern: a new road on the north side of the property, an emergency vehicle access road that connects to Grace Way, and an extension of San Augustine Way into a cul-de-sac. The proposed project would connect the existing residences at 210, 212, 214, and 216 Sandraya Heights Road to the project site and would demolish a portion of the existing Sandraya Heights Road.

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the proposed project and found that it would have potentially significant impacts to biological resources. Mitigation measures for impacts to the Scotts Valley Spineflower,

roosting bats, Dusky-Footed Woodrats, Monarch Butterfly, and migratory birds and raptors are included.

PLANNING COMMISSION REVIEW

On December 14, 2023, the Planning Commission reviewed the proposed project and IS/MND (Attachment 5 - Planning Commission Staff Report). Four speakers provided comments during the hearing. The comments are summarized below:

- Susie Yost: Concerns regarding drainage on to San Augustine Way, the added traffic onto San Augustine Way, and the maintenance of the road.
- Earl Huffman: Concerns regarding erosion and runoff from Casa Way. Wants to ensure that proper storm drain improvements are made as a part of this project.
- Evan Siroky (Santa Cruz YIMBY): Noted that the project site is an opportunity for higher density housing.
- Audrey San Fillipo: Concerns with construction parking on Sandraya Heights Road.

The applicant responded to the comments regarding drainage and construction parking. In addition, new conditions are recommended to address the concerns that were discussed. The Planning Commission recommended approval of the project to the City Council with the following changes:

- Revise the application number from EA22-003 to EA22-002.
- New Condition: Proposed Lots 7, 8 and 9 located at the end of San Augustine Way shall participate in a road association or other form of formal roadway maintenance agreement for the maintenance of San Augustine Way in the event that it is created. Prior to the development of a formal roadway maintenance agreement, the property owners of proposed Lots 7, 8 and 9 are encouraged to participate in San Augustine Way maintenance efforts.
- New Condition: The applicant shall submit a final landscape plan to be reviewed and approved by the Community Development Director. The root depth and spacing shall be considered for trees located near proposed infrastructure such as roads and utilities. Root barriers may be implemented for trees located near proposed infrastructure.

PUBLIC NOTICE & COMMENT

The site was posted and public notice was posted in three (3) public places and mailed to property owners within 300 feet pursuant to State law. No comment letters were received at the December 14th Planning Commission hearing. To date, no other written correspondence has been received on the project.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

RECOMMENDATION

The Planning Commission recommends that the City Council approves Mitigated Negative Declaration EA22-001 and Land Division No. LD22-001 by adoption of Resolution No. 2043 and 2043.1.

TABLE OF CONTENTS

1. Resolution No. 2043 (Action Item) Approving Mitigated Negative Declaration
2. Resolution No. 2043.1 (Action Item) Approving Land Division
3. Location Map
4. Project Plans
5. Planning Commission Staff Report, Dated December 14, 2023

RESOLUTION NO. 2043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING MITIGATED NEGATIVE DECLARATION EA22-002 FOR A NINE-LOT SUBDIVISION LOCATED AT THE INTERSECTION OF CASA WAY AND SANDRAYA HEIGHTS ROAD / APN 023-113-36

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”) which requires the preparation and approval of a Mitigated Negative Declaration in accordance with the requirements of 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 project, as mitigated, is determined to not have a significant impact on the environment based upon the results of the environmental assessment; and

WHEREAS, the Planning Commission held duly published and noticed public hearing on December 14, 2023, to review and consider proposed project, hear public testimony, and recommended approval of the proposed project to the City Council, subject to mitigation measures and amended conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley does hereby approve Mitigated Negative Declaration EA22-002 as further discussed in the City Council staff report dated January 17, 2024 as follows:

SECTION 1: 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: The IS/MND represents the independent judgement and analysis of the City.

SECTION 3: The project is subject to the Mitigation Monitoring and Reporting Program in Exhibit A attached hereto 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 approving 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.

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 Mitigated Negative Declaration EA22-002, 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 Monitoring and Reporting Program (Exhibit A) which is attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION NO. 2043 was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 17th day of January 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Randy Johnson, Mayor

Cathie Simonovich, City Clerk

Exhibit A - Mitigation Monitoring and Reporting Program (MMRP)

City Council Resolution No. 2043 dated January 17, 2024

Sandra Heights Land Division (APN 023-113-36)

Mitigated Negative Declaration EA22-002 AND Land Division LD22-001

Category / Impact	Mitigation Measure	Monitoring / Reporting Responsibility	Monitoring / Reporting Requirement	City staff Notes / Initial and date when complete
Biological Resources				
Impact Bio – 1.1: Cause a direct or indirect adverse effect to the Scotts Valley Spineflower	MM Bio – 1.1: Spineflower Mitigation <u>Off-Site Spineflower Mitigation Plan</u> 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. <u>On-site Spineflower Mitigation Plan</u> 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	Planning Department Qualified biologist USFWS CDFW	Review documentation from relevant Responsible Agency(s). Prepare mitigation plan Demonstrate mitigation compliance. Demonstrate mitigation compliance.	

Category / Impact	Mitigation Measure	Monitoring / Reporting Responsibility	Monitoring / Reporting Requirement	City staff Notes / Initial and date when complete
	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. <u>Nighttime Emergence Survey</u> 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. <u>Construction-free Buffers</u> 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.			

Category / Impact	Mitigation Measure	Monitoring / Reporting Responsibility	Monitoring / Reporting Requirement	City staff Notes / Initial and date when complete
Impact Bio – 1.3: Cause a direct or indirect adverse effect to Dusky-Footed Woodrats	MM BIO-1.3: Focused Surveys and Relocation Plan for Dusky-Footed Woodrats <u>Pre-Construction Survey</u> 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. <u>Nest Deconstruction and Relocation</u> 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.	Planning Department Qualified biologist CDFW	Review documentation from relevant Responsible Agency(s). Preconstruction surveys. Demonstrate mitigation compliance.	

Category / Impact	Mitigation Measure	Monitoring / Reporting Responsibility	Monitoring / Reporting Requirement	City staff Notes / Initial and date when complete
Buffers for Nesting Migratory Birds and Raptors	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.	Qualified biologist	issuance of grading permits. Preconstruction surveys.	

RESOLUTION NO. 2043.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING 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 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 project, as mitigated, is determined to not have a significant impact on the environment based upon the results of the environmental assessment; and

WHEREAS, the Planning Commission held duly published and noticed public hearing on December 14, 2023, to review and consider proposed project, hear public testimony, and recommended approval of the proposed project to the City Council, subject to mitigation measures and amended conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scotts Valley does hereby approve Land Division LD22-001 as further discussed in the City Council staff report dated January 17, 2024 as follows:

The City Council approves Land Division LD22-001 based on the following findings and as shown on the plans submitted, subject to Conditions of Approval in Exhibit A, attached hereto and incorporated herein:

1. ***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.

2. ***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.
3. ***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.
4. ***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.
5. ***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.

This resolution is subject to the approved Mitigation Measures in the Mitigation Monitoring and Reporting Program of Exhibit A in Resolution No. 2043 and becoming effective.

Land Division LD22-001 shall lapse and become void two (2) years from the date of this resolution unless prior to the expiration date, a final map has been recorded, or an extension of this approval is granted by the City.

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 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 in Resolution No. 2043 and Conditions of Approval (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 17th day of January 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Randy Johnson, Mayor

Cathie Simonovich, City Clerk

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. 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.
15. In addition to the responsibility of maintaining the roads in the subdivision, Proposed Lots 7, 8 and 9 located at the end of San Augustine Way shall participate in a road association or other form of formal roadway maintenance agreement for the maintenance of San Augustine Way in the event that it is created. Prior to the development of a formal roadway maintenance agreement, the property owners of proposed Lots 7, 8 and 9 are encouraged to participate in San Augustine Way maintenance efforts.

Lighting

16. 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

17. 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.
18. The applicant shall submit a final landscape plan to be reviewed and approved by the Community Development Director. The potential for root damage to improvements such as proposed roads and utilities shall be considered in reviewing the landscape plan. Root barriers may be implemented for trees located near

proposed infrastructure.

19. The landscaping improvements shall be permanently maintained and irrigated.
20. To the extent feasible, all landscaping shall be installed prior to the occupancy of the final home.
21. All recommendations in the Arborist Report prepared by Live Oak Associates, Inc. dated November 2021, are incorporated as conditions of project approval.
22. Tree removal shall not occur until a grading or building permit has been issued for the project.
23. 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.
24. 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.
25. 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.
26. The project arborist shall routinely inspect the development site through the term of the project.
27. 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.
28. 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

29. 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,
30. 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.
31. The CC&Rs shall include a coversheet with a summary table identifying where the conditions of approval have been addressed in the document.

Grading

32. All recommendations in the Geotechnical Report titled “Proposed 10 Lot

Residential Subdivision Sandraya 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.

33. 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

34. 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.
35. 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).
36. 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.
37. 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.

38. 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.
39. 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.
40. 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.
41. 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

42. 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

43. 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

44. The developer shall pay all applicable City development impact fees before grading and/or building permit issuance.
45. The developer shall pay school impact fees to the Scotts Valley Unified School District before building permit issuance.
46. 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.
47. 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.
48. 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.
49. All structures shall comply with the most current California Energy Commission Standards (California Energy Code).
50. 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.
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.
59. The project shall comply with all California Building Code Accessibility requirements and show the required features as they apply to this project.
60. 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

61. Prior to City Council approval of the final map the property owner shall request the abandonment of right-of-way previously offered for dedication.
62. 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.

63. 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.)
64. 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.
65. 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.
66. 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.
67. 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.
68. 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.
69. 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".

69. The project shall connect to the sanitary sewer system and existing septic systems, if any, shall be properly abandoned.
70. 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.
71. 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:

72. 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.
73. 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.
74. 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:

75. Applicant shall comply with SVMC Chapter 16.35 – Dedication of land for Park and Recreation Purposes.

76. 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.
77. 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.
78. Applicant shall submit electronic files for all civil plans for review and As-Builts when project is completed.
79. Applicant shall submit a completed "segregation of assessment" form for each assessment district in which the subdivision participates.
80. 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

81. This project as proposed shall conform to the 2022 California Fire Code as amended by the Scotts Valley Fire Protection District.
82. 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.
83. 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)

- 84. 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.

- 85. 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.
- 86. A MINIMUM OF 48 HOURS NOTICE to the Fire District is required prior to any inspection.
- 87. Job copies of the building and fire systems plans and permits must be on-site during inspections.
- 88. 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.
- 89. 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)

- 90. 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”.
- 91. A Main Extension Agreement will need to be executed between the District and Sandraya Heights LLC.

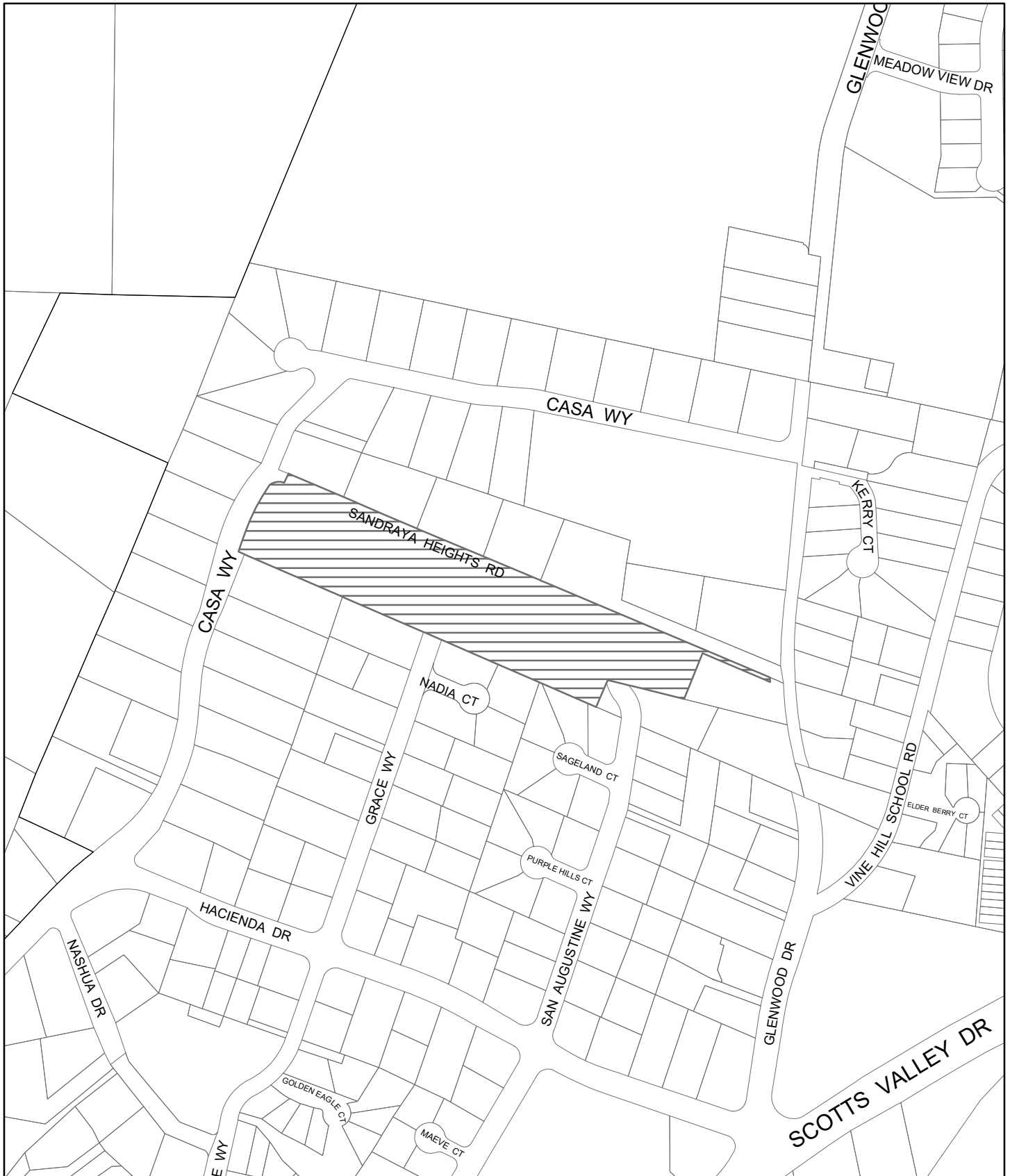
92. A detailed landscape irrigation plan will need to be submitted for review for any common area irrigation. a. The State Water Resources Control Board (Resolution No. 2022-0018) has prohibited the use of potable water for irrigation of non-functional turf for homeowners' associations. However, the 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

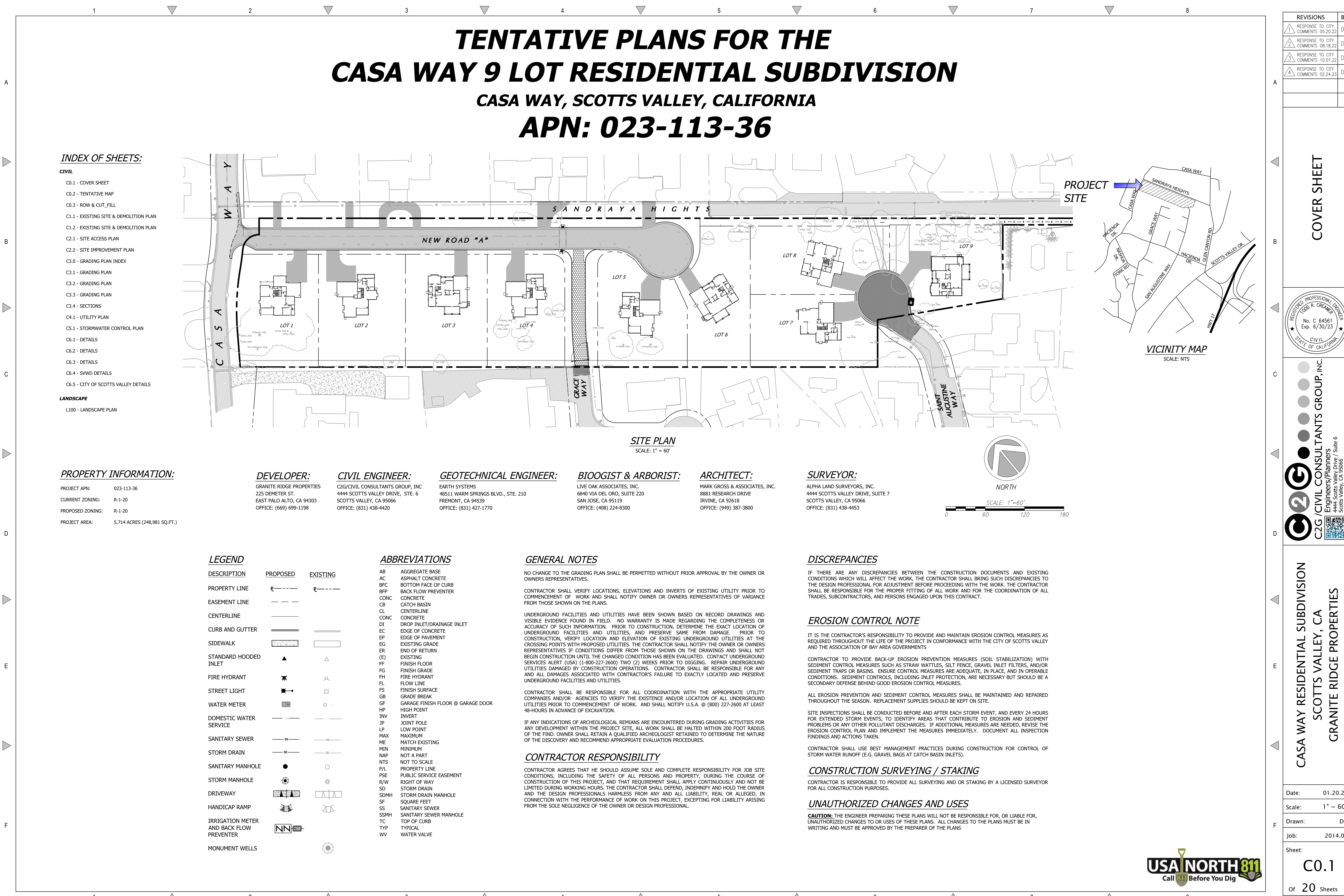
Property Owner Signature

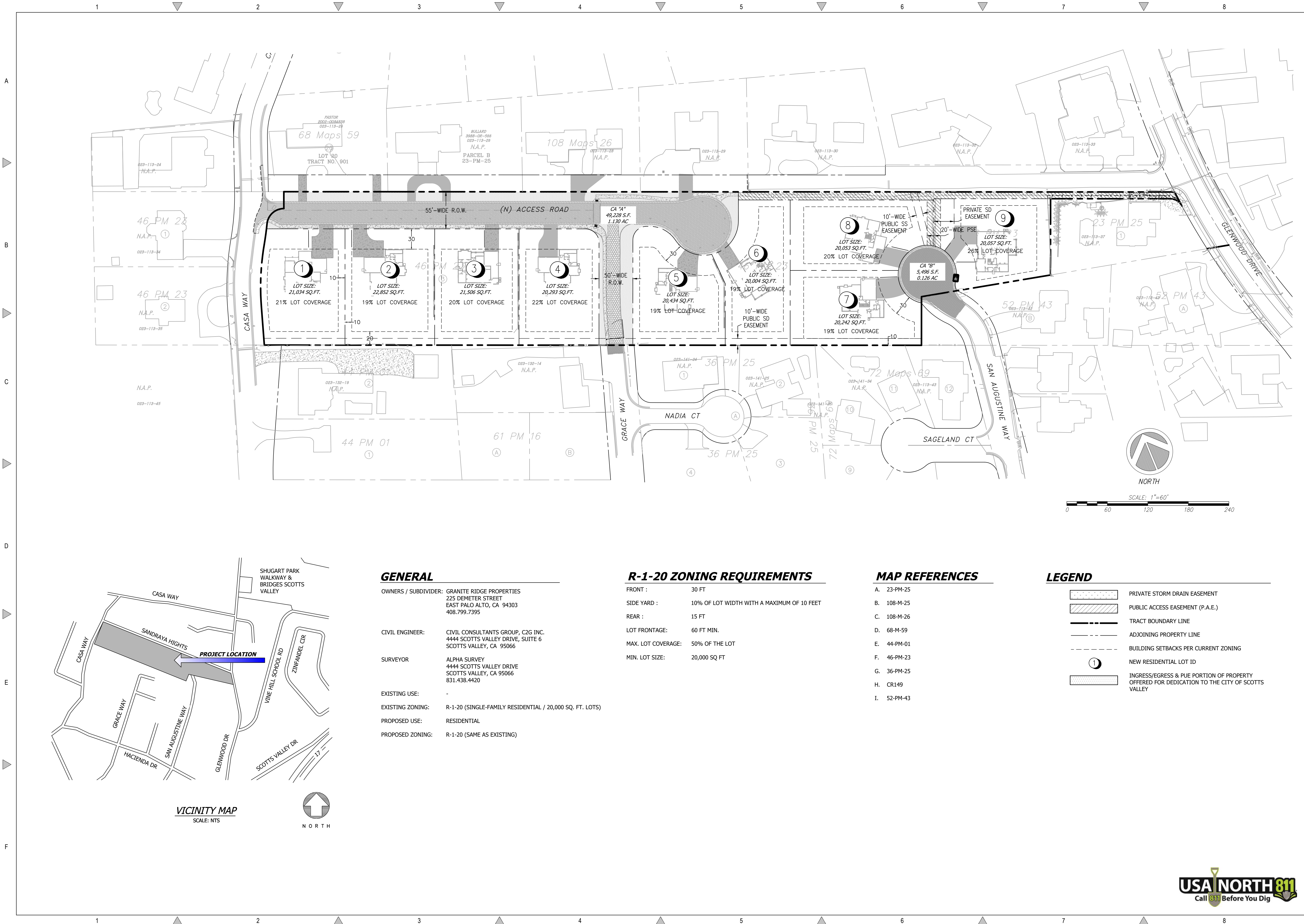
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Casa Way Subdivision / APN 023-113-36



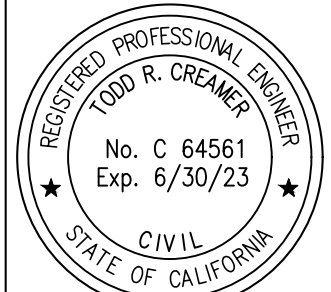
 Project Site





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

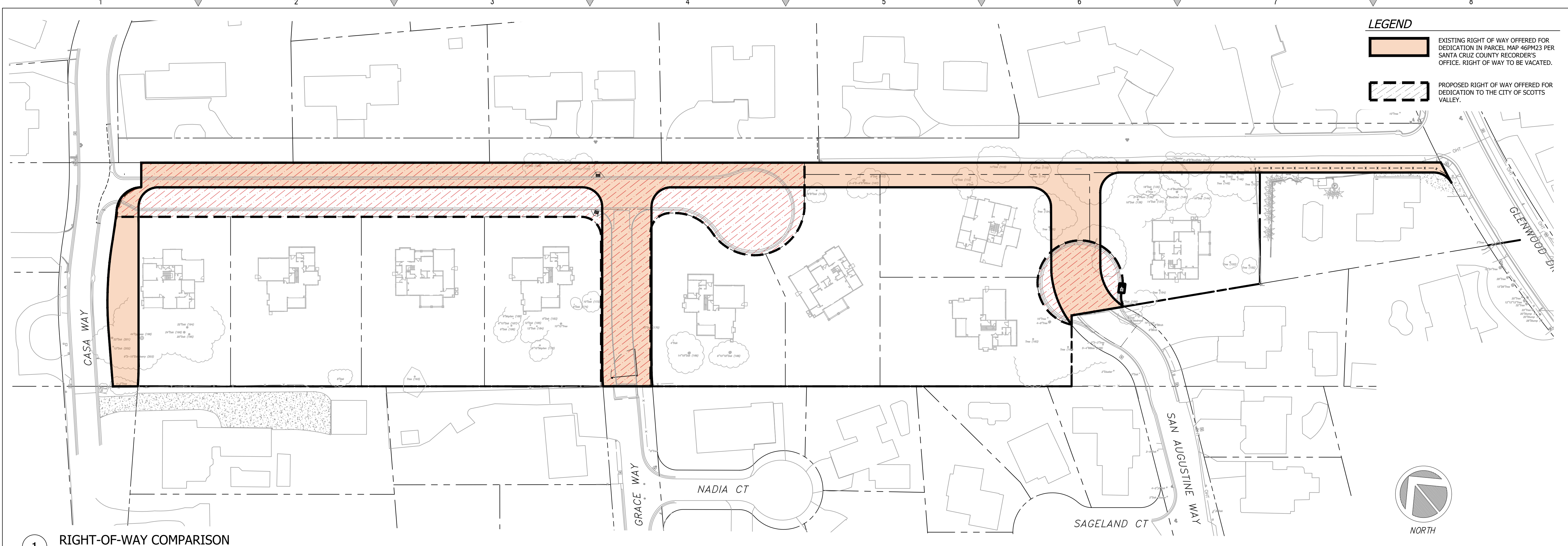
TENTATIVE MAP



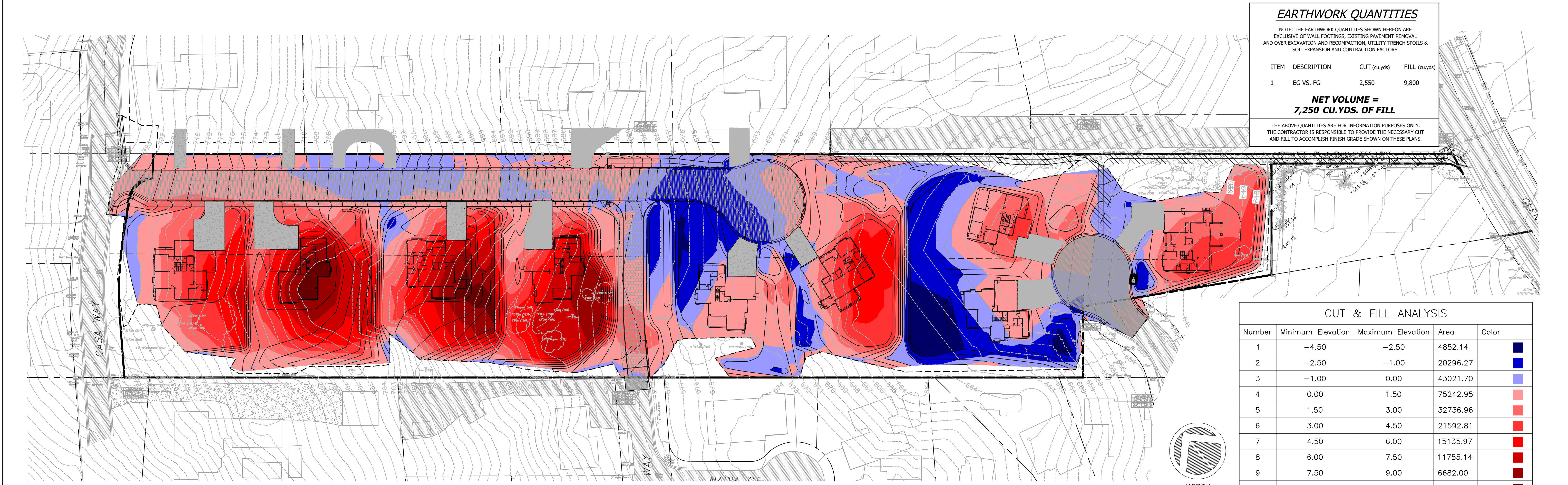
 C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

CASA WAY RESIDENTIAL SUBDIVISION
SCOTT'S VALLEY, CA
GRANITE RIDGE PROPERTIES

Date:	01.20.23
Scale:	1" = 60'
Drawn:	DD
Job:	2014.01
Sheet:	C0.2
	Of 20 Sheets



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	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

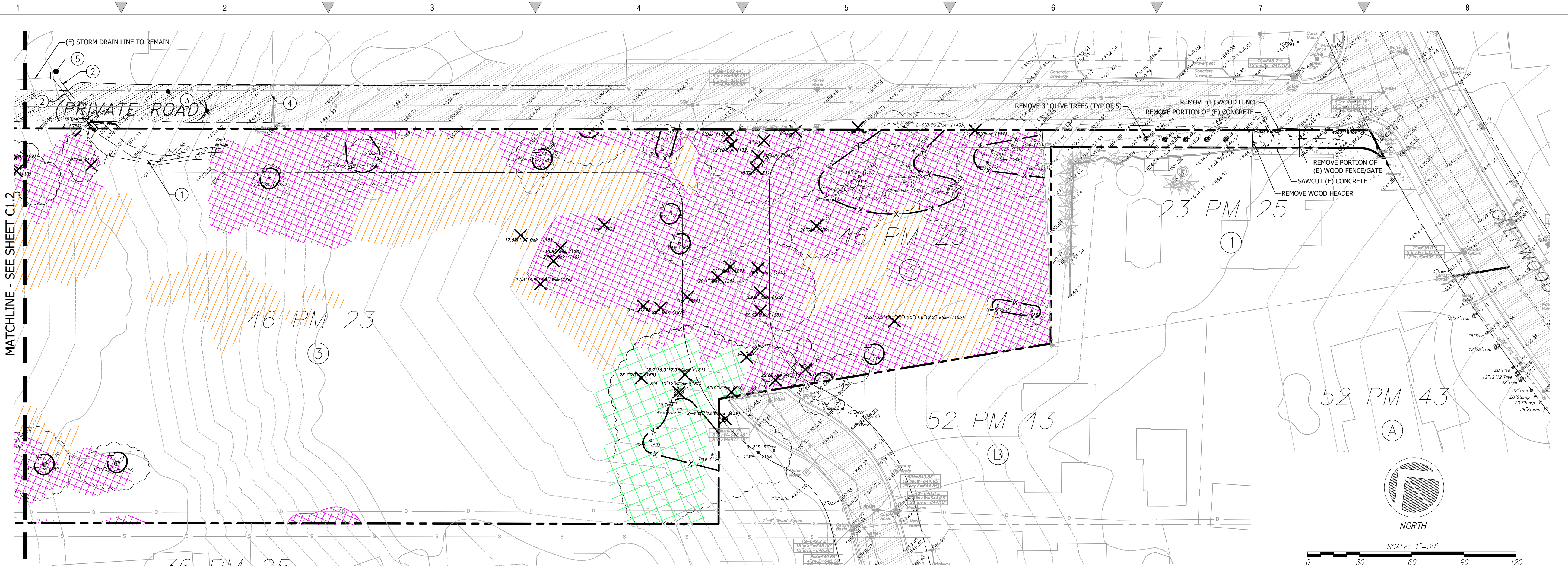
RIGHT-OF-WAY LAYOUT & CUT & FILL ANALYSIS

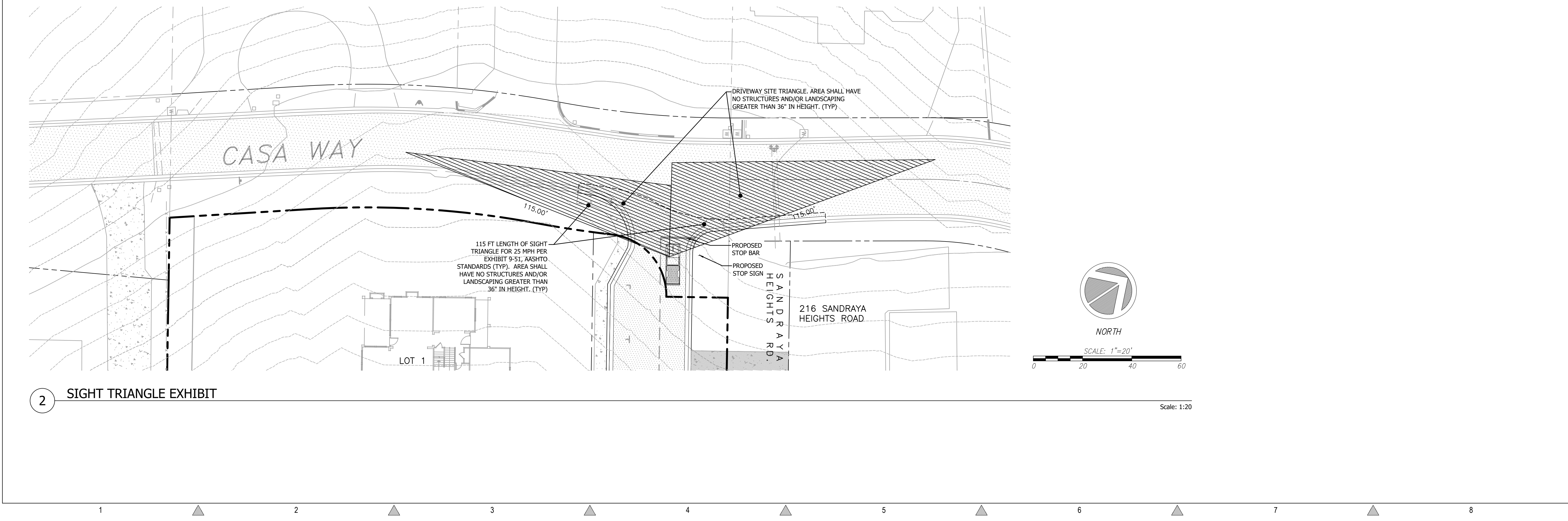
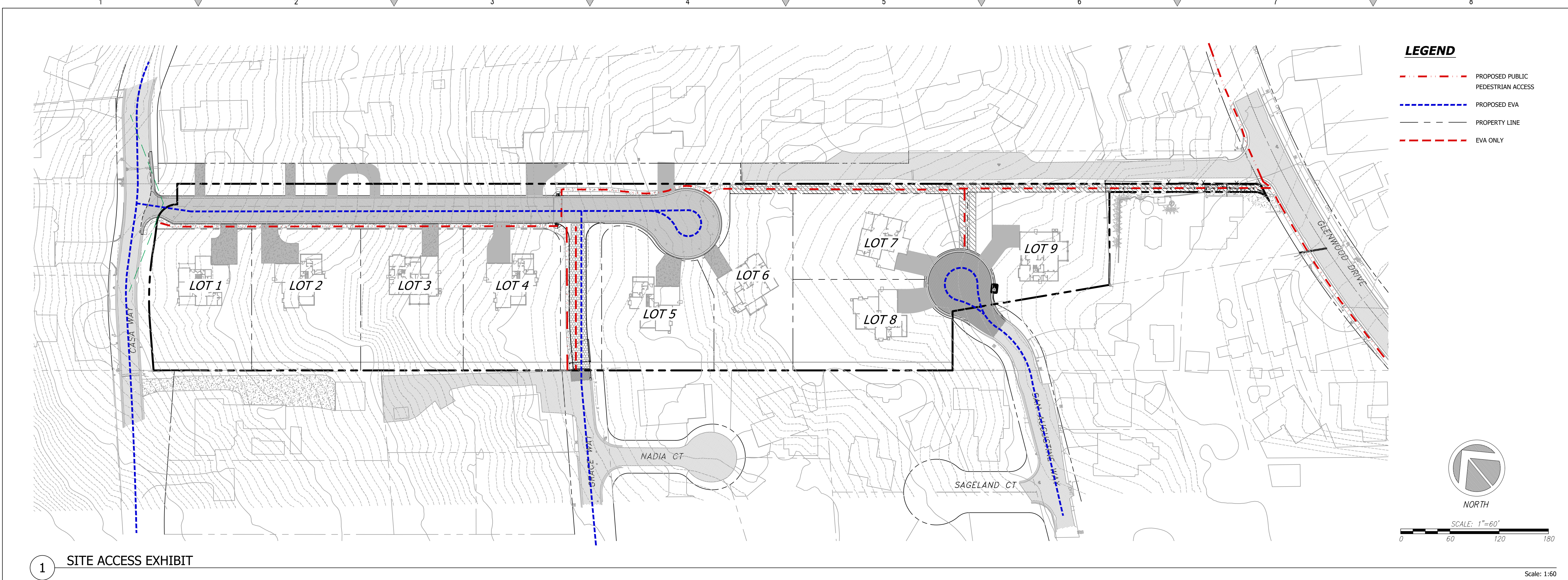


C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
Scotts Valley, CA 95066
831.438.4420

CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

Date: 01.20.23
Scale: 1" = 50'
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Job: 2014.01
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of 20 Sheets





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

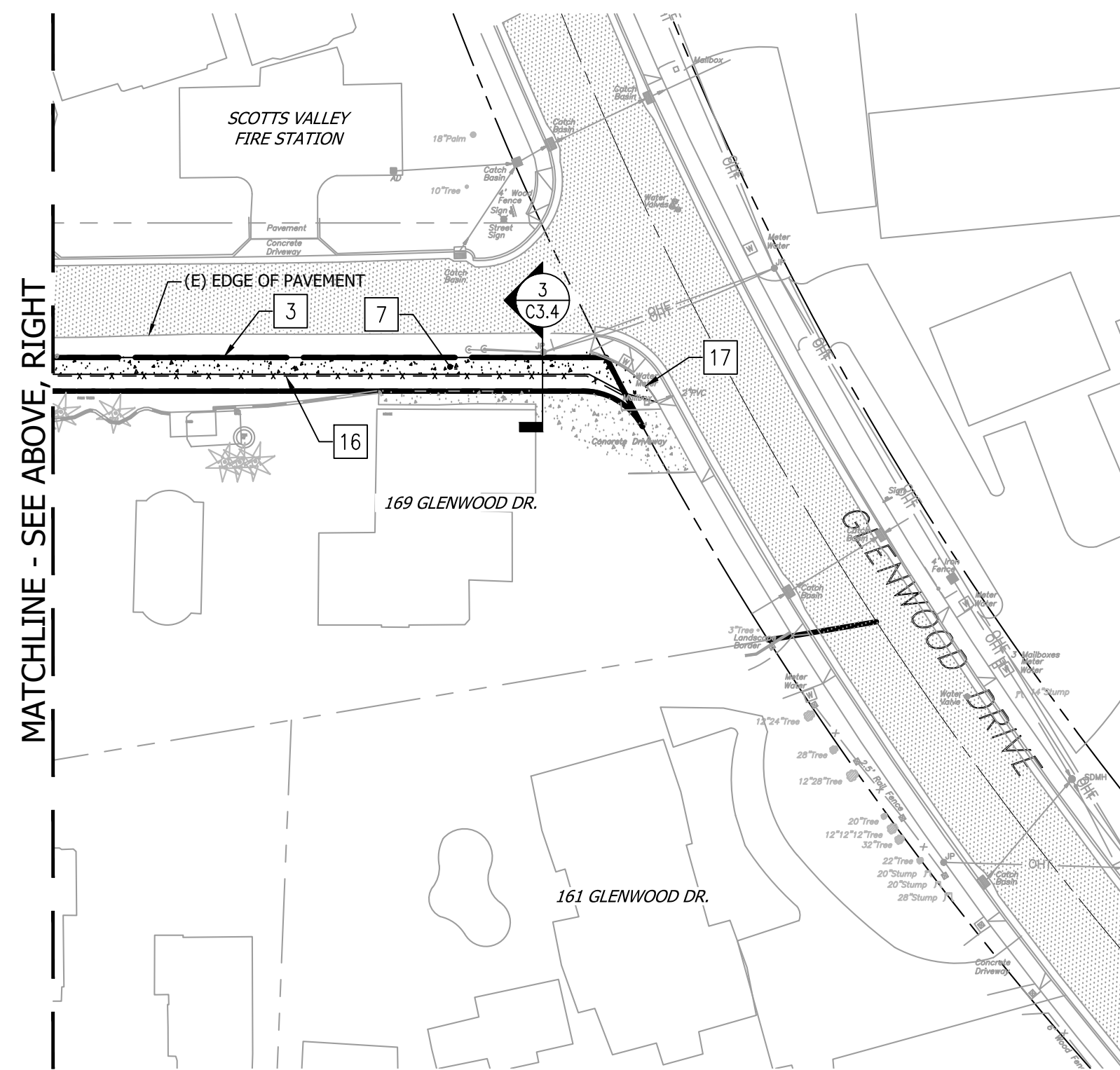
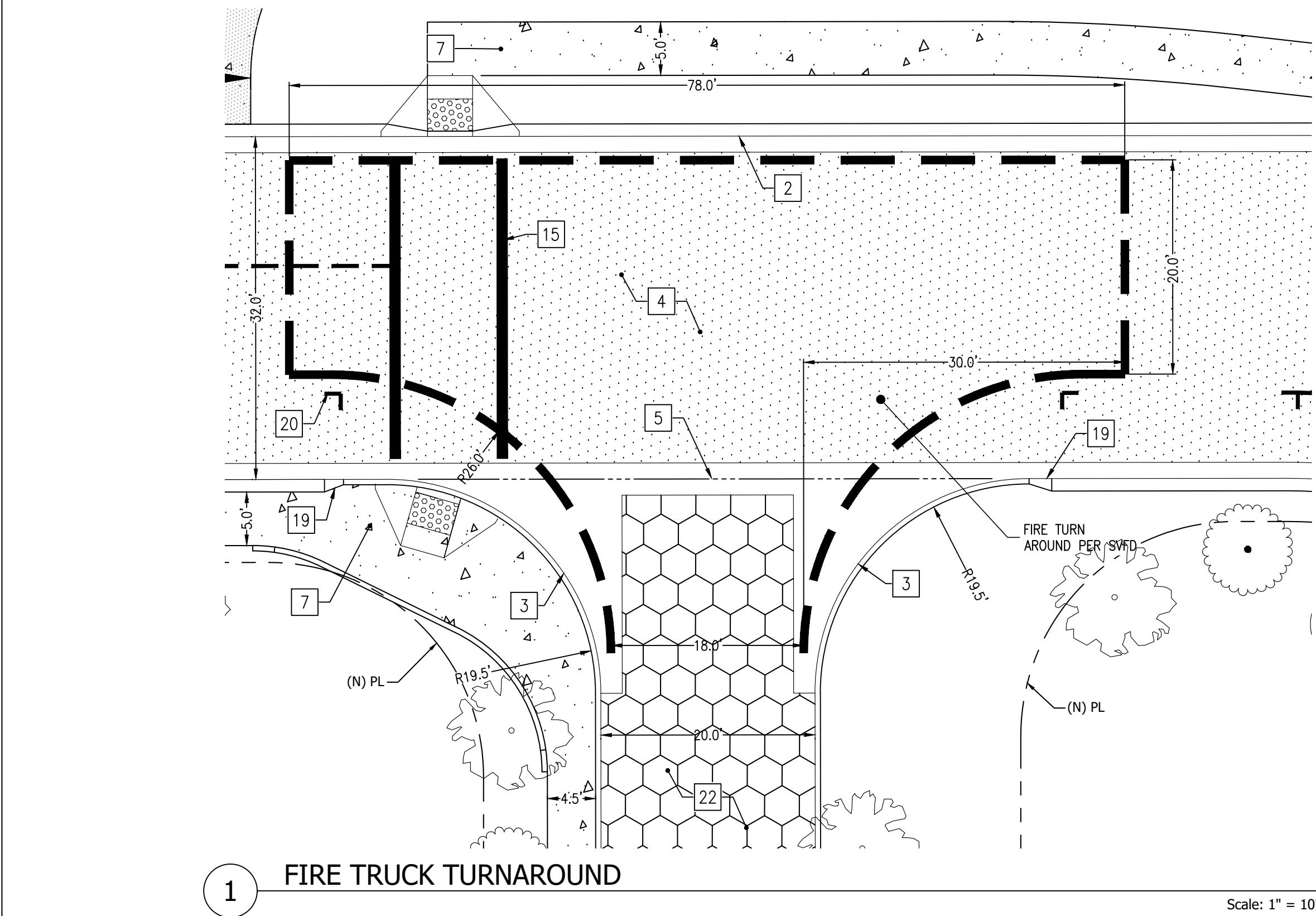
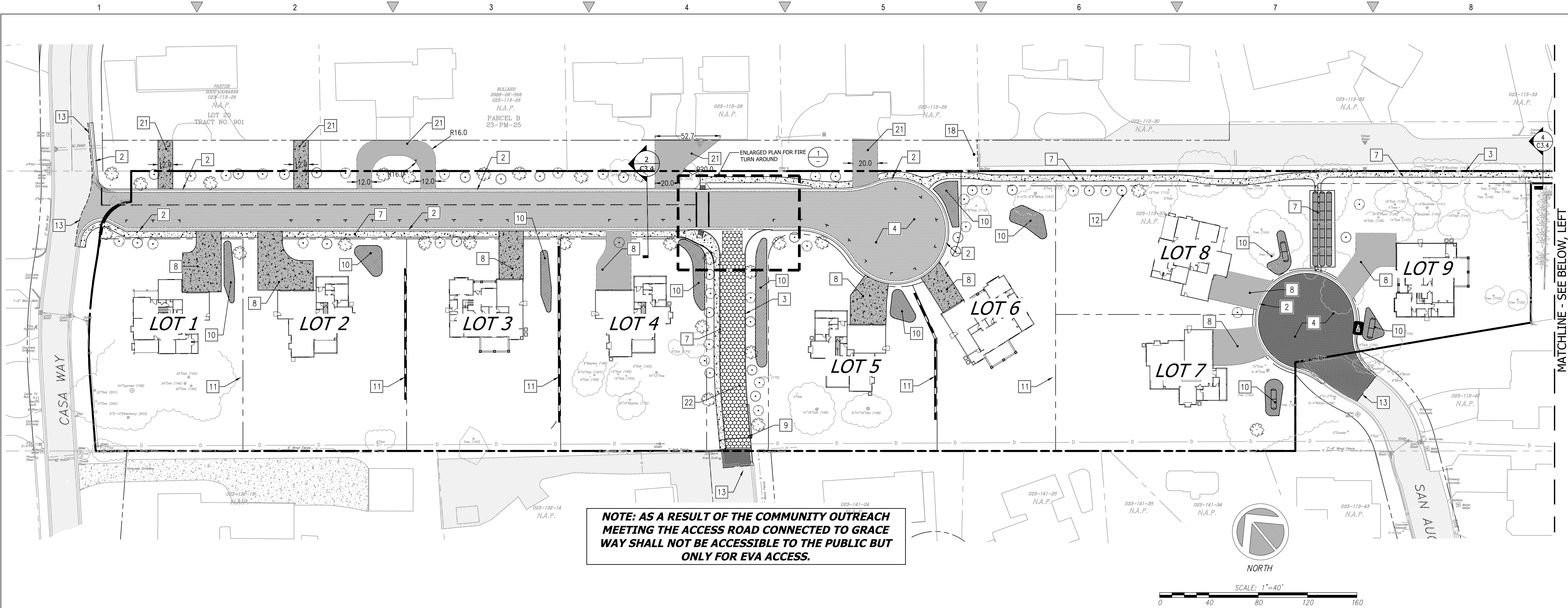
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
11111 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" = 60'
Drawn: DD
Job: 2014.01
Sheet: **C2.1**
of 20 Sheets

Drawing: Z:\Shared\CAD\2014\01 - Granite Ridge - Casa Way\Design\CAD\Drawn\2014.01 - C2.1 - SITE ACCESS.dwg Layout: C2.1 - SITE ACCESS.dwg
Last Saved: Fri Jan 20, 2023 - 8:27am Last Plotted: Wed Mar 29, 2023 - 7:05am By: Dave



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

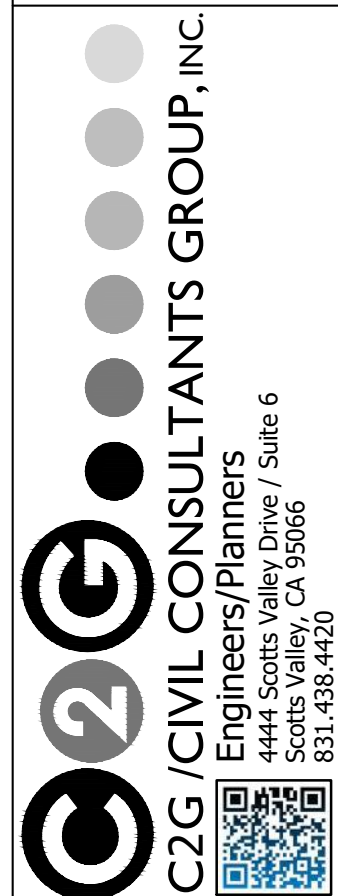
IMPROVEMENT NOTES

- 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



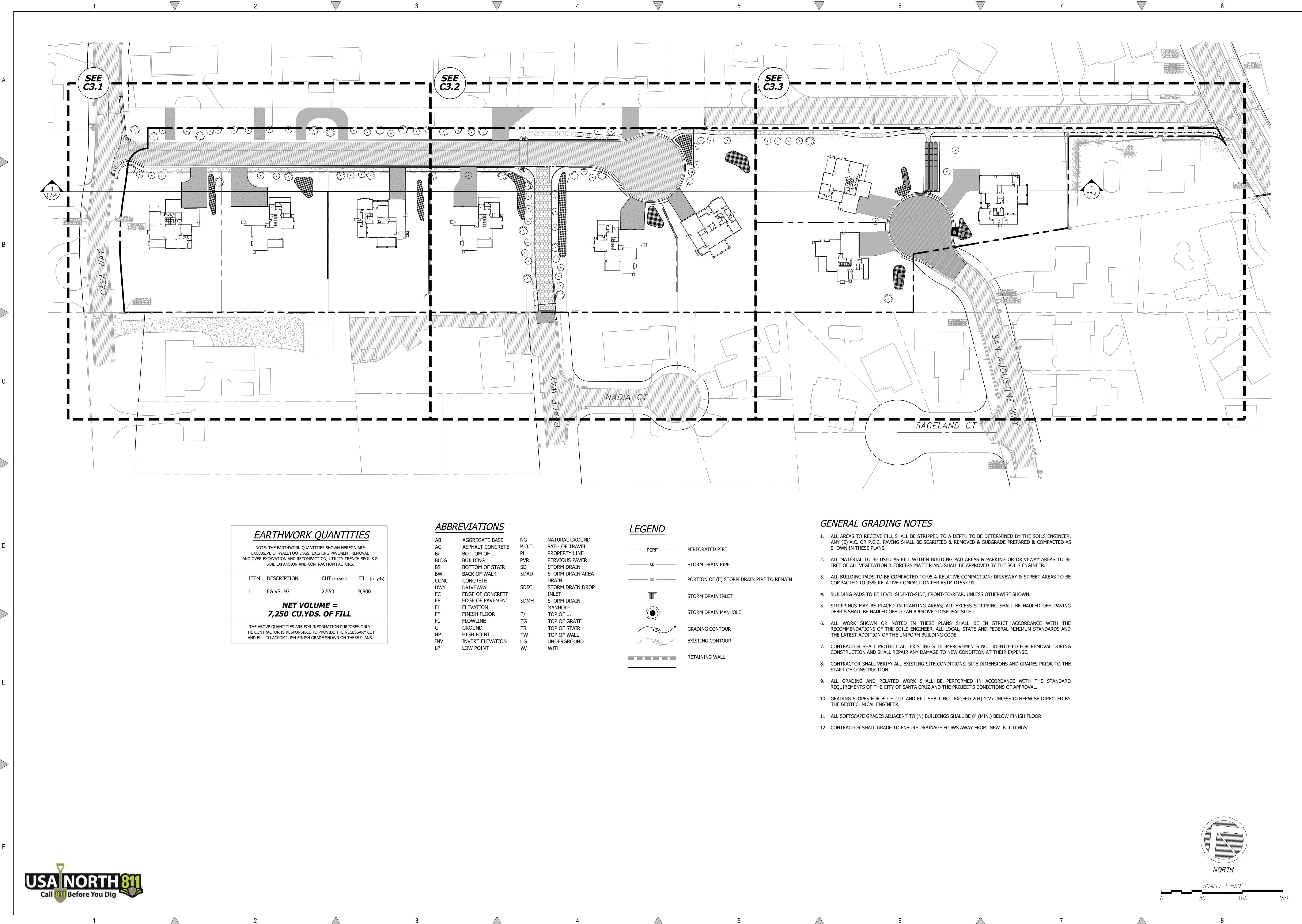
REVISIONS	BY
1 RESPONSE TO CITY COMMENTS 05.20.22	DD
2 RESPONSE TO CITY COMMENTS 08.18.22	DD
3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

SITE IMPROVEMENT PLAN



CASA WAY RESIDENTIAL SUBDIVISION SCOTTS VALLEY, CA GRANITE RIDGE PROPERTIES

Date:	01.20.23
Scale:	1" = 40'
Drawn:	DD
Job:	2014.01
Sheet:	C2.2
of	20 Sheets



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

GRADING PLAN INDEX

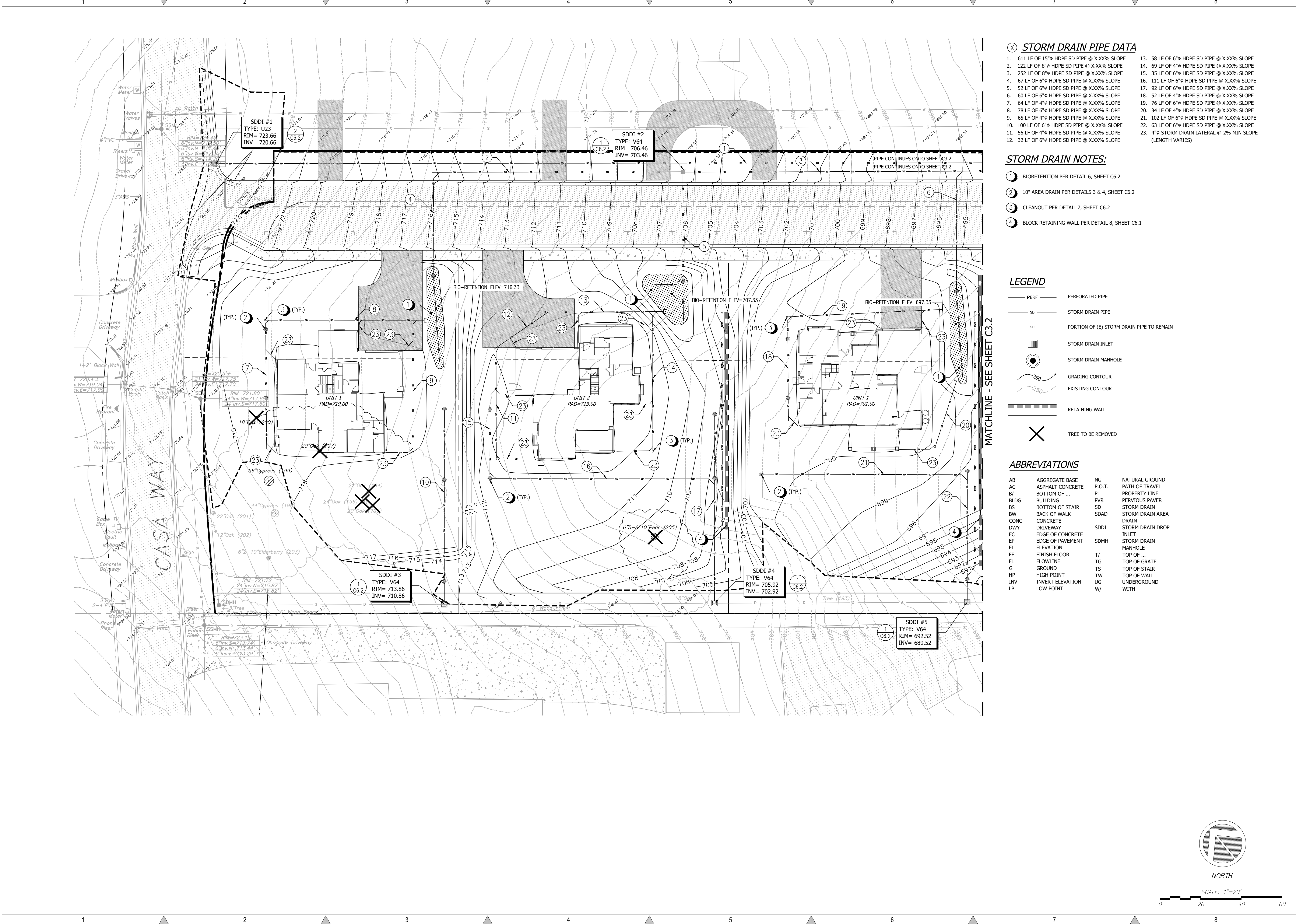


C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
14000 Highway 17, Suite 6
Scotts Valley, CA 95066
831.438.4420

Last Printed: Wed Mar 29, 2023 - 7:03am By: Dwe

CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

Date:	01.20.23
Scale:	1" = 50'
Drawn:	DD
Job:	2014.01
Sheet:	C3.0
of 20 Sheets	



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 | INLET | STORM DRAIN INLET |
| EC | EDGE OF CONCRETE | SDMH | STORM DRAIN MANHOLE |
| 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 |

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

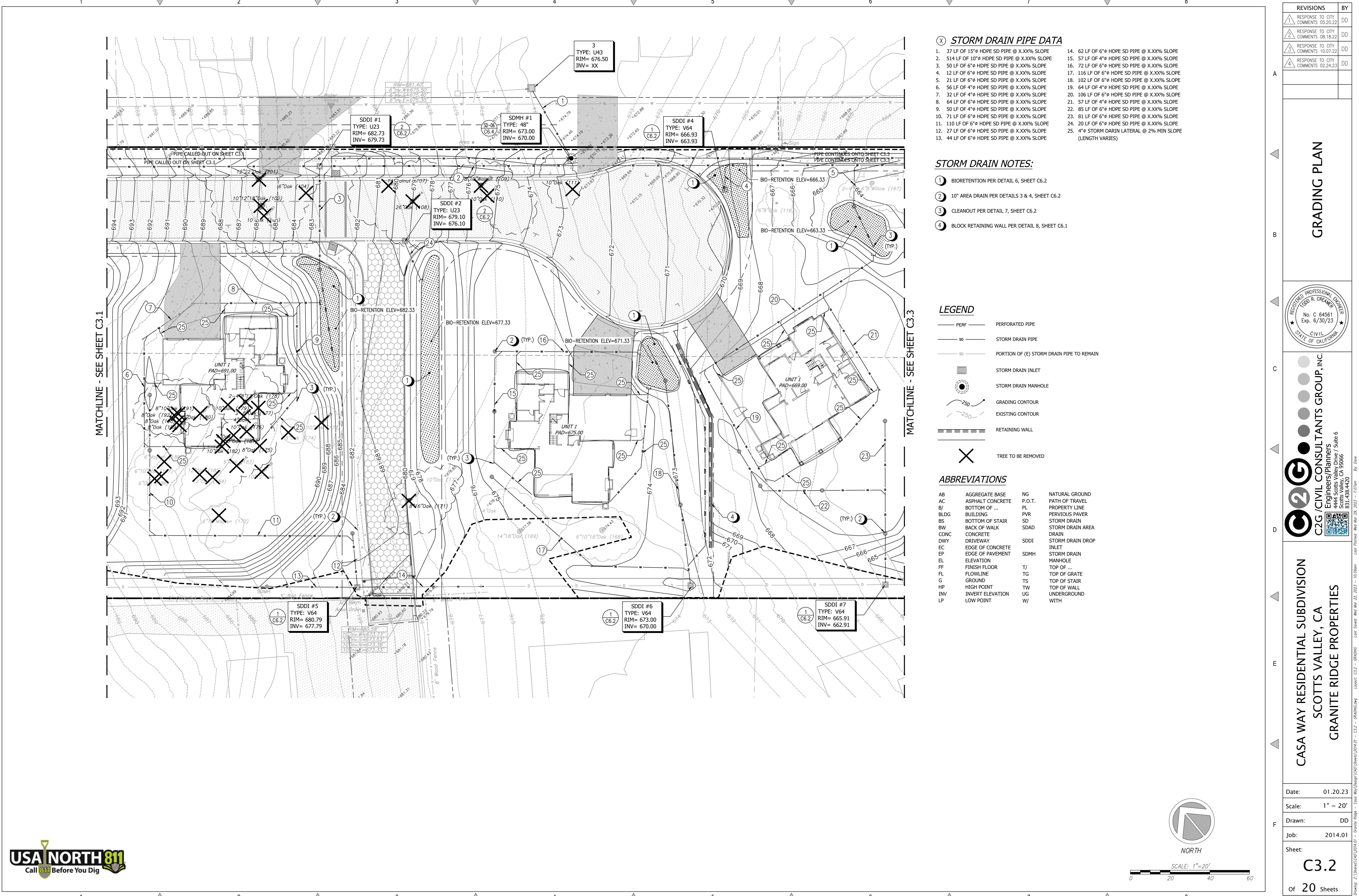
GRADING PLAN

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

C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
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" = 20'
Drawn: DD
Job: 2014.01
Sheet: C3.1
of 20 Sheets



STORM DRAIN PIPE DATA

- | | |
|---|---|
| 1. 37 LF OF 15" HDPE SD PIPE @ X.XX% SLOPE | 15. 57 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 2. 514 LF OF 10" HDPE SD PIPE @ X.XX% SLOPE | 16. 72 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 3. 50 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 17. 116 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 4. 12 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 18. 102 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 5. 21 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 19. 64 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 6. 56 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE | 20. 106 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 7. 32 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE | 21. 57 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE |
| 8. 64 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 22. 85 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 9. 50 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE | 23. 81 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 10. 71 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 24. 20 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE |
| 11. 110 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | 25. 4" STORM DRAIN LATERAL @ 2% MIN SLOPE (LENGTH VARIES) |
| 12. 27 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE | |
| 13. 44 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
- SD STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- 250 GRADING CONTOUR
- 250 EXISTING CONTOUR
- RETAINING WALL
- X TREE TO BE REMOVED

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
CONC	CONCRETE	SDDI	STORM DRAIN DROP
DWY	DRIVEWAY	INLET	INLET
EC	EDGE OF CONCRETE	SDMH	STORM DRAIN
EP	EDGE OF PAVEMENT		MANHOLE
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

REVISIONS

1	RESPONSE TO CITY COMMENTS 05.20.22	DD
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4	RESPONSE TO CITY COMMENTS 02.24.23	DD

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER

TODD R. CREMER

No. C 64561

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CIVIL

STATE OF CALIFORNIA

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Scotts Valley, CA 95066

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CASA WAY RESIDENTIAL SUBDIVISION

SCOTTS VALLEY, CA

GRANITE RIDGE PROPERTIES

Date:

01.20.23

Scale:

1" = 20'

Drawn:

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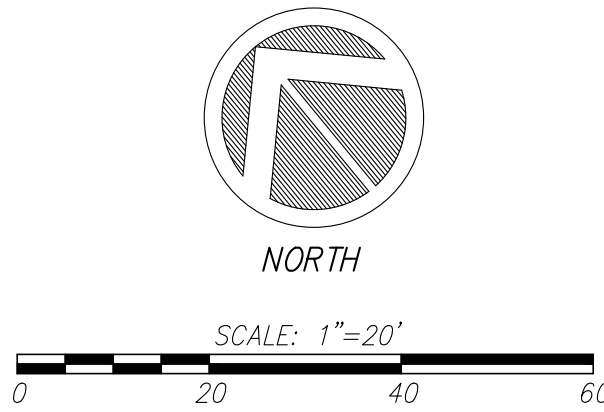
Job:

2014.01

Sheet:

C3.2

of 20 Sheets



MATCHLINE - SEE SHEET C3.2

ⓧ STORM DRAIN PIPE DATA

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- 68 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE
- 11 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 20 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE
- 49 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 37 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 9 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 28 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 8 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 58 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE
- 43 LF OF 24" HDPE SD PIPE @ X.XX% SLOPE
- 100 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 7 LF OF 12" HDPE SD PIPE @ X.XX% SLOPE
- 103 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
- 55 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
- 58 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 149 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
- 96 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 98 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 54 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
- 73 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 53 LF OF 4" HDPE SD PIPE @ X.XX% SLOPE
- 8 LF OF 6" HDPE SD PIPE @ X.XX% SLOPE
- 4" STORM DRAIN LATERAL @ 2% MIN SLOPE (LENGTH VARIES)

ABBREVIATIONS

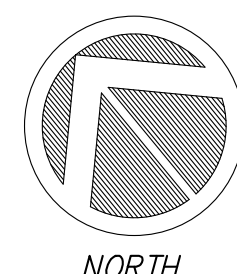
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AC	ASPHALT CONCRETE	P.O.T.	PATH OF TRAVEL
B/	BOTTOM OF ...	PL	PROPERTY LINE
BLDG	BUILDING	PVR	PERVIOUS PAVR
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BW	BACK OF WALK	SDAD	STORM DRAIN AREA DRAIN
CONC	CONCRETE	SDDI	STORM DRAIN DROP INLET
DWY	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:

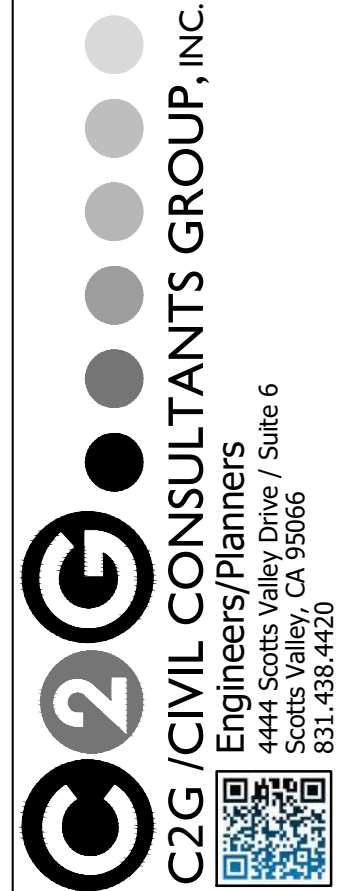
- BIORETENTION PER DETAIL 6, SHEET C6.2
- 10" AREA DRAIN PER DETAILS 3 & 4, SHEET C6.2
- CLEANOUT PER DETAIL 7, SHEET C6.2
- CHAMBER SYSTEM PER DETAIL 8, SHEET C6.2



SCALE: 1"=20'

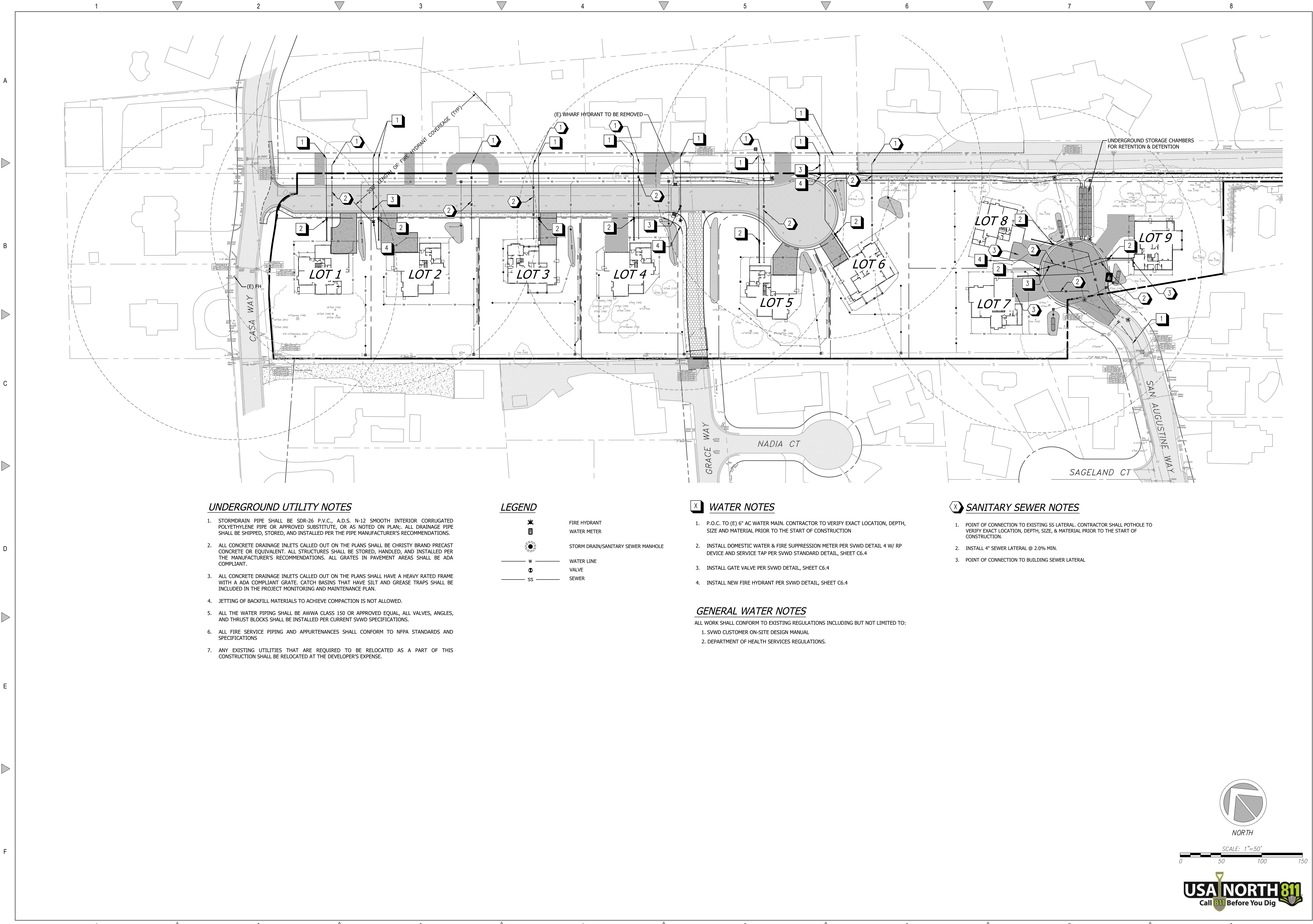
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3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

GRADING PLAN



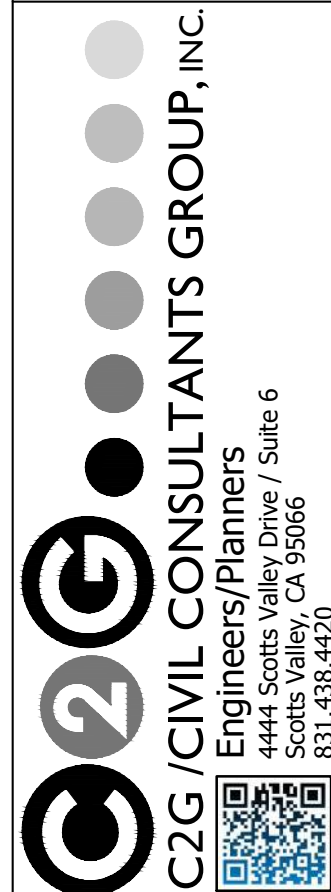
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SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

Date:	01.20.23
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3. RESPONSE TO CITY COMMENTS 10.07.22	DD
4. RESPONSE TO CITY COMMENTS 02.24.23	DD

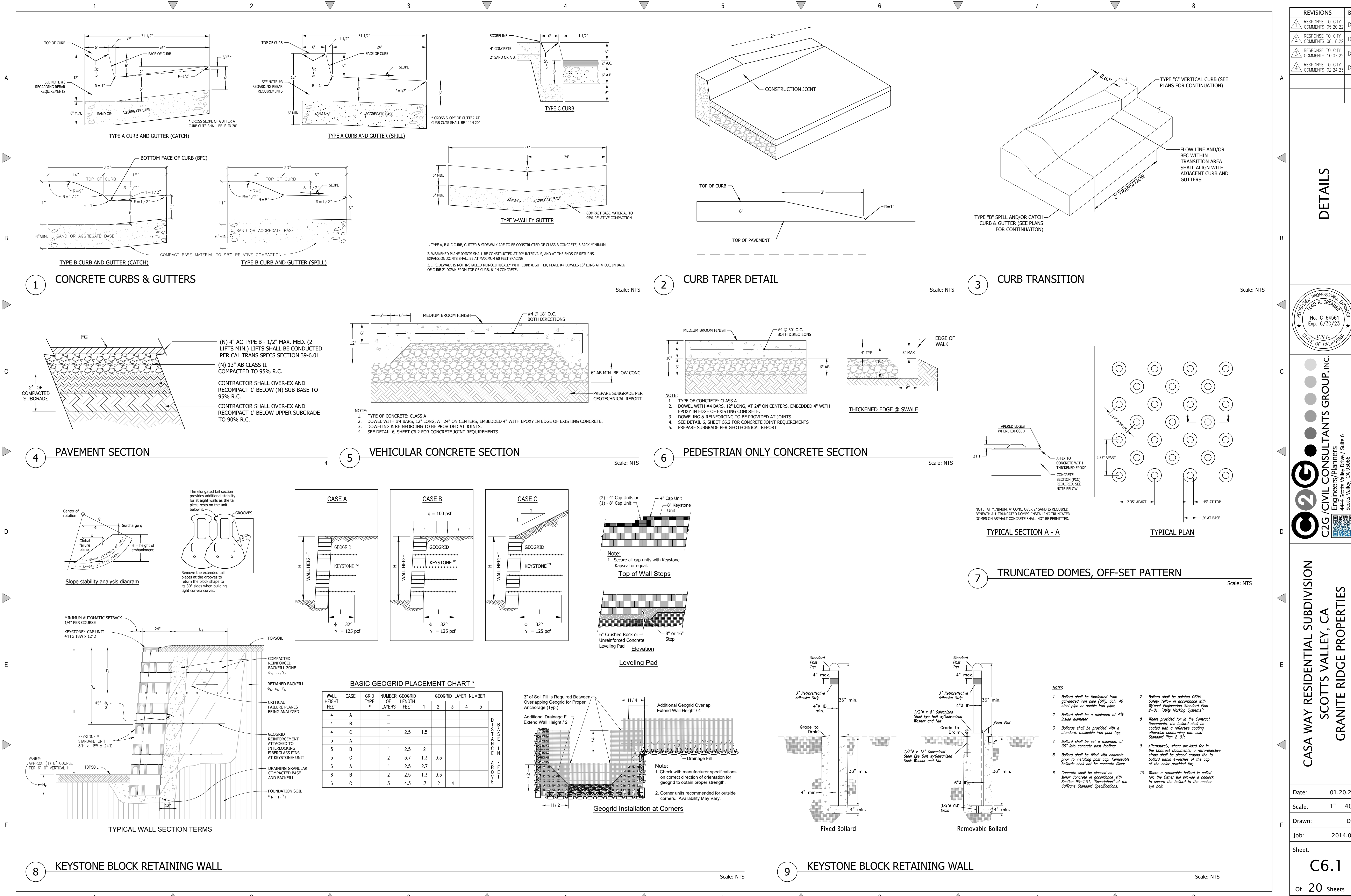
PRELIMINARY
UTILITY PLAN



CASA WAY RESIDENTIAL SUBDIVISION
SCOTTS VALLEY, CA
GRANITE RIDGE PROPERTIES

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3 RESPONSE TO CITY COMMENTS 10.07.22	DD
4 RESPONSE TO CITY COMMENTS 02.24.23	DD

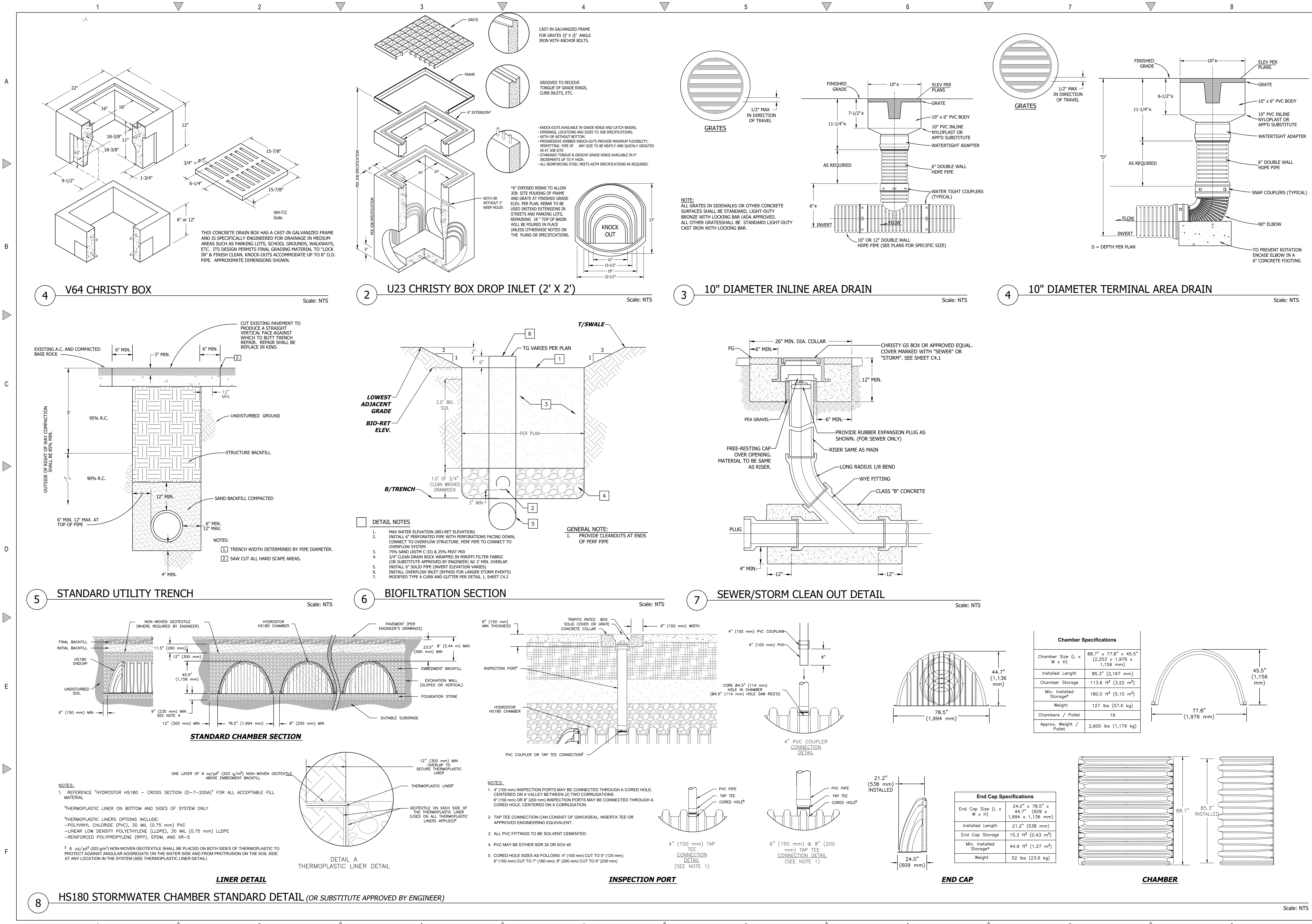
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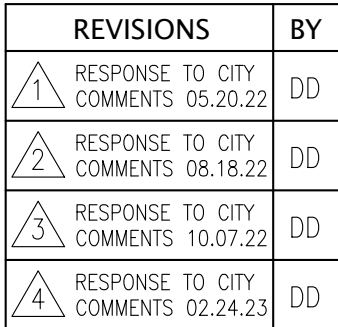


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831.438.4420

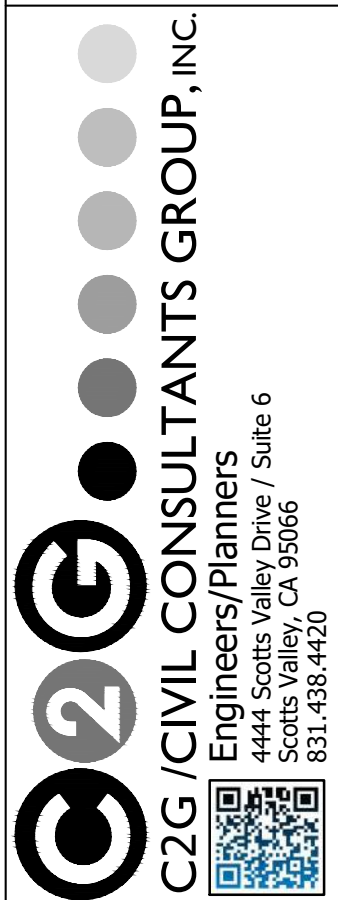
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GRANITE RIDGE PROPERTIES

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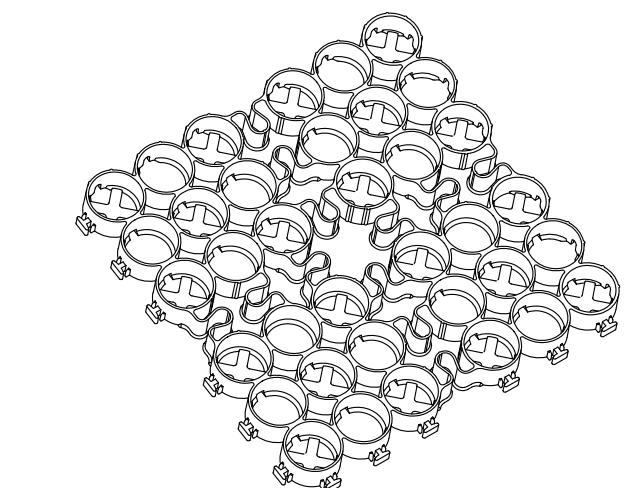
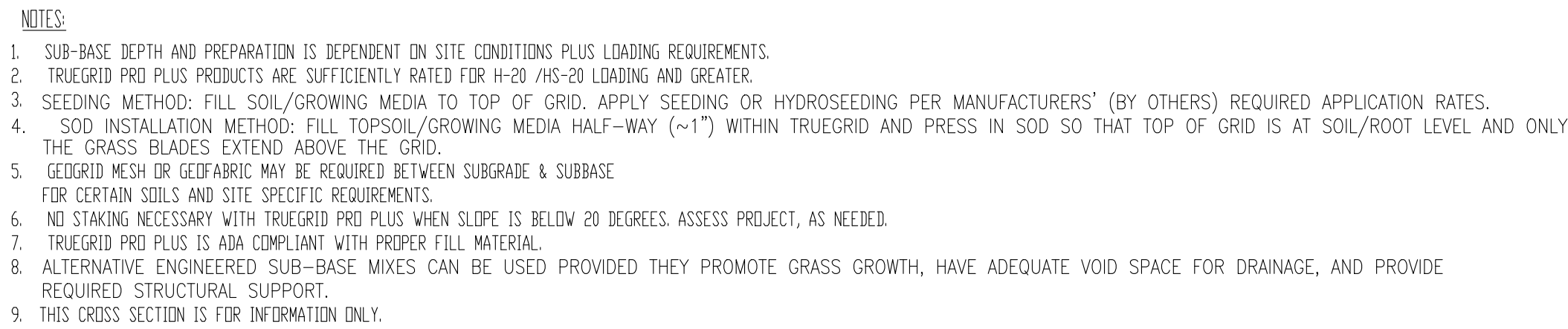
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CASA WAY RESIDENTIAL SUBDIVISION
SCOTT'S VALLEY, CA
GRANITE RIDGE PROPERTIES

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Job:	2014.01
Sheet:	C6.3 Of 20 Sheets

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[Layout: C6.3 - DETAILS](#)
[Last Saved: Fri Mar 24, 2023 - 8:15am](#)
[Last Plotted: Wed Mar 29, 2023 - 7:10am](#)
[By: Dove](#)



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED
AS NEEDED/NO EXTRA TOOLING OR ACCESSORIES REQUIRED

APPLICATION

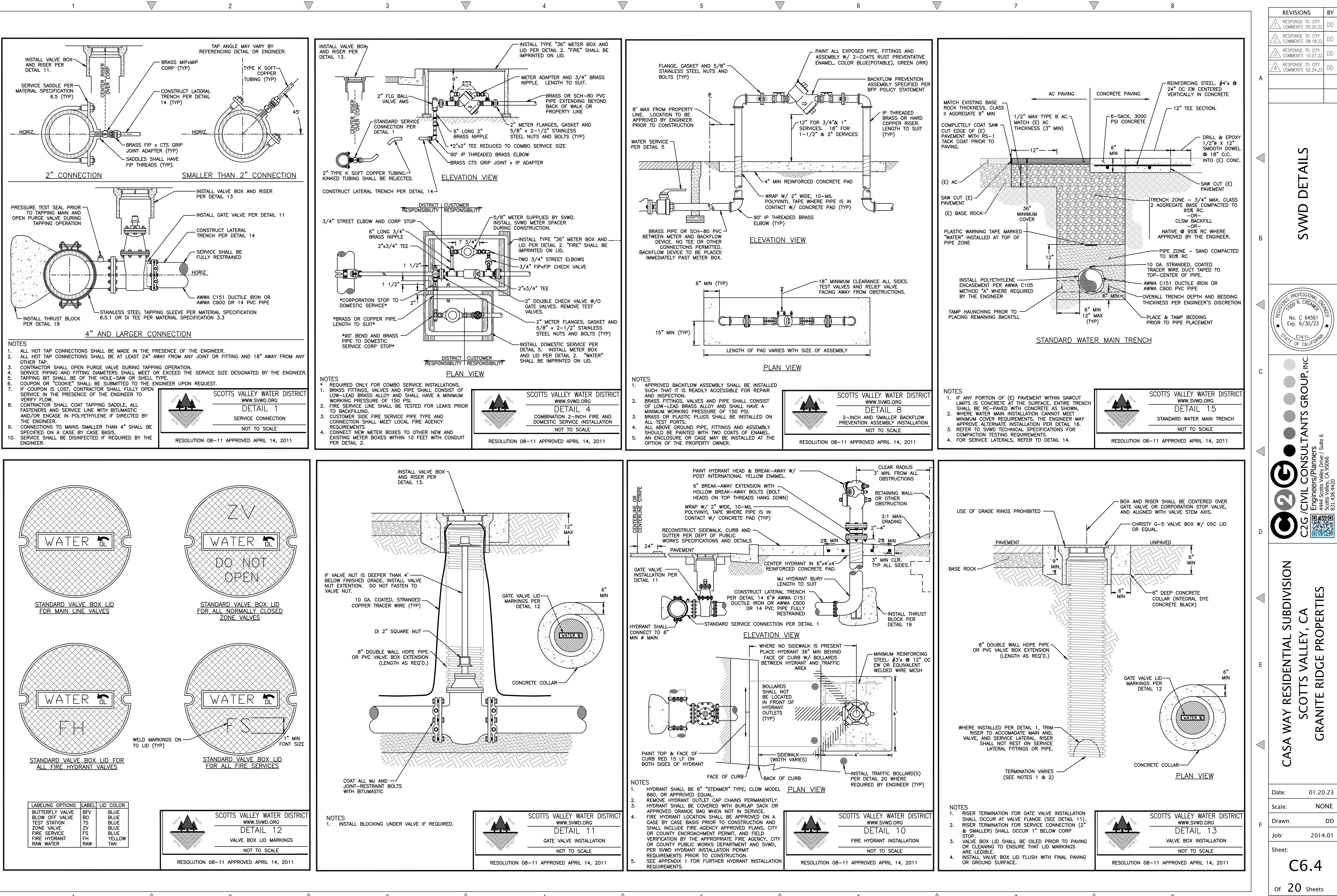
HEAVY LOAD PARKING LOT, FIRE LANES,
EQUIPMENT YARD, SERVICE ROADS.

TRUEGRID®
True to your project. True to the environment.

TRUEGRID GRASS
FILL INSTALLATION
HEAVY LOAD

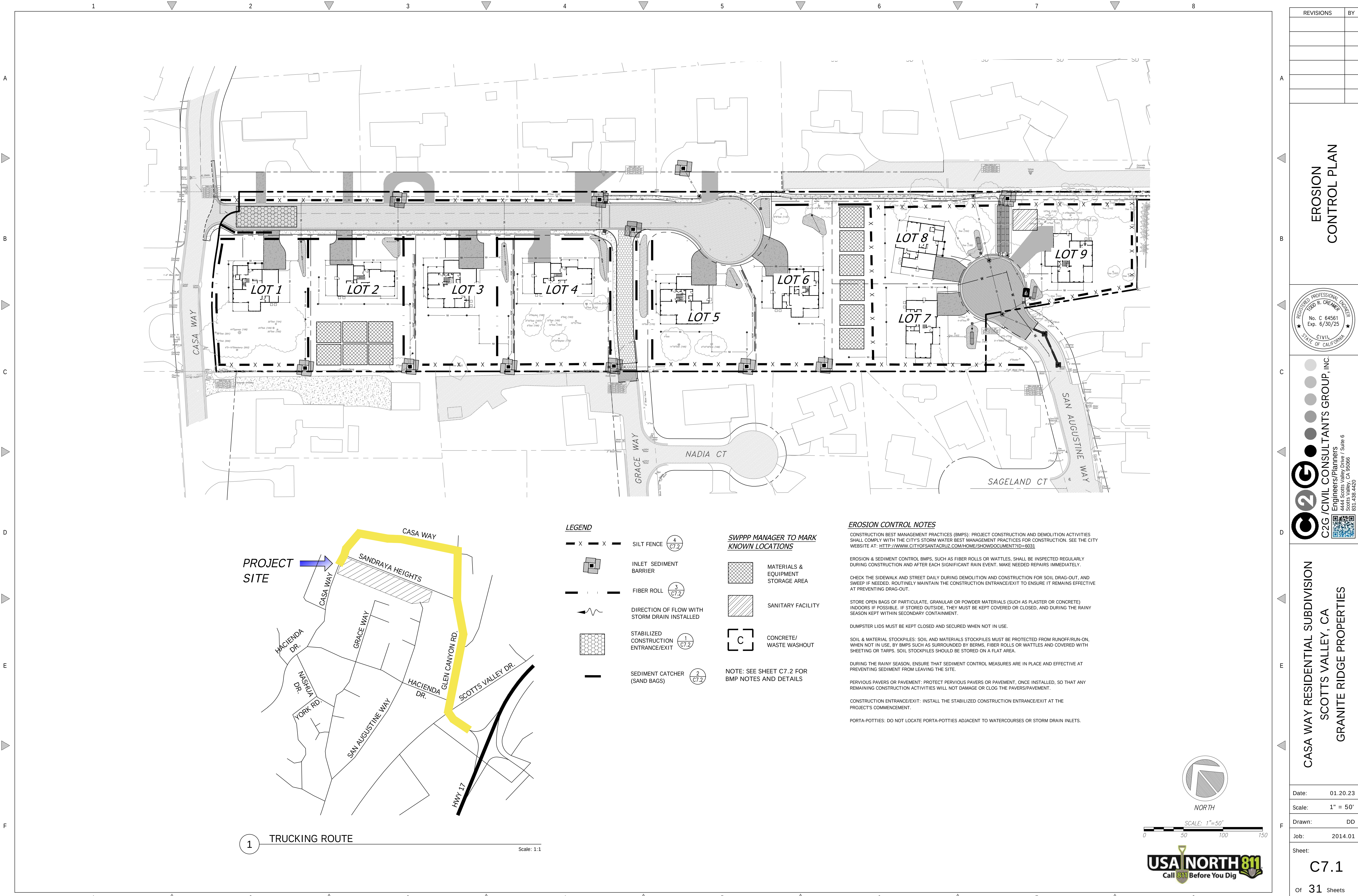
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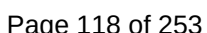
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3	RESPONSE TO CITY COMMENTS 10.07.22	DD
4	RESPONSE TO CITY COMMENTS 02.24.23	DD

CASA WAY RESIDENTIAL SUBDIVISION	
SCOTTS VALLEY, CA	
GRANITE RIDGE PROPERTIES	
Date:	01.20.23
Scale:	NONE
Drawn:	DD
Job:	2014.01
Sheet:	C6.4
Of	20 Sheets





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)

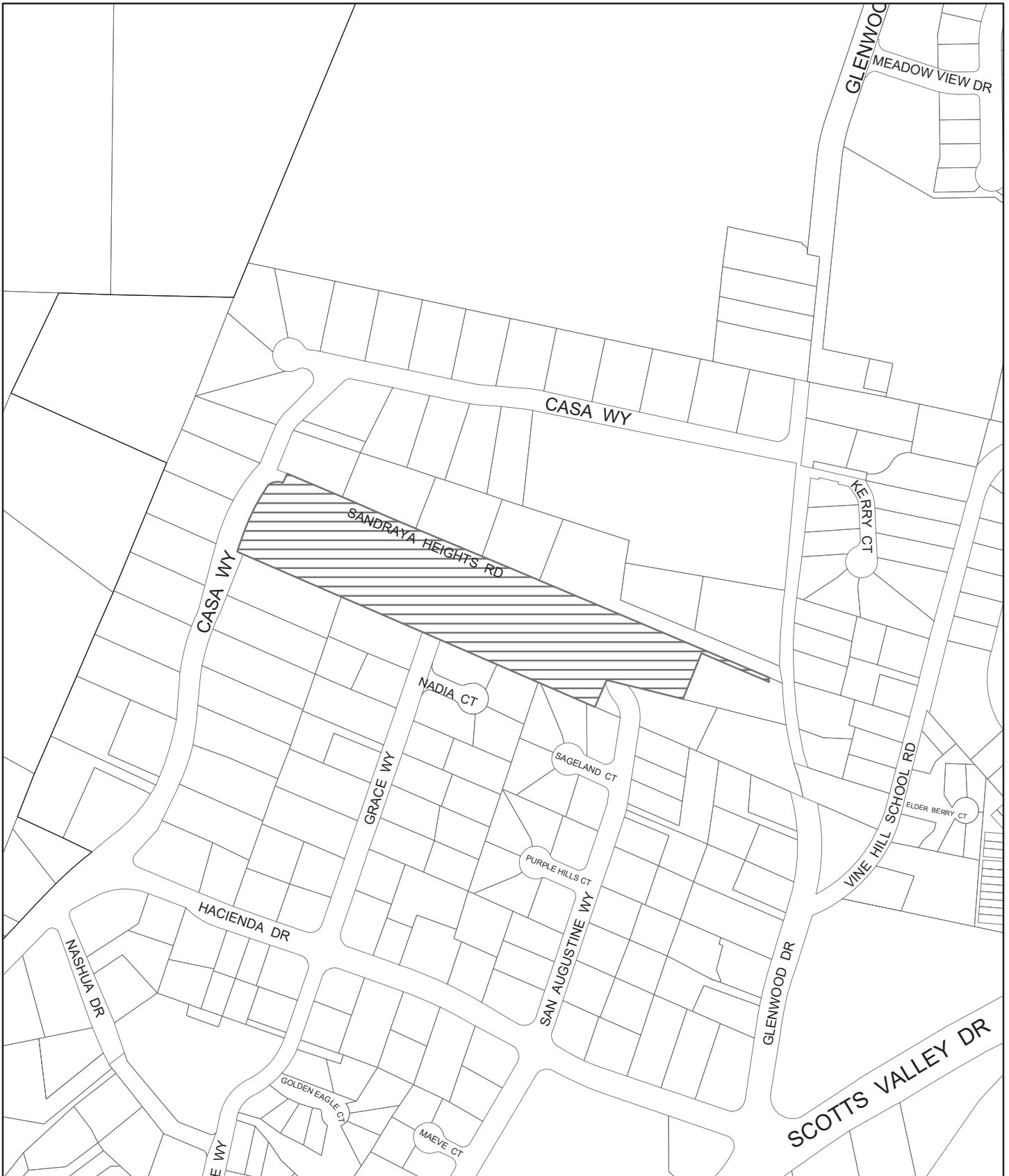
94. The Developer will be required to pay the capacity and meter fees for all proposed lots to the Scotts Valley Water District, prior to the sell of any subdivided lot and/or home”.
95. A Main Extension Agreement will need to be executed between the District and Sandraya Heights LLC.
96. A detailed 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

TABLE 1

[illegible]

023-11736 PROJECT ADMIN:

INC.

LIVE OAK ASSOCIATES, INC.

MARK GROSS & ASSOCIATES, INC.

ALPHA LAND SURVEYORS

NORTH

DESCRIPTION

AGGREGATE BASE

CHANGE TO THE GRADING B

APPROVED BY THE OWNER OR

IF THERE ARE ANY DISCREP

DOCUMENTS AND EXISTING

IF THE CHAIRS WERE RELOCATED TO THE FRONT OF THE CHURCH, THE CHURCH WOULD BE MORE ACCESSIBLE TO THE COMMUNITY.

(SOIL STABILIZATION) WITH
WELL INLET FILTERS, AND/OR
IN PLACE, AND IN OPERABLE
NECESSARY BUT SHOULD BE A
MAINTAINED AND REPAIRED

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOME AND

RESPONSIBILITY FOR YOUR SITE

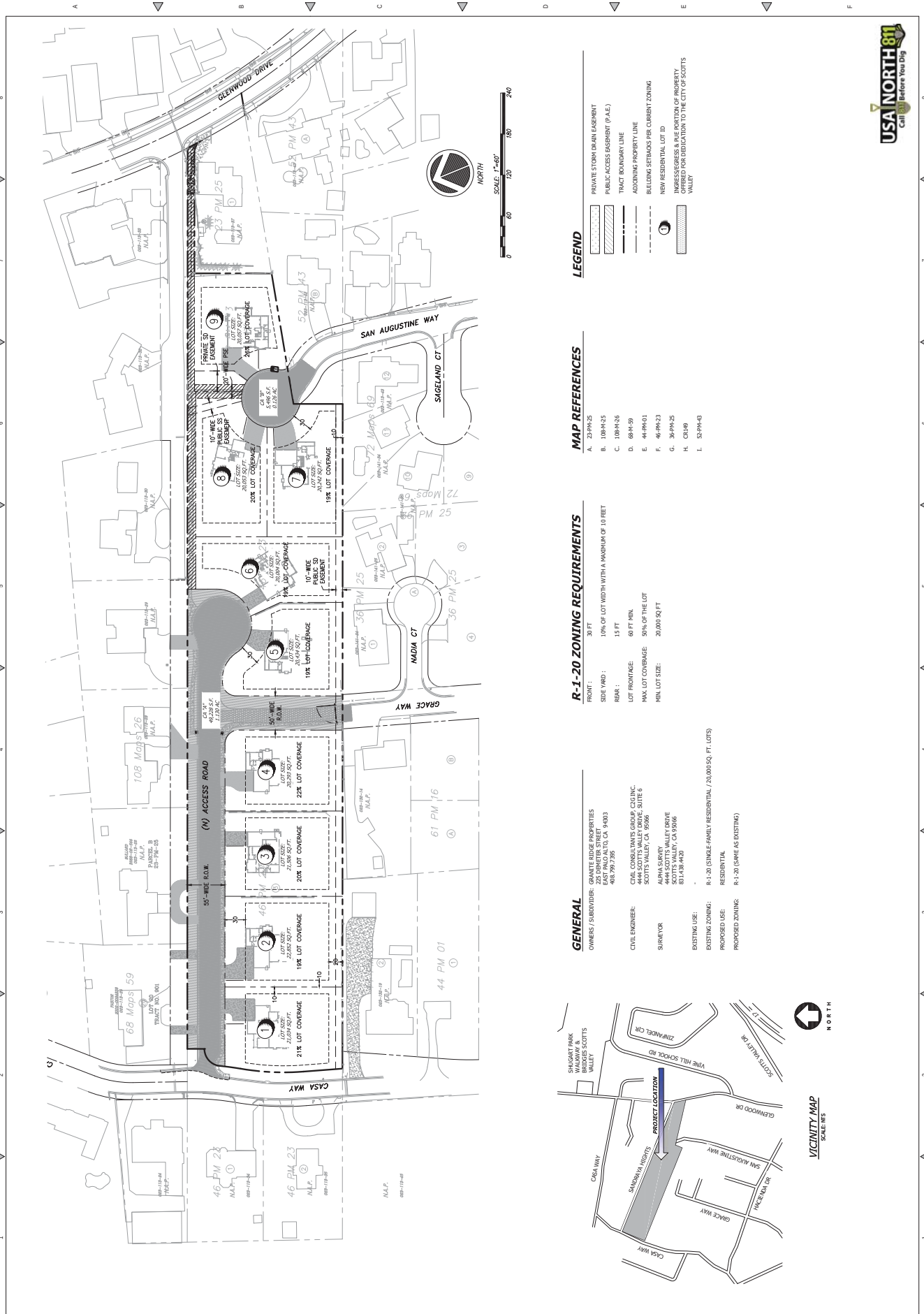
CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING

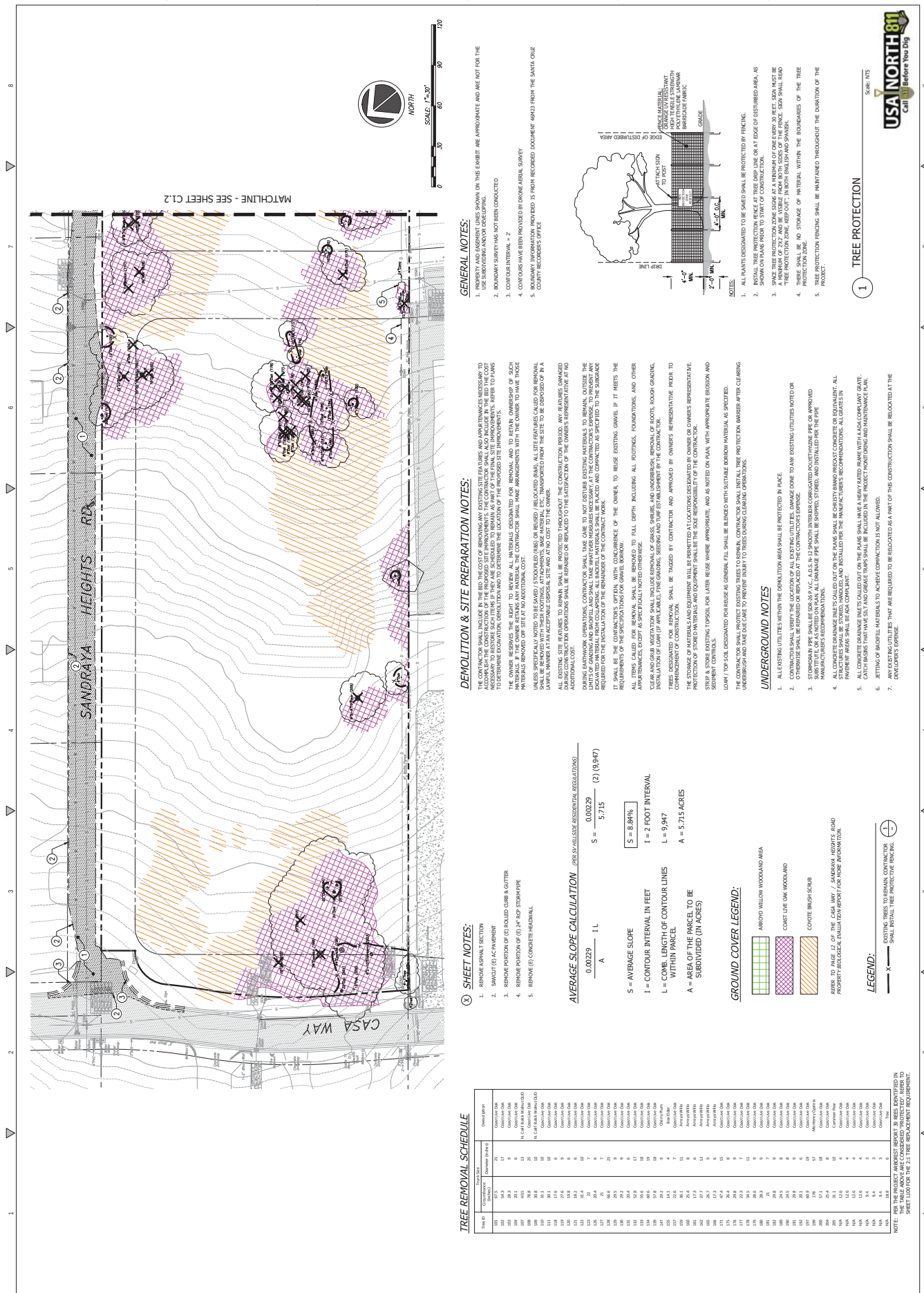
ING BY A LICENSED SURVEYOR

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.

ABLE FOR, OR LIABLE FOR,

USA NORTH 811
Call 811 Before You Dig





C
2
G

C2G CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

4444 South Valley Drive / Suite 6

Scotts Valley, CA 95066

EXISTING SITE & DEMOLITION PLAN

CASA WAY RESIDENTIAL SUBDIVISION

SCOTT'S VALLEY, CA

GRANITE RIDGE PROPERTIES

DATE: 01-20-23

SCALE: 1" = 30'

DRAWN: DO

JOB: 2014-01

SHEET: C1.2

OF 20 SHEETS

REVISIONS

NO.	DATE	DESCRIPTION
01	01-20-23	RESPONSE TO CITY COMMENTS 01-20-23
02	01-20-23	RESPONSE TO CITY COMMENTS 01-20-23
03	01-20-23	RESPONSE TO CITY COMMENTS 01-20-23
04	01-20-23	RESPONSE TO CITY COMMENTS 01-20-23

DATE: 01-20-23

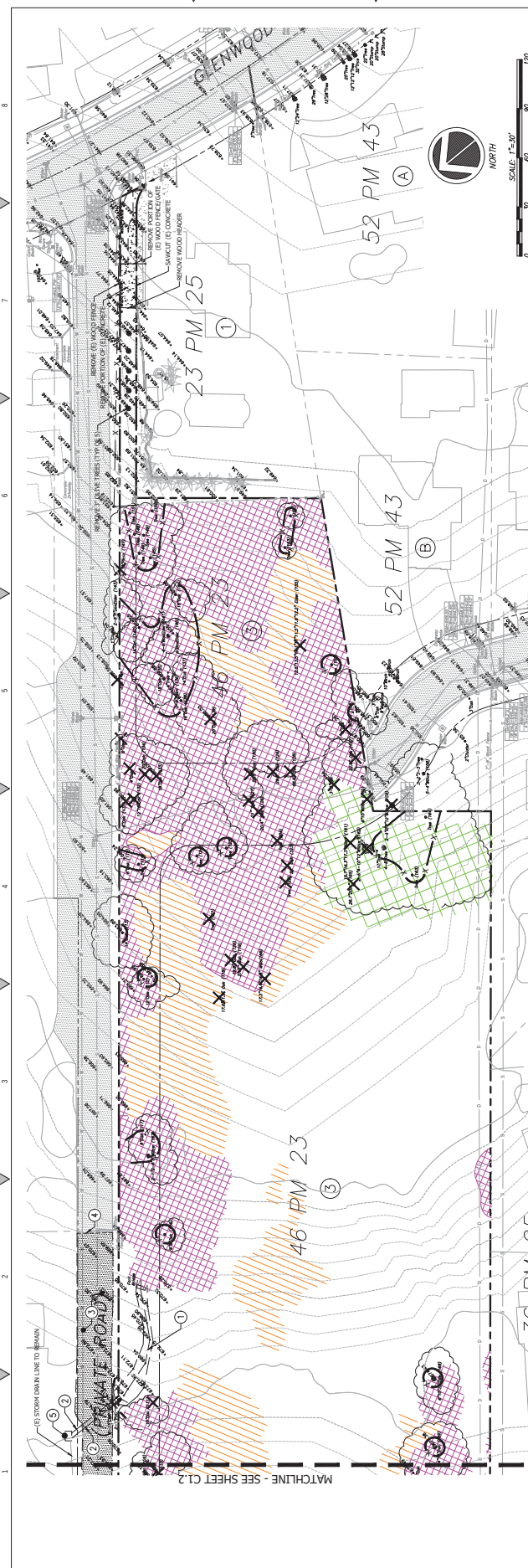
SCALE: 1" = 30'

DRAWN: DO

JOB: 2014-01

SHEET: C1.2

OF 20 SHEETS



TREE REMOVAL SCHEDULE

Test ID	Observation		Temperature (°F/°C)	Time (min)	Description (°F/°C)	Notes
	°F	°C				
101	101.5	39.2	72	15	Client's Oral	Client's Oral
102	101.5	39.2	72	30	Client's Oral	Client's Oral
103	101.5	39.2	72	45	Client's Oral	Client's Oral
104	101.5	39.2	72	60	Client's Oral	Client's Oral
105	101.5	39.2	72	75	Client's Oral	Client's Oral
106	101.5	39.2	72	90	Client's Oral	Client's Oral
107	101.5	39.2	72	105	Client's Oral	Client's Oral
108	101.5	39.2	72	120	Client's Oral	Client's Oral
109	101.5	39.2	72	135	Client's Oral	Client's Oral
110	101.5	39.2	72	150	Client's Oral	Client's Oral
111	101.5	39.2	72	165	Client's Oral	Client's Oral
112	101.5	39.2	72	180	Client's Oral	Client's Oral
113	101.5	39.2	72	195	Client's Oral	Client's Oral
114	101.5	39.2	72	210	Client's Oral	Client's Oral
115	101.5	39.2	72	225	Client's Oral	Client's Oral
116	101.5	39.2	72	240	Client's Oral	Client's Oral
117	101.5	39.2	72	255	Client's Oral	Client's Oral
118	101.5	39.2	72	270	Client's Oral	Client's Oral
119	101.5	39.2	72	285	Client's Oral	Client's Oral
120	101.5	39.2	72	300	Client's Oral	Client's Oral
121	101.5	39.2	72	315	Client's Oral	Client's Oral
122	101.5	39.2	72	330	Client's Oral	Client's Oral
123	101.5	39.2	72	345	Client's Oral	Client's Oral
124	101.5	39.2	72	360	Client's Oral	Client's Oral
125	101.5	39.2	72	375	Client's Oral	Client's Oral
126	101.5	39.2	72	390	Client's Oral	Client's Oral
127	101.5	39.2	72	405	Client's Oral	Client's Oral
128	101.5	39.2	72	420	Client's Oral	Client's Oral
129	101.5	39.2	72	435	Client's Oral	Client's Oral
130	101.5	39.2	72	450	Client's Oral	Client's Oral
131	101.5	39.2	72	465	Client's Oral	Client's Oral
132	101.5	39.2	72	480	Client's Oral	Client's Oral
133	101.5	39.2	72	495	Client's Oral	Client's Oral
134	101.5	39.2	72	510	Client's Oral	Client's Oral
135	101.5	39.2	72	525	Client's Oral	Client's Oral
136	101.5	39.2	72	540	Client's Oral	Client's Oral
137	101.5	39.2	72	555	Client's Oral	Client's Oral
138	101.5	39.2	72	570	Client's Oral	Client's Oral
139	101.5	39.2	72	585	Client's Oral	Client's Oral
140	101.5	39.2	72	600	Client's Oral	Client's Oral
141	101.5	39.2	72	615	Client's Oral	Client's Oral
142	101.5	39.2	72	630	Client's Oral	Client's Oral
143	101.5	39.2	72	645	Client's Oral	Client's Oral
144	101.5	39.2	72	660	Client's Oral	Client's Oral
145	101.5	39.2	72	675	Client's Oral	Client's Oral
146	101.5	39.2	72	690	Client's Oral	Client's Oral
147	101.5	39.2	72	705	Client's Oral	Client's Oral
148	101.5	39.2	72	720	Client's Oral	Client's Oral
149	101.5	39.2	72	735	Client's Oral	Client's Oral
150	101.5	39.2	72	750	Client's Oral	Client's Oral
151	101.5	39.2	72	765	Client's Oral	Client's Oral
152	101.5	39.2	72	780	Client's Oral	Client's Oral
153	101.5	39.2	72	795	Client's Oral	Client's Oral
154	101.5	39.2	72	810	Client's Oral	Client's Oral
155	101.5	39.2	72	825	Client's Oral	Client's Oral
156	101.5	39.2	72	840	Client's Oral	Client's Oral
157	101.5	39.2	72	855	Client's Oral	Client's Oral
158	101.5	39.2	72	870	Client's Oral	Client's Oral
159	101.5	39.2	72	885	Client's Oral	Client's Oral
160	101.5	39.2	72	900	Client's Oral	Client's Oral
161	101.5	39.2	72	915	Client's Oral	Client's Oral

NOTE: PER THE PROJECT ARBORIST REPORT 39 REES IDENTIFIED IN THE TABLE ABOVE ARE CONSIDERED "PROTECTED". REFER TO SHEET L1100 FOR THE 2-1 TREE REPLACEMENT REQUIREMENT.

⑩ SHEET NOTES:

1. REMOVE (E) CONCRETE DRAINAGE CHANNEL
2. REMOVE (E) 15" OMP PIPE
3. REMOVE (E) ASPHALT
4. SAWCUT (E) AC PAVEMENT
5. REMOVE (E) STORM INLET

AVERAGE SLOPE CALCULATION

$$S = \frac{0.00229}{IL} \quad (2) \quad (9.947)$$

$\zeta = \text{AVERAGE SLOPE}$

I = CONTOUR INTERVAL IN FEET
I = 2 FOOT INTERVAL

L = COMB. LENGTH OF CONTOUR LINES L = 9.947

WITHIN PARCEL
A = 5.715 ACRES

GROUND COVER / LEGEND:

- ARSOYO WILLOW WOODLAND AREA
- CONST LIVE OAK WOODLAND
- POPCOTE 686 1024 07/08 18

LEGEND:

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 IMPROVEMENTS 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. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED FROM THE SITE AT AN ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED BY THE SOWD / STOCKPILES (RMS) OR REUSED / RELOCATED (RRL), 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 MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

[illegible]

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

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

PRICES 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.

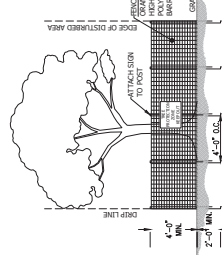
STRIP AND STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND IS NOTED ON PLAN WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

UNDERGROUND NOTES

- [illegible]

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 464123 FROM THE SANTA CRUZ



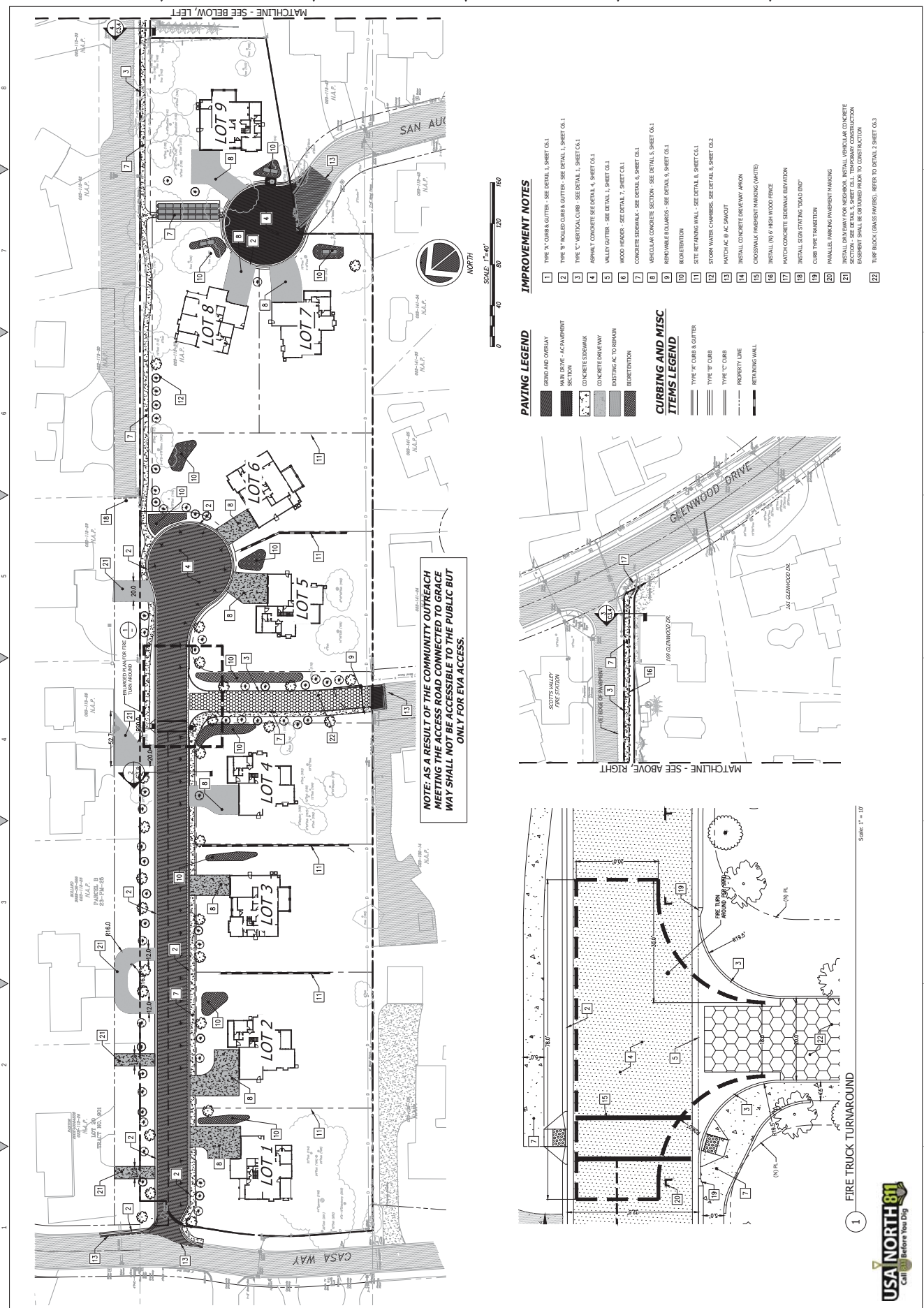
NOTES:

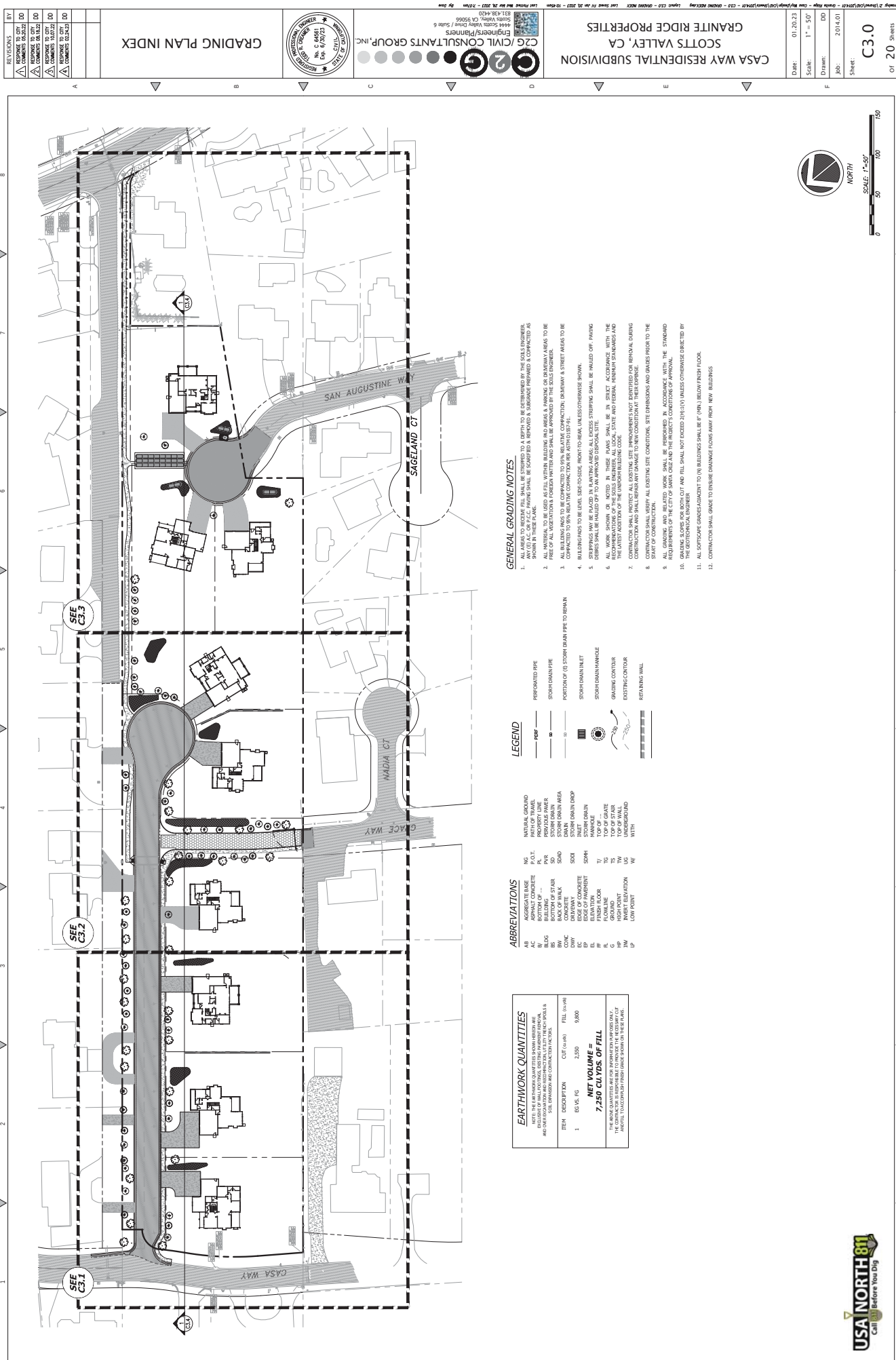
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE AT TREE TRUNK OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS PRIOR TO START OF CONSTRUCTION.
3. SPACE TREE PROTECTION FENCE AT A MINIMUM OF ONE (1) FEET FROM TREE TRUNK. A MINIMUM OF TWO (2) FEET SHALL BE MAINTAINED FROM EACH END OF THE FENCE. SIGN SHALL READ "TREE PROTECTION ZONE, KEEP OUT", IN BOTH ENGLISH AND SPANISH.
4. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE PROTECTION ZONE.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

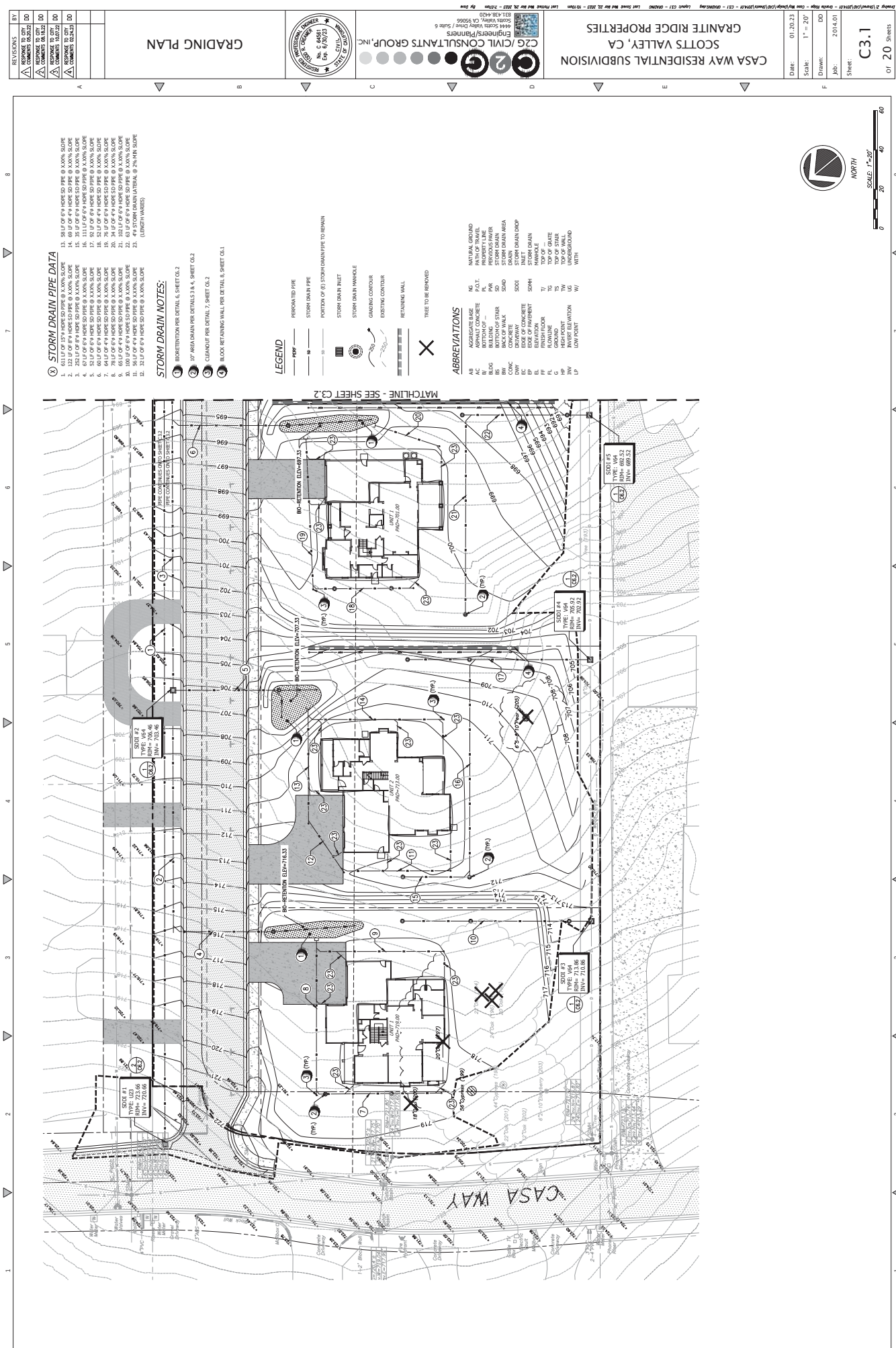
④ TREE PROTECTION

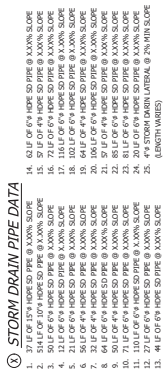
Scale: NTS

C26/CIVIL CONSULTANTS GROUP, INC. 4444 Scotts Valley Drive / Suite 6 Scotts Valley, CA 95060 Tel: 408.295.4444 Fax: 408.295.4444 Email: info@c26civil.com Website: www.c26civil.com		PROFESSIONAL SEAL CIVIL ENGINEER No. 64263 State of California EXPIRATION DATE: 12/31/2024		SITE IMPROVEMENT PLAN		REVISIONS NO. DATE 01 01/20/23 02 02/24/23 03 03/27/23 04 04/24/23 05 05/24/23
---	--	--	--	-----------------------	--	--









- 1 BID RETENTION 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

	PERFORATED PIPE
	STORM DRAIN PIPE
	PORTION OF (IS) STORM DRAIN PIPE TO REMAIN
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	GRADING CONTOUR
	EXISTING CONTOUR
	RETAINING WALL
	TREES TO BE REMOVED

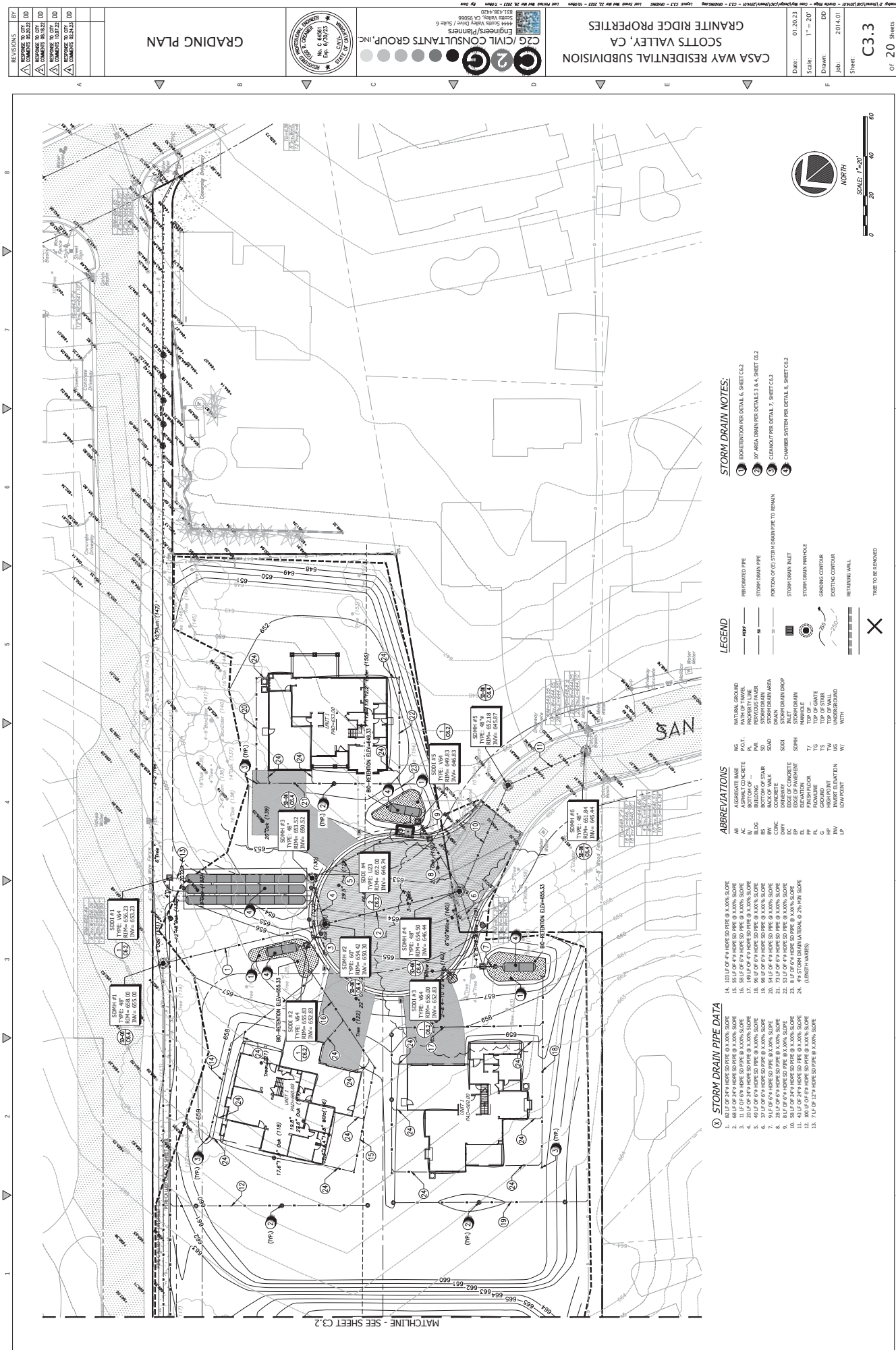
AB	AGGREGATE BASE	NG	NATURAL GROUND
AC	ASPHALT CONCRETE	P.O.T.	PERIOD OF TRAVEL
AD	ADJUSTMENT —	PVR	PERIODIC PAVEMENT
BUDG	BUDGET	SD	STORM DRAIN
BW	BOTTOM OF STAR	SOD	STORM DRAIN INLET
BS	BACK OF WALK	SODI	STORM DRAIN DRAIN
CONC	CONCRETE	SODH	STORM DRAIN INLET
DWY	DRAINAGE	SPH	STORM DRAIN
EC	EDGE OF CONCRETE	T	TOP OF
EP	EDGE OF PAVEMENT	T/	TOP OF
FF	FINISH FLOOR	TS	TOP OF STAR
FL	FLOWLINE	TW	TOP OF WALL
G	GROUND	UG	UNDERGROUND
HP	HIGH POINT	W/	WATER
INV	INVERT ELEVATION		
LP	LOW POINT		

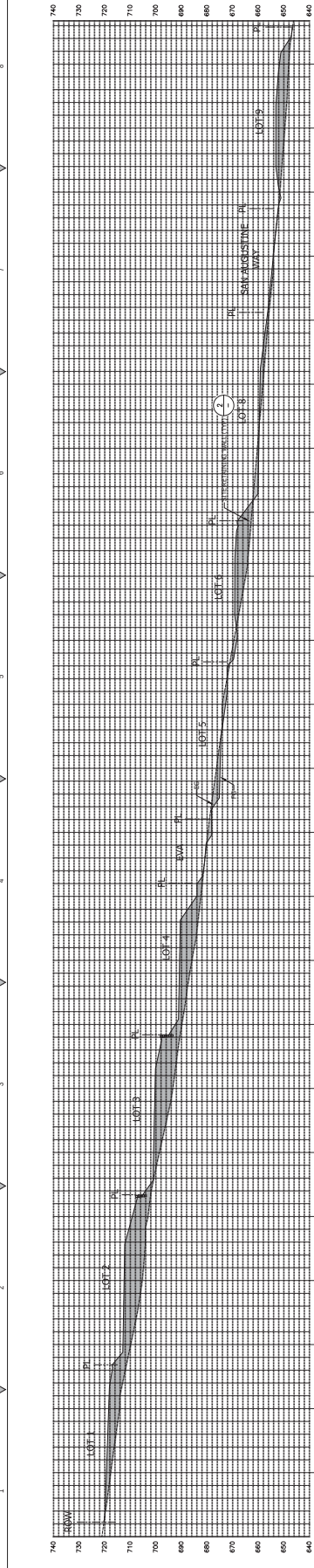
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C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066

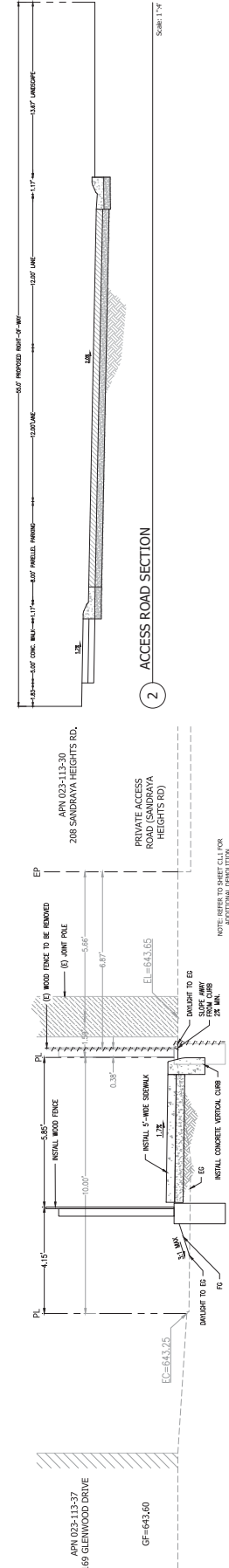


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Scale:	1" = 20'
Drawn:	DW
Year:	2014.00
Sheet:	



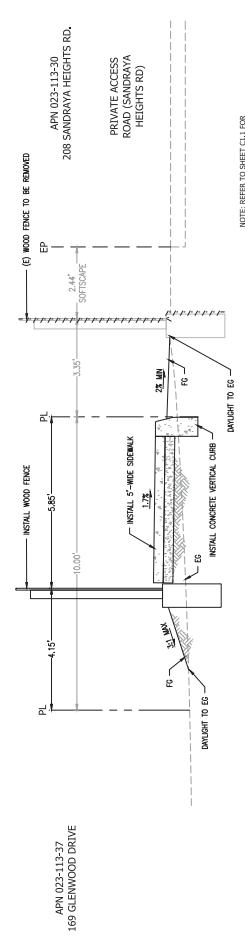


1 SITE CROSS SECTION

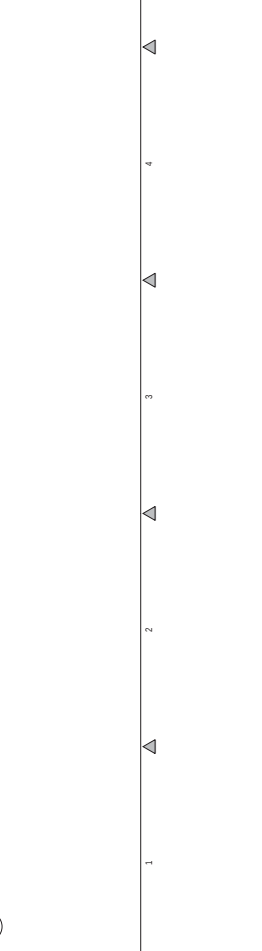


2 ACCESS ROAD SECTION

3 PEDESTRIAN ACCESS SECTION



4 PEDESTRIAN ACCESS SECTION



SECTIONS

A

B

C

D

E

F

CASA WAY RESIDENTIAL SUBDIVISION

SCOTT'S VALLEY, CA

GRANITE RIDGE PROPERTIES

C2G CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

101 Main Street, Suite 100

Scott's Valley, CA 95066

Ph: 530.923.2000

Fax: 530.923.2000

Revision: 01.20.23

Scale: 1" = 60'

Drawn: DO

Job: 2014.01

Sheet: C3.2

01 20 Sheets

LEGEND

- 1. FIRE HYDRANT
- 2. WATER METER
- 3. STORM DRAIN/SANITARY SEWER MANHOLE
- 4. WATER LINE
- 5. VALVE
- 6. SEWER

UNDERGROUND UTILITY NOTES

1. STORMWATER PIPE SHALL BE 30" DIA. P.V.C. 11.2. SMOOTH INTERIOR. CORRUGATED PIPE SHALL BE 30" DIA. P.V.C. 11.2. SMOOTH INTERIOR. CORRUGATED 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 CHURCH BRAND PRECAST CONCRETE DRAINAGE INLETS. ALL CONCRETE DRAINAGE INLETS SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GATES IN PRECAST MANHOLE SHALL BE ADA COMPLIANT.
3. ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY WELDED FRAME. ALL CONCRETE DRAINAGE INLETS SHALL BE AS PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GATES IN PRECAST MANHOLE SHALL BE ADA COMPLIANT.
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 THROTTLE BUCKS SHALL BE INSTALLED PER CURRENT AWWA SPECIFICATIONS.
6. ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND ALL FIRE SERVICE PIPING SHALL BE INSTALLED PER CURRENT NFPA SPECIFICATIONS.
7. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS PROJECT SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

WATER NOTES

1. P.O.C. TO (S) 12" AC WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL DOMESTIC WATER & FIRE SUPPRESSION WATER PER S.W.D. DETAIL 4 W/ RP DEVICE AND SERVICE TAP PER S.W.D. STANDARD DETAIL, SHEET C6.4
3. INSTALL GATE VALVE PER S.W.D. DETAIL, SHEET C6.4
4. INSTALL NEW FIRE HYDRANT PER S.W.D. DETAIL, SHEET C6.4

GENERAL WATER NOTES

ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:

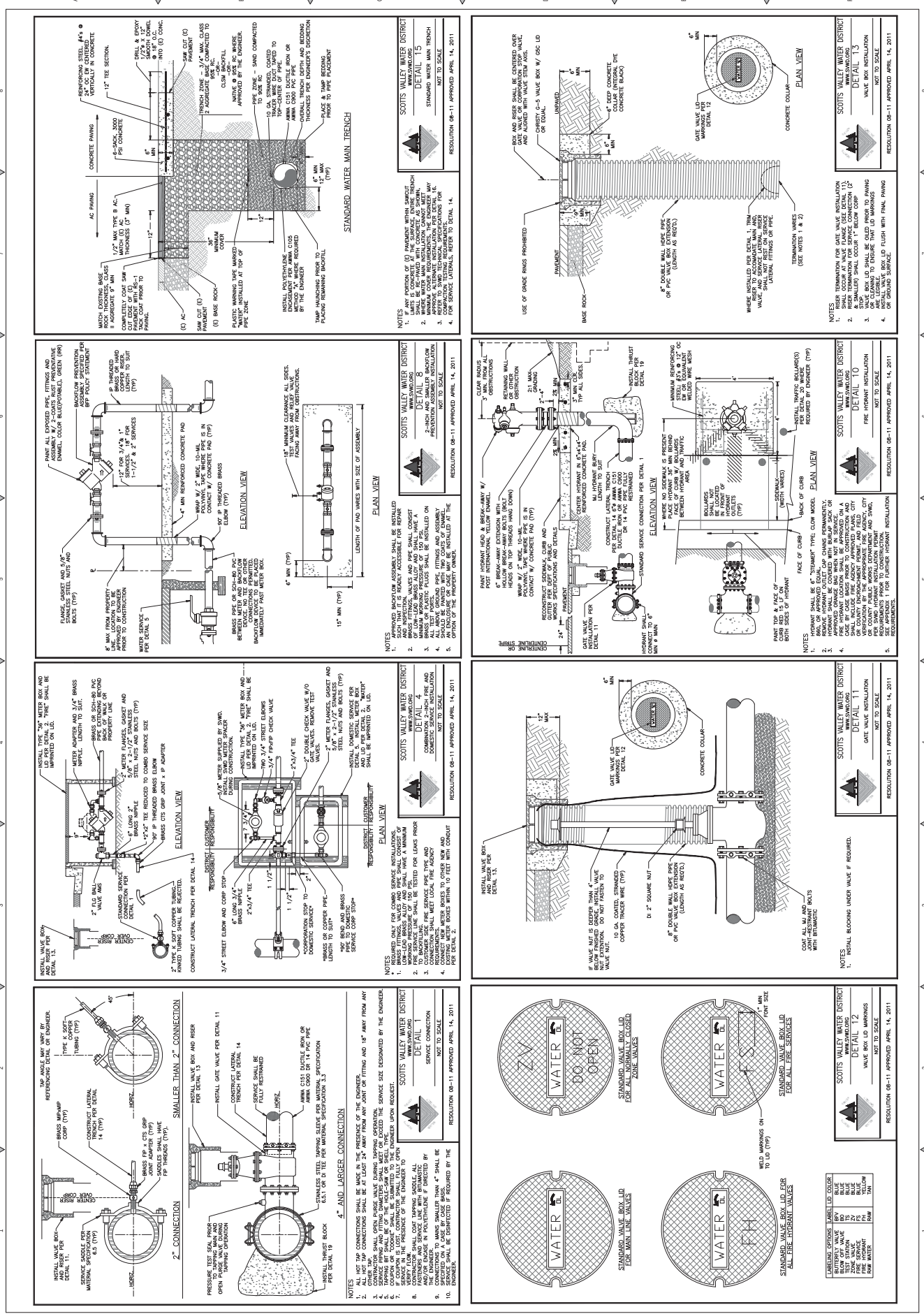
1. S.W.D. CUSTOMER ON-SITE DESIGN MANUAL
2. DEPARTMENT OF HEALTH SERVICES REGULATIONS

SANITARY SEWER NOTES

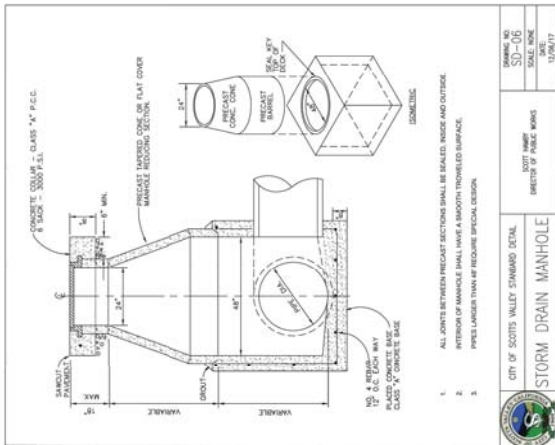
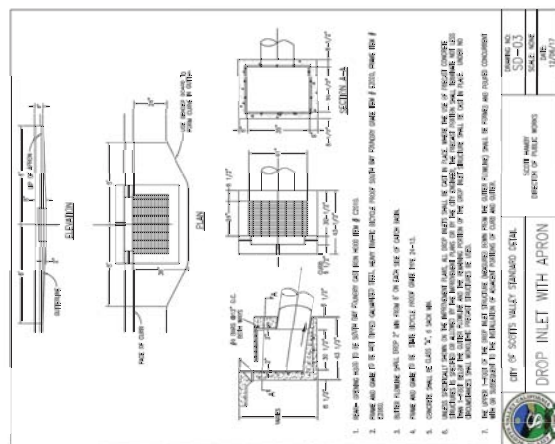
1. POINT OF CONNECTION TO EXISTING 36" LATERAL. CONTRACTOR SHALL PROVIDE TO THE CITY OF SAN ANTONIO THE LOCATION, DEPTH, SIZE, MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL 4" SEWER LATERAL @ 2.0% F/W.
3. POINT OF CONNECTION TO BUILDING SEWER LATERAL.

NORTH
 SCALE: 1"=50'
 0 50 100 150
USA NORTH 811
 Call 811 Before You Dig

Page 163 of 253



CITY OF SCOTT'S VALLEY DETAILS						CASA WAY RESIDENTIAL SUBDIVISION SCOTT'S VALLEY, CA GRANITE RIDGE PROPERTIES		DATE: 01-20-23 SCALE: 1" = 40' DRAWN: DO JOB: 2014.01 SHEET: C6.5 OF 20 SHEETS	
BY	REVISIONS								
DO	RESPONSE TO CITY COMMENTS 02-04-23								
DO	RESPONSE TO CITY COMMENTS 02-04-23								
DO	RESPONSE TO CITY COMMENTS 02-04-23								
DO	RESPONSE TO CITY COMMENTS 02-04-23								



CASA WAY RESIDENTIAL SUBDIVISION
SCOTT'S VALLEY, CA
GRANITE RIDGE PROPERTIES

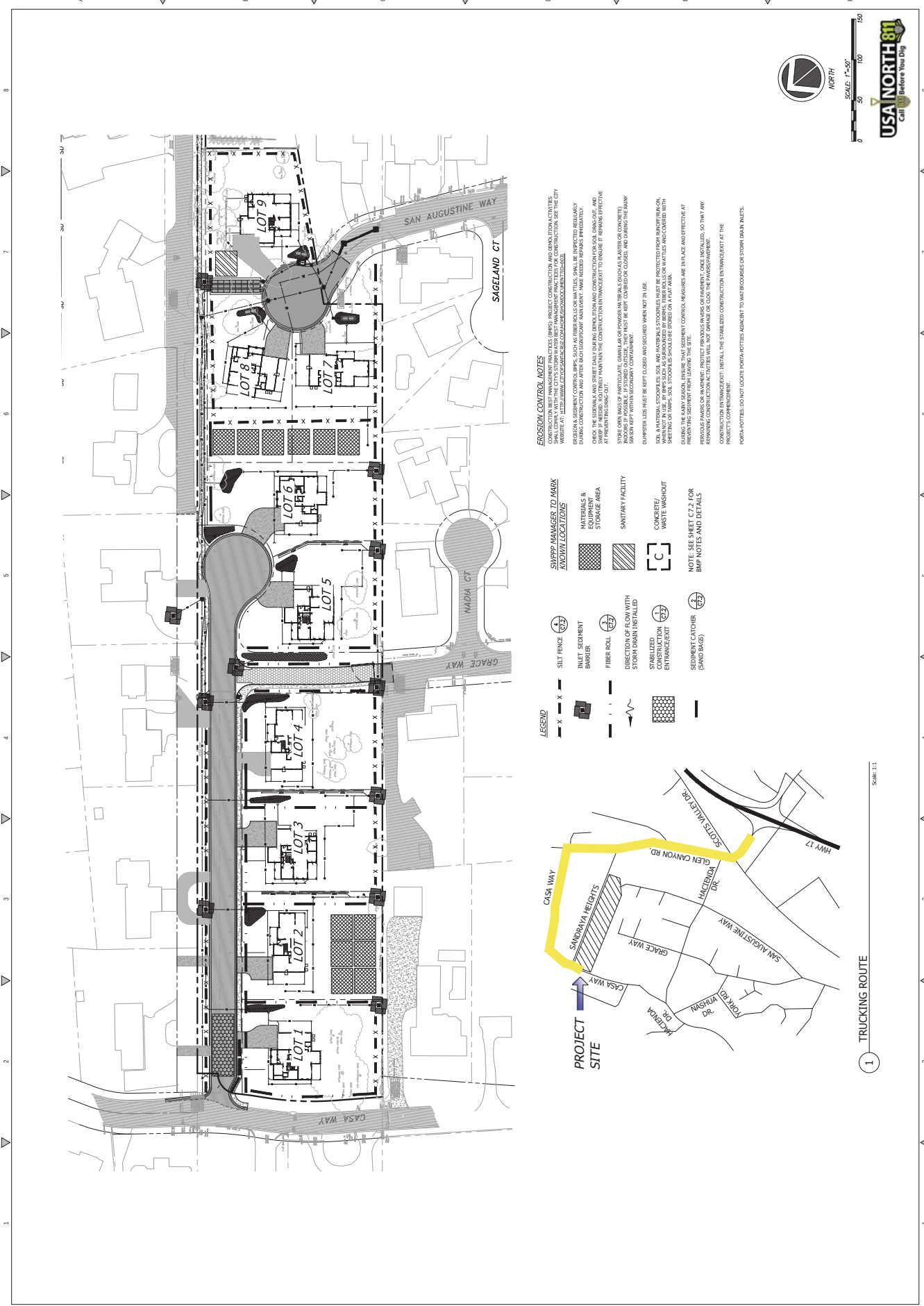
C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
No. 6 549275
15445 Scotts Valley Drive, Suite 6
Scotts Valley, CA 95066
Tel: 408.255.1515
Fax: 408.255.1516
www.c2ginc.com

REVISIONS
BY
DATE
DESCRIPTION

DATE: 01.26.23
SCALE: 1" = 50'
DRAWN: DO
JOB: 2014.01
SHEET: C7.1
OF 31 SHEETS

USDA NORTH 811
CALL BEFORE YOU DIG

SCALE: 1" = 50'
NORTH
0 50 100 150



EROSION CONTROL NOTES

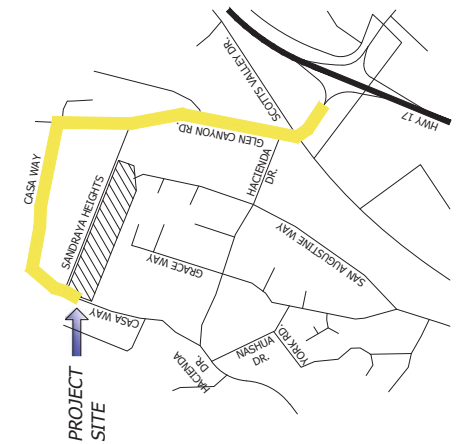
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE. THE CITY ENGINEER SHALL REVIEW THE EROSION CONTROL PLAN AND APPROVE IT BEFORE CONSTRUCTION BEGINS. THE CITY ENGINEER SHALL REVIEW THE EROSION CONTROL PLAN AND APPROVE IT BEFORE CONSTRUCTION BEGINS. THE CITY ENGINEER SHALL REVIEW THE EROSION CONTROL PLAN AND APPROVE IT BEFORE CONSTRUCTION BEGINS.

STREET MANAGER TO MARK KNOWN LOCATIONS

- INLET SEDIMENT BARREL
- FIBER ROLL
- STABILIZED ENTRANCE/EXIT
- SEDIMENT CATCHER (SAND BASIN)
- MATERIALS & EQUIPMENT STORAGE AREA
- SANITARY FACILITY
- CONCRETE/WASTE WASHOUT

LEGEND

- SILT FENCE
- INLET SEDIMENT BARREL
- FIBER ROLL
- STABILIZED ENTRANCE/EXIT
- SEDIMENT CATCHER (SAND BASIN)



1 TRUCKING ROUTE
Scale: 1:1

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.

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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 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 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 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



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CHARLTON H. BONHAM, Director



August 23, 2023

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

B77E9A8211EF486...

Erin Chappell
 Regional Manager
 Bay Delta Region

Ms. Sarah Wikle
City of Scotts Valley
August 23, 2023
Page 8

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>

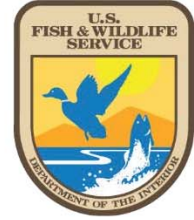
[USFWS] U.S. Fish and Wildlife Service. 2020. Scotts Valley polygonum (*Polygonum hickmanii*) 5-Year Review: Summary and Evaluation. U.S. Fish and Wildlife Service, Ventura, California.



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 signature on the left is a stylized, cursive 'J' followed by a horizontal line. The signature on the right is a cursive 'V' followed by 'al Steward'.

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 Sandraya 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.