AGENDA

Meeting of the
Scotts Valley City Council
In-Person and Remote Access
Date: August 20, 2025
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 8-15-2025 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at: www.scottsvalley.gov

ELECTED OFFICIALS	CITY STAFF MEMBERS
Derek Timm, Mayor Allan Timms, Vice Mayor Steve Clark, Council Member Krista Jett, Council Member Donna Lind, Council Member	Mali LaGoe, City Manager Kirsten Powell, City Attorney Taylor Bateman, Community Development Director Rodolfo Onchi, Public Works Director Cathie Simonovich, City Clerk

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.scottsvalley.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.scottsvalley.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/@cityofscottsvalley
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

SPECIAL SET MATTER

1. Promotion Ceremony of Explorer Sergeant and Swearing In Ceremony of Police Explorers

2. Central Coast Community Energy (3CE) annual presentation

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@scottsvalley.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 08-06-2025
2. Approve check register dated 08-02-2025 through 8-13-2025
3. Denial of Claim filed by Carlos Lopez
4. Approval of 2025 Sewer System Management Plan (SSMP) Update
5. Authorization for City Manager to Execute Caltrans Federal-Aid Master Agreement and Program Supplements for Emergency Repair Projects

PUBLIC HEARINGS

1. Public Hearing to consider the Planning Commission’s decision for a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West Development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site on Erba Lane (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District.

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. Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)

2. Future Council Agenda Items

CONVENE TO CLOSED SESSION

CLOSED SESSION SUBJECT(S)

1. Conference with legal counsel regarding anticipated litigation
   Legal Authority: Government Code 54956.9(b)
   Case Name: Purdue Direct Settlement - CL-1731530
   Staff Present: City Manager, City Attorney

2. Conference with legal counsel regarding real property negotiations
   Legal Authority: Government Code Section 54956.8
   Location: 2 lots between 201 and 241 Kings Village Road, Scotts Valley; APNs 022-601-05 and 022-601-13
   Staff Present: City Manager, City Attorney

3. Conference with legal counsel regarding real property negotiations
   Legal Authority: Government Code Section 54956.8
   Location: 1900 Green Hills Road, Scotts Valley; APN 024-301-01
   Staff Present: City Manager, City Attorney

RECONVENE TO OPEN SESSION

REPORT ON ACTION TAKEN 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: August 6, 2025
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 8-1-2025at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvalley.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:	CITY STAFF MEMBERS PRESENT:
Derek Timm, Mayor Allan Timms, Vice Mayor Steve Clark, Council Member Krista Jett, Council Member Donna Lind, Council Member	Mali LaGoe, City Manager Kirsten Powell, City Attorney Rodolfo Onchi, Public Works Director Steve Walpole, Police Chief Taylor Bateman, Community Development Director Stephanie Hill, Administrative Services Director Cathie Simonovich, City Clerk

SPECIAL SET MATTER

1. Mayor's Proclamation honoring Andrew Kim for his Eagle Scout Service Project

Mayor Timm presented the proclamation to Andrew Kim for his recent Eagle Scout Service Project.

COMMITTEE REPORTS

CM Lind attended the Library Financing Authority meeting where they approved the fifth amendment to the Joint Powers Authority Agreement and approved the 2025-2026 budget.

CM Lind attended wrap-up meetings for the Criminal Justice Council (CJC) and noted that the County will host the website going forward, and the funds have been distributed to the contributing agencies. CM Lind thanked the County Superintendent of Schools, Faris Sabah, for creating and maintaining the website for the CJC.

CM Lind attended a meeting of the Santa Cruz Metropolitan Transit District (METRO) where a proclamation was issued honoring Mike Rotkin's 46 years of service, and they adopted the 2025-2026 budget. CM Lind noted that there is a GoFundMe page to raise funds for community benches.

CM Lind attended the ribbon-cutting ceremony for the Chanticleer pedestrian/bike bridge, also known as the Whale Bridge. She thanked CM Clark and all those who made the bridge possible.

CM Lind attended the annual National Night Out and thanked the Police Department for this successful community event.

CM Jett attended a Town Center Subcommittee meeting where they discussed the physical road map, including streets and bike lanes.

CM Clark attended the ribbon-cutting ceremony for the Chanticleer pedestrian/bike bridge and had good conversations with representatives from the California Transportation Commission (CTC).

CM Clark attended a Regional Transit Commission (RTC) Executive Board meeting where they toured the branch rail/trail line with Executive Director Sarah Christensen.

CM Clark attended an ad hoc meeting of the RTC regarding the mobile home encroachments along the rail/trail line, between 17th Avenue and 41st Avenue.

CM Clark attended the Chamber of Commerce's Economic Development Committee meeting, and he continues to have conversations with the Chamber Board Members regarding the collaboration between the City and the Chamber as they embark on the recruitment of a new Executive Director.

CM Clark met with former Mayor Johnson to discuss possibilities for a beautification project along Scotts Valley Drive.

CM Clark continues to work with Scotts Valley businesses on the implementation of the Measure X business license tax restructuring.

Mayor Timm attended the Visit Santa Cruz County (VSCC) board meeting. This seat will likely rotate to Capitola at the City Selection meeting scheduled for next week. The VSCC offices will be moving from Water Street to the Museum of Art and History (MAH). The board discussed visitorship, and Mayor Timm noted that tourism has been relatively flat.

Mayor Timm noted that there will be a press conference on August 12 to thank Congressional Representative Panetta for assisting the City in securing $1M in federal funds for the purchase of the Town Center parcels.

CITY MANAGER REPORT

Scotts Valley Police Department (SVPD) Events:

- The SVPD, along with neighboring agencies, conducted the Badges Traffic Safety Program on August 6 from 7:00 AM to 2:00 PM and issued 37 citations.
- Operation Safe Passage will be in effect on the first day of school, August 7.
- National Night Out, held on August 5, was a success.
- The Police Department also successfully led two sessions of the Junior Police Academy for middle school students over the summer.

Tradewinds Church Volunteer Workday: City Manager LaGoe gave a huge thank you to the volunteers from Tradewinds Church for their hard work on various maintenance projects at MacDorsa Park.

Infrastructure and Public Works Updates:

- The City of Santa Cruz and the Scotts Valley Water District Intertie Project are continuing the pavement work on La Madrona Drive. Saturday work has been approved and will continue throughout August.
- Staff is finalizing a recommendation to the City Council for the update to the Al Shugart Park Design and Construction Management Contract Award.

Recreation Department Events: City Manager LaGoe thanked the Maintenance Department, the Police Department, and the Recreation Department for the successful July 4th Parade which had a well-attended Kids Zone, and a successful Family Fun Day on July 19.

Basketball and Pickleball/Tennis Court Resurfacing Project: The contractor has completed the basketball courts and will move on to the Pickleball/Tennis courts.

Citywide Pavement Maintenance Project (PMP): This project is scheduled to begin on August 18 and will run through October.

Cal Recycle Grant: City Manager LaGoe congratulated the Public Works Department for securing an $85K grant from Cal Recycle to purchase recycling bins and install water bottle filling stations with drinking fountains throughout the City.

Strategic Plan 2024-2025: The final report for the 2024-2025 Strategic Plan is posted to the City's website and was sent out in the newsletter.

4575 SV Drive Project: The fencing is up around the old Seagate building at the corner of Scotts Valley Drive and Civic Center Drive. Construction on a new affordable housing project is expected to start later this week. The building will be demolished and new buildings constructed.

Town Center Environmental Impact Report and the Specific Plan: These reports are moving forward and there have been lots of long meetings reviewing documents with our consultants. City Manager LaGoe expressed her appreciation to the Water District for their input.

Press Conference: The City will be holding a press conference on August 12 at 2:00 PM to thank Congressional Representative Jimmy Panetta for his support in securing the $1M federal grant used to assist with the purchase of the Town Center parcels from the City of Santa Cruz.

Staffing Update: The City is excited to welcome a new Senior Planner, a New Senior Public Works Analyst, and a new Senior Wastewater Operator all within the next few weeks.

Reminders:

- Subscribe to the City's newsletter.
- Follow the City on social media.

PUBLIC COMMENT TIME

Paul Chapin and Cynthia Dzendzel spoke in favor of a roof over the Bocce Ball Courts at Skypark.

Nick Drobac, Darvin Awe, Jackie Signor and Mark Dettle spoke in favor of permanently striping the 3rd tennis court with pickleball lines as part of the current resurfacing project.

Matthew Hakimi and Heather Lewis Sebring spoke in opposition to additional

permanent pickleball courts.

Mayor Timm noted that the Joint City/School District Committee plans to discuss the topic of using school facilities during non-school hours to provide more opportunities for pickleball and other sports. He also noted that the Parks and Recreation Commission has been discussing this issue, and this will be explored when the Skypark Master Plan is drafted.

City Manager LaGoe added that we received a lot of feedback on this topic through the recent development of the Citywide Parks Master Plan. The next step will be park-specific plans, starting with a Skypark Master Plan. During this process there will be opportunities for the public to participate.

ALTERATIONS TO CONSENT AGENDA

M/S: Lind/Clark
To approve the Consent Agenda with no alterations.
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

CONSENT AGENDA

1. Approve City Council minutes of 06-18-2025
2. Approve check register dated 06-14-2025 through 08-01-2025
3. Ratify appointment of Scotts Valley Senior Center Advisory Commission Member
4. Approve Professional Services Agreement with Environmental Innovations
5. Investment Report for the Quarter Ended June 30, 2025
6. Approve Fifth Amendment to the Joint Exercise of Powers Agreement Establishing the Santa Cruz County Library Financing Authority, and take related actions

PUBLIC HEARINGS

1. Public Hearing for Pinewood Estates Landscape Maintenance Assessment District; Resolution No. 1213.39.2

Public Works Director Onchi presented this item and responded to questions from the Council and the public.

Mayor Timm opened the public hearing at 6:45 PM.

Vin Sion, a resident of Pinewood Estates, questioned whether all the landscaping tasks were being completed regularly and suggested that the assessment may need to be raised.

Mayor Timm closed the public hearing at 6:53 PM.

The Council directed staff to explore the process for increasing the assessment.

M/S: Clark/Lind
To approve Resolution No. 1213.39.2 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 for the Pinewood Estates Landscaping Maintenance District.
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

2. Public Hearing for Skypark Open Space Maintenance Assessment District No. 1; Resolution No. 1555.SP.37.2

Public Works Director Onchi presented this item and responded to questions from the Council and the public.

Mayor Timm opened the public hearing at 7:01 PM.

Heather Lewis Sebring, a Skypark resident, spoke regarding increasing the assessment.

Matthew Hakimi, a Skypark resident, urged the Council to pay attention to the ecological concerns throughout Skypark when instructing the landscape contractor to perform the maintenance.

Gillian McGlaze, a Skypark resident, expressed disappointed that the agreement with the current landscape vendor has been renewed.

Mayor Timm closed the public hearing at 7:09 PM.

The Council directed staff to work with the residents regarding potentially increasing the assessment.

M/S: Lind/Jett
To adopt Resolution No. 1555-SP-37.2 ordering and authorizing the levy and collection of assessments therein pursuant to the Landscaping and Lighting Act of 1972 for the Skypark Open Space Maintenance District.
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

ALTERATIONS TO REGULAR AGENDA

M/S: Lind/Timms
To approve the Regular Agenda with no alterations.
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

REGULAR AGENDA

1. Letter to Governor Newsom requesting submission of a petition to the Environmental Protection Agency (EPA) regarding microplastics

M/S: Lind/Timms
To authorize Mayor Timm to sign the letter and submit it to Governor Newsom.
Carried 5/0 (AYES: Timm, Timms, Clark, Jett, Lind)

2. Future Council Agenda Items

None.

ADJOURNMENT

The meeting adjourned at 7:23 PM.

Approved: _____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

A/P Check Register
Checks from 08/02/2025 to 08/13/2025

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
		Cash Account: 999-10100-000-000-000000			
134451	08/11/25	ACE PORTABLE SERVICES	1,500.48	O	Payment Manager
134452	08/11/25	ALVAREZ IND INC CLEAN BLDG	205.00	O	Regular
134453	08/11/25	AMAZON CAPITAL SERVICES	929.83	O	Regular
134454	08/11/25	ANDERSON PACIFIC ENG INC.	450,124.65	O	Regular
134455	08/11/25	ART CLEANERS	1,505.10	O	Regular
134456	08/11/25	AT&T	1,991.37	O	Regular
134457	08/11/25	AT&T	1,783.43	O	Regular
134458	08/11/25	AT&T	57.57	O	Regular
134459	08/11/25	AUTO CARE LIFESAVER TOWING	445.50	O	Regular
134460	08/11/25	BPS TACTICAL, INC.	776.79	O	Regular
134461	08/11/25	BRIGHTVIEW LANDSCAPE	4,166.50	O	Regular
134462	08/11/25	CAL-WEST LIGHTING & SIGNAL INC	5,263.67	O	Regular
134463	08/11/25	CALIFORNIA DEPARTMENT OF	355.00	O	Regular
134464	08/11/25	CARLOS SOTO	10,825.00	O	Regular
134465	08/11/25	CITY OF SANTA CRUZ	435.00	O	Regular
134466	08/11/25	COMMUNITY BRIDGES	6,274.00	O	Regular
134467	08/11/25	CONFLICT RESOLUTION CENTER	1,034.00	O	Regular
134468	08/11/25	COPWARE,INC	705.00	O	Regular
134469	08/11/25	COUNTY OF SANTA CRUZ	1,618.60	O	Regular
134470	08/11/25	COUNTY OF SANTA CRUZ	52.00	O	Regular
134471	08/11/25	CRYSTAL SPRINGS WATER CO	622.73	O	Regular
134472	08/11/25	DAVID J. POWERS & ASSOC	52,012.60	O	Regular
134473	08/11/25	DIENTES COMMUNITY DENTAL	5,000.00	O	Regular
134474	08/11/25	ENTENMANN-ROVIN CO	97.39	O	Regular
134475	08/11/25	FERGUSON ENTERPRISES, LLC #795	38.33	O	Regular
134476	08/11/25	HOSPICE OF SANTA CRUZ COUNTY	5,000.00	O	Regular
134477	08/11/25	HOUSING AUTHORITY OF SC	2,500.00	O	Regular
134478	08/11/25	KOSMONT COMPANIES, INC	1,975.00	O	Regular
134479	08/11/25	LIEBERT CASSIDY WHITMORE	554.00	O	Regular
134480	08/11/25	LOGAN & POWELL, LLP	383.50	O	Regular
134481	08/11/25	LUKE PRELGOVISK	1,491.00	O	Regular
134482	08/11/25	MONARCH SERVICES	5,000.00	O	Regular
134483	08/11/25	MONTEREY BAY ANALYTICAL SVCS	755.40	O	Regular
134484	08/11/25	NATIONAL COMTEL NETWORK INC.	20.38	O	Regular
134485	08/11/25	NORCAL AG SERVICE	8,780.00	O	Regular
134486	08/11/25	OPENGOV, INC.	8,680.00	O	Regular
134487	08/11/25	PALACE BUSINESS SOLUTIONS	113.39	O	Regular
134488	08/11/25	PHOENIX GROUP	322.16	O	Regular
134489	08/11/25	PRESS BANNER	522.15	O	Regular
134490	08/11/25	SANTA CRUZ COUNTY CONFERENCE	27,195.50	O	Regular
134491	08/11/25	SCARBOROUGH LUMBER	627.50	O	Regular
134492	08/11/25	THOMSON REUTERS-WEST	416.30	O	Payment Manager
134493	08/11/25	URBAN FIELD STUDIO OAKLAND	17,750.00	O	Regular
134494	08/11/25	VISTA CENTER FOR THE BLIND	5,000.00	O	Regular

Check Number	Check Date	Vendor Name	Net Check Amount	Check Status	Check Type
134495	08/11/25	WBA CONSULTING	1,900.00	O	Regular
134496	08/13/25	ALLIANT	16,585.00	O	Regular
134497	08/13/25	BUSINESS WITH PLEASURE	44.34	O	Regular
134498	08/13/25	CSG CONSULTANTS, INC	19,601.75	O	Regular

apadatecr2 City of Scotts Valley llambert 08/13/2025 18:16 Page 2
A/P Check Register
Checks from 08/02/2025 to 08/13/2025

46	Checks total:	671,120.13
0	ACH total:	
0	EFTPS total:	
0	Wire transfer total:	
2	Payment Manager total:	1,916.78
48	GRAND TOTALS	673,036.91

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 8/20/2025

TO: Honorable Mayor and City Council

FROM: Kirsten Powell, City Attorney

APPROVED: Mali LaGoe, City Manager

SUBJECT: **Denial of Claim filed by Carlos Lopez**

SUMMARY OF ISSUE

On August 1, 2025, the City received a claim from Carlos Lopez for personal injuries he sustained in a vehicle collision with a fleeing suspect vehicle. Mr. Lopez claimed that the Scotts Valley Police Department was involved in the pursuit that resulted in the collision. The Scotts Valley Police Department was not involved in the pursuit. Information confirming this has since been provided to Mr. Lopez's attorney. Because the City was not involved in this incident and bears no responsibility, this claim should be denied.

FISCAL IMPACT

There is no fiscal impact associated with denying this claim.

STAFF RECOMMENDATION

Deny the claim filed by Carlos Lopez on August 1, 2025.

TABLE OF CONTENTS

1. C.Lopez Claim 8-1-2025_Redacted

City of Scotts Valley
CLAIM FORM

FOR OFFICIAL USE ONLY

RECEIVED
AUG 01 2025
By

RECEIVED BY:

INFORMATION AND INSTRUCTIONS FOR CLAIMANT

- Claim form is to be completed by claimant or designated representative of claimant.
- Complete claim form thoroughly and accurately.
- Attach any applicable documents and/or receipts.
- Upon receipt, Claim will be reviewed by the City's Risk Management team and you will be notified of any action taken via mail or email.

RETURN COMPLETED CLAIM FORM IN PERSON, BY MAIL OR EMAIL TO:	FOR MORE INFORMATION CONTACT:
City of Scotts Valley Attn: City Clerk 1 Civic Center Drive Scotts Valley, CA 95066 cityhall@scottsvalley.gov	City Clerk City of Scotts Valley 1 Civic Center Drive, Scotts Valley, CA 95066 Tel: 831-440-5600 Email: cityhall@scottsvalley.gov

1. CLAIMANT INFORMATION

Claimant	Carlos R. Lopez	
Street Address/City/ST/Zip	[redacted]	
Mailing Address/City/ST/Zip	Avi Muhtar / Crown & Stone Law, P.C. - 407 N. Maple Dr., Beverly Hills, CA 90210	
Phone	[redacted] ■ Cell □ Work □ Home	□ Cell □ Work □ Home
E-Mail Address	[redacted]	

2. DESCRIPTION OF CLAIM

Claim is for personal injuries sustained in a vehicle collision with a fleeing suspect vehicle. Pursuing agencies, including Scotts Valley Police Department, pursued suspect vehicle from 1760 41st Ave., Capitola, CA 95010. Suspect vehicle drove northbound on southbound lanes of SR-17 and crashed head-on into vehicle in which Claimant was traveling, resulting in serious injuries to claimant. Claimant suffered bodily injuries, [redacted]. Collision occurred SR-17 S/B, 1943 ft. south of Bear Creek Road.

Claim is premised on failure to adopt, implement, and abide by appropriate policies and procedures regarding vehicular pursuits. Negligence in conduct of pursuit. Creating an unreasonable risk to the public, including claimant, ultimately resulting in the collision which caused injuries to claimant.

3. AMOUNT OF CLAIM (If applicable, attach supporting receipts, etc.)

Treatment and injuries are still be ascertained. Amount TBD but greater than $35,000 limit for civil limited cases

4. CITY EMPLOYEES INVOLVED

5. DATE OF OCCURRENCE

07/13/2025 at approximately 6:00 p.m.

6. WITNESSES TO OCCURRENCE (Please include all available contact information, i.e. name, address, etc.)

CLAIMANT'S STATEMENT/AGREEMENT (PLEASE READ CAREFULLY BEFORE SIGNING):
I hereby certify under penalty of perjury that the answers and statements I have made on this claim are true and correct to the best of my knowledge and belief.

CLAIMANT / AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
Avi E. Muhtar	07/29/2025
PRINTED NAME:	**POSITION/TITLE:**
Avi E. Muhtar	Attorney for Claimant

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 8/20/2025

TO: Honorable Mayor and City Council

FROM: Rodolfo Onchi, Public Works Director

APPROVED: Mali LaGoe, City Manager

SUBJECT: **Approval of 2025 Sewer System Management Plan (SSMP) Update**

SUMMARY OF ISSUE

In 2006 and 2008, the State Water Resources Control Board (SWRCB) adopted Order No. 2006-0003-DWQ and Order No. 2008-0002-EXEC which requires all public agencies in California to be regulated under the general State Water Resources Control Board General Waste Discharge Requirements (GWDR) and mandated development of a Sewer System Management Plan (SSMP). The SWRCB requires regular SSMP updates and audits as part of the WDR. In 2013, the SWRCB adopted Order No. 2013-0058-EXEC, amending the Monitoring and Reporting Program (MRP) of the GWDR.

On February 2, 2022, the City Council approved the previous SSMP, which is now due to be updated and posted on the City website.

The SSMP describes the procedures the City of Scotts Valley will use to manage its sewage collection system effectively. The plan addresses the requirements for the following elements to effectively manage a wastewater collection system:

1. Introduction
2. Goals
3. Organization
4. Legal Authority
5. Operation and Maintenance Program
6. Design and Performance Provisions
7. Overflow Emergency Response Plan
8. Fats, Oils and Grease (FOG) Control Program
9. System Evaluation and Capacity Assurance Plan
10. Monitoring, Measurement, and Program Modifications
11. SSMP Program Audits
12. Communication Program

Upon adoption, the approving resolution will be incorporated into the SSMP. The SSMP will

be uploaded to the City website and submitted to the SWRCB.

FISCAL IMPACT

There is no fiscal impact to the General Fund associated with the adopting of the Resolution approving the SSMP. Costs associated with the implementation of the plan are included in the annual operating and capital improvement program (CIP) budgets for the wastewater division and are funded through the Wastewater Enterprise Fund.

STAFF RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 2066, approving the City of Scotts Valley Sewer System Management Plan.

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1. Sewer System Management Plan 2025
2. Resolution No. 2066 Sewer System Management Plan Update 2025

Sewer System Management Plan (SSMP)

2025 Update

Sanitary Sewer Collection System for

Waste Discharge ID (WDID): # 3SSO10331

DRAFT – SCHEDULED FOR AUGUST 20 CITY COUNCIL MEETING

FINAL DRAFT

REVIEWED AND APPROVED BY:

Jeremy Long, Wastewater Division Manager
Legally Responsible Official
City of Scotts Valley
Sanitary Sewer Collection System
(includes Element Development Plans & Schedules)

Date Signed

PREPARED BY:

FISCHER COMPLIANCE LLC
PRACTICES THAT COMPLY

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Revision Date	SSMP Section	Approval Date	Description of Change/Revision Made	Initials

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COPY LOG AS NEEDED

Revision Date	SSMP Section	Approval Date	Description of Change/Revision Made	Initials

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COPY LOG AS NEEDED

City of Scotts Valley
Att: Jeremy Long
Legally Responsible Official (LRO)
701 Lundy Lane
Scotts Valley, CA 95099

Dear Mr. Long,

We are pleased to present the new 2025 Sewer System Management Plan (SSMP) Update developed in partnership with the City of Scott Valley's management. The 2025 Update meets and exceeds compliance with the WDR (State Water Board, Water Quality Order No. 2022-0103-DWQ, Attachment D-10 and Specifications 5.4). The 2025 SSMP has been completely revised to harmonize with industry standard guidelines and incorporates the City's latest SSMP Audit findings.

The 2025 SSMP is a declaration of what the City is doing to demonstrate full compliance with the WDR. Attachment A of the WDR (page A-4), states "A sewer system management plan is a living document an Enrollee develops and implements to effectively manage its sanitary sewer system(s) in accordance with this General Order." We suggest that the City review the SSMP on a regular basis, and as required by the WDR, continuously document changes to its SSMP in a change log attached to the Plan.

We look forward to assisting the City wherever necessary to fully implement the new 2025 SSMP Update.

Sincerely,

Jim Fischer

James Fischer, P.E.
Principal, Fischer Compliance LLC
Credentialed U.S. EPA NPDES Compliance Inspector

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Introduction

This Sewer System Management Plan (SSMP) or "Plan" has been prepared for the City of Scotts Valley (City) with technical assistance from Fischer Compliance LLC with the goal of meeting and exceeding compliance with the State Water Resources Control Board 2022 General Waste Discharge Requirements, Order No. WQ 2022-0103-DWQ for Sanitary Sewer Systems (referred to throughout this document as the WDR). The City provided all details, information and institutional insights for preparation of the SSMP. The document has been developed to meet the size, scale, and complexity of the City, serving as a "living document" used as a tool for managing and operating the City's sanitary sewer collection system. Additionally, the latest 2024 Sewer System Management Plan Guidance Manual published by the Bay Area Clean Water Agencies (BACWA) was utilized as a model for development of the document to harmonize formatting/content and incorporate recommended suggested guidance wherever possible.

The City's commitment to meeting regulatory requirements, along with its approach to operation and management of the collection system, has served it well, as evidenced by the system's performance relative to other agencies in the region and the state.

Figure 1 provides key spill metrics, including data comparing the City's spill record with state and regional system data for the five-year period of May 2020 through June 2025. The City consistently performs better than both statewide and regional spill rate indices and net spill volumes for all categories of spills from its sanitary sewer collection system.

General Information

Region	Place ID	Place Name	CS Category	Place Address	Place County
3	631794	Scotts Valley CS	Municipal(Public)	1 Civic Center Scotts Valley CA 95066	Santa Cruz

Collection System Spill Summary

Operational Indices: Scotts Valley CS

Spill Rate Indice (spills/100mi/yr)

	Category 1			Category 2		Category 3	
	Main System	Laterals	Other	Main System	Other	Main System	Other
Scotts Valley CS	0.29	N/A	0.0	0.0	0.0	0.87	0.0
State Municipal(Public) Average	1.6	N/A	0.85	0.9	1.26	2.22	0.43
Region Municipal Average	0.96	N/A	0.26	1.72	0.63	2.13	0.49

Net Volume Spills Indice (gallons/1000 Capita/yr)

	Category 1			Category 2		Category 3	
	Main System	Laterals	Other	Main System	Other	Main System	Other
Scotts Valley CS	22.91	N/A	0.0	0.0	0.0	3.21	0.0
State Municipal(Public) Average	3225.52	N/A	1661.72	162.74	1048.88	42.58	13.45
Region Municipal Average	598.15	N/A	208.69	360.02	9.23	38.85	1.63

Figure 1 – Collection Spill Summary: Operational Indices for City with State and Regional Data

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SSMP Organization

This SSMP is organized into 11 core elements following Attachment D of the WDR, with inclusion of applicable Specifications requirements.

Each individual element in the SSMP includes the following technical contents.

1. Requirements – Provides the actual description of applicable requirements in the WDR.
2. Compliance – Describes the City's approach to complying with the WDR requirements.
3. Effectiveness – As measured by Key Performance Indicators (KPIs.)
4. Implementation – Demonstrates how the City will ensure the SSMP will be carried out as described.
5. Resilience – Demonstrates the resilience that is addressed in the SSMP and built-in to the City's collection system and procedures.
6. Appendix Inclusions – List the items included in the Appendix for each SSMP Element, if any.

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Abbreviations and Acronyms

BMP	Best Management Practices
CCTV	Closed Circuit Television
CIP	Capital Improvement Program
CIPP	Cured in Place Pipe
CIWQS	California Integrated Water Quality System (State Water Board Online Spill Database)
CMMS	Computerized Maintenance Management System
ENG	Engineering
EPA	US Environmental Protection Agency
FOG	Fats, Oils and Grease
FSE	Food Service Establishment
GCD	Grease Control Device
GIS	Geographic Information System
I & I	Inflow and Infiltration
LRO	Legally Responsible Official
MGR	Wastewater Division Manager
RWQCB	Regional Water Quality Control Board
SCADA	Supervisory Control and Data Acquisition
SERP	Spill Emergency Response Plan
SOP	Standard Operating Procedure
Spill	Sanitary Sewer Spill
SSMP	Sewer System Management Plan
SUP	Collections Supervisor
SWRCB	State Water Resources Control Board
WDR	Sanitary Sewer Systems General Wastewater Discharge Requirements Order issued by the State Water Board (Order No. 2022-0103-DWQ)
WDID	Waste Discharge ID Number (CIWQS)
WRF	Water Reclamation Facility

Table 1 – Abbreviations and Acronyms

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1. Goal and Introduction

WDR REQUIREMENTS

Att. D-1 (pg. D-2)

"The goal of the Sewer System Management Plan (Plan) is to provide a plan and schedule to: (1) properly manage, operate, and maintain all parts of the Enrollee's sanitary sewer system(s), (2) reduce and prevent spills, and (3) contain and mitigate spills that do occur.

The Plan must include a narrative Introduction section that discusses the following items:"

1.1. Regulatory Context

WDR REQUIREMENTS

Att. D-1.1 (pg. D-2)

"The Plan Introduction section must provide a general description of the local sewer system management program and discuss Plan implementation and updates."

COMPLIANCE

The City is committed to implementing the WDR which includes addressing all requirements by integrating a wide range of programs specifically designed for ensuring the integrity and efficiency of the City's sanitary sewer collection system. Moreover, the City is dedicated to maintaining its collection system in a systematic manner by implementing various work programs, with a focus on critical areas, to prevent spills, allowing for a comprehensive approach to maintenance. Work programs include pipe cleaning, pump station maintenance, root control, and source control. Work programs are described in more detail in Specifications 5.19 – Operation and Maintenance of this SSMP.

EFFECTIVENESS

N/A

IMPLEMENTATION PLAN/SCHEDULE

N/A

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1.2. SSMP Update Schedule

WDR REQUIREMENTS

Att. D-1.2 (pg. D-3)

"The Plan Introduction section must include a schedule for the Enrollee to update the Plan, including the schedule for conducting internal audits. The schedule must include milestones for incorporation of activities addressing prevention of sewer spills."

COMPLIANCE

The City utilizes the State Water Board's online lookup tool to ensure compliance with all required due dates for updating its SSMP and completing its required SSMP Audits (see chart below). The City is in the process of completing the SSMP audit for the period August 2021 through August 2024 and will upload the document into CIWQS during the third quarter 2025.

Sewer System Management Plan & Subsequent Update Due Dates					
System Name	WDID Number	Original Plan Required Due Date	Required Plan Update Due Date	Required Plan Update Due Date	Required Plan Update Due Date*
Scotts Valley CS	3SSO10331	8/2/2009	8/2/2014	8/2/2019	8/2/2025

Audit Due Dates								
System Name	WDID Number	Original Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	Required Plan Audit Due Date	End of Required 3-Year Audit Period**
Scotts Valley CS	3SSO10331	8/2/2011	8/2/2013	8/2/2015	8/2/2017	8/2/2019	8/2/2021	8/2/2024

Figure 2 – Sewer System Management Plan, Subsequent Update and Audit Due Dates

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are SSMP Audits and SSMP Updates being performed as scheduled?
- Has the SSMP been approved by the governing board on the required schedule (i.e., every six years)?
- Are specific internally established sewer program milestones being monitored?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
1.2.1	Complete 2021-2024 Audit and upload to CIWQS	Third quarter 2025			X
1.2.2	Prepare for next SSMP Audit	Begin 5/2/2027	X		X
1.2.3	Complete and upload next SSMP Audit	By 11/2/2027	X		X
1.2.4	Incorporate Audit findings, update Change Log and Update SSMP	Begin after completion of SSMP Audit			X
1.2.5	Prepare for next SSMP Audit	Begin 5/2/2030	X		X
1.2.6	Complete and upload next SSMP Audit	By 11/2/2030	X		X
1.2.7	Incorporate Audit findings, update Change Log and Update SSMP	Begin after completion of SSMP Audit			X
1.2.8	Prepare for next SSMP Update	Begin 2/2/2031	X		X
1.2.9	City Council approval deadline for next SSMP Update	By 8/2/2031	X		X

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1.3. Sewer System Asset Overview

WDR REQUIREMENTS

Att. D-1.3 (pg. D-3)

"The Plan Introduction section must provide a description of the Enrollee-owned assets and service area, including but not limited to:

- *Location, including county(ies);*
- *Service area boundary;*
- *Population and community served;*
- *System size, including total length in miles, length of gravity mainlines, length of pressurized (force) mains, and number of pump stations and siphons;*
- *Structures diverting stormwater to the sewer system;*
- *Data management systems;*
- *Sewer system ownership and operation responsibilities between Enrollee and private entities for upper and lower sewer laterals;*
- *Estimated number or percentage of residential, commercial, and industrial service connections; and*
- *Unique service boundary conditions and challenge(s).*

Additionally, the Plan Introduction section must provide reference to the Enrollee's up-to-date map of its sanitary sewer system, as required in section 4.1 (Updated Map of Sanitary Sewer System) of this Attachment."

COMPLIANCE

The City of Scotts Valley (City) is in Santa Cruz County and encompasses approximately 4.6 square miles. As of 2024, the City had an estimated population of 11,828. The City is primarily a residential community with a considerable amount of office, warehouse, and research and development. Wastewater from the City's collection system is conveyed to and treated at the City's Scotts Valley Water Reclamation Facility (WRF).

The City's wastewater collection system serves the entire city, as shown in Figure 3, below. The sewer system consists of about 55 miles of gravity sewers, 8 miles of force main, and 8 lift stations. Most of the gravity pipelines are less than 8" in diameter, while all force mains are 6" or less in diameter. The pipes were constructed between 1940 and 2019 while the lift stations were constructed between 1980 and 2020.

The City does not have any siphons or stormwater diversion structures.

The City does not currently have a data management system for its wastewater collection system but will transition to the CMMS software OpenGov by the end of 2025. The City uses ArcGIS for its mapping.

There are approximately 3,738 upper and lower service laterals connected to the system. The City owns 12 of these laterals (i.e., on City-owned property). Other than those on City-owned property, the City is not responsible for any of the laterals. The property owner is fully responsible for maintenance and repair of the private sewer laterals.

The percentage of residential, commercial, and industrial service connections is shown in Table 2, below.

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There are 6 entities that collect wastewater from multiple residences and connect to the City's wastewater collection system. Although none of these entities have been assigned a WDID number by the State Water Board, the City considers them to be satellite systems because each entity owns and maintains its own collection system and connects to the City at one location. These satellite systems are Spring Lakes, Montevalle, Vista Del Lago, Mountain Brook, Woodside HOA, and Green Hills Estates.

Two unique challenges face the City. First, there is a high turnover of City staff, with many people working for the City for only a few years before leaving for higher paying jobs in Silicon Valley. This results in numerous vacancies and a lack of institutional knowledge. The City's second challenge is due to the numerous redwood trees throughout the City. Redwoods have a large, shallow root system that can spread up to 100 feet. The redwoods' hairline roots grow through cracks in sewer lines, then grow larger and cause backups. The City has a root foaming program to address this issue.

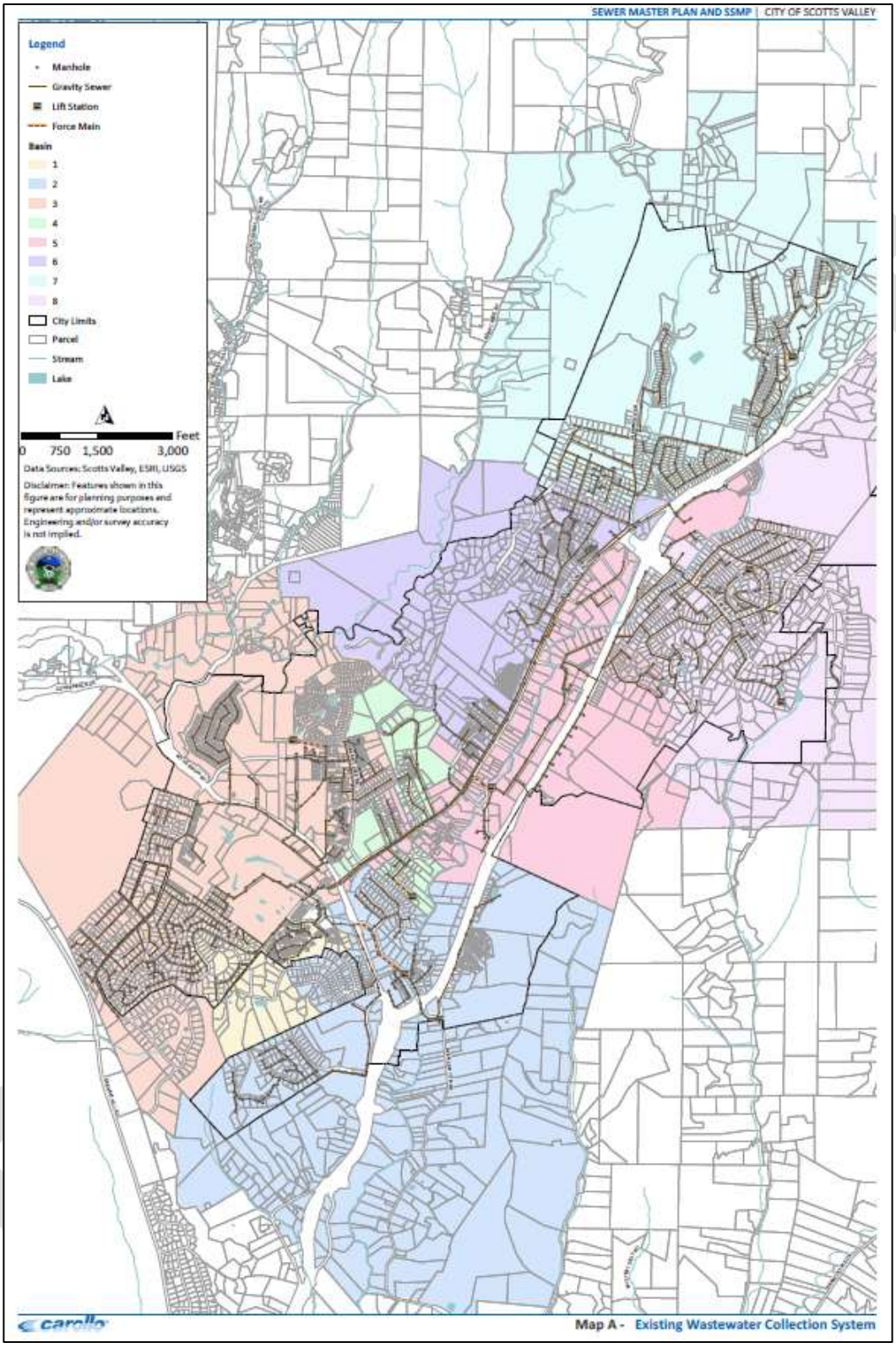
The City maintains up to date maps of its collection system.

Use Type	Number or % of Connections
Residential	Approximately 89%
Commercial	Approximately 10%
Industrial	Approximately 1%
Total	100%

Table 2 – City Sewer Connection Flow Classifications And Connections Data

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are asset statistics periodically reviewed and updated as necessary?
- Are omissions or errors addressed in a timely manner?
- Are system maps up to date?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
1.3.1	Review City-owned asset statistics and element description; update as necessary.	At the beginning of the audit cycle and when significant changes have been made.		X	X
1.3.2	Update maps.	Within 30 Days of Submittal of Completion of Development Project		X	

RESILIENCE

Resilience is addressed in Element 1 by:

- Implement a system for collecting and managing asset data.
- Redundancy: More than one member of staff is trained and able to retrieve and manage the data.
- Implementing a QA/QC process to help ensure information is accurate.
- Using Calendar Reminders to ensure compliance deadlines are met.

APPENDIX 1 INCLUSIONS

- None

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Specifications 5.2 – SSMP Development and Implementation

WDR REQUIREMENTS

Specification. 5.2 (pg. 18)

"To facilitate adequate local funding and management of its sanitary sewer system(s), the Enrollee shall develop and implement an updated Sewer System Management Plan. The scale and complexity of the Sewer System Management Plan, and specific elements of the Plan, must match the size, scale, and complexity of the Enrollee's sanitary sewer system(s). The Sewer System Management Plan must address, at minimum, the required Plan elements in Attachment D (Sewer System Management Plan – Required Elements) of this General Order. To be effective, the Sewer System Management Plan must include procedures for the management, operation, and maintenance of the sanitary sewer system(s). The procedures must: (1) incorporate the prioritization of system repairs and maintenance to proactively prevent spills, and (2) address the implementation of current standard industry practices through available equipment, technologies, and strategies."

COMPLIANCE

The City's current Sewer System Management Plan (SSMP) has been updated to meet the requirements of Order WQ 2022-0103-DWQ and addresses the required Elements. The SSMP addresses management, operations and maintenance procedures specific to the City's collection system. The City maintains a limited O&M program to operate its system and identify defects. (See Elements 4 and 8 and Specification 5.19 of this SSMP for more detail.)

The City keeps up with current industry standards, technology and best practices by reviewing industry periodicals, networking, attending training classes, and attending industry conferences and workshops. The City evaluates emerging practices, equipment and technologies for possible implementation to enhance sewer operations.

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Specifications 5.7 – Allocation of Resources

WDR REQUIREMENTS

Specification. 5.7 (pg. 22)

"The Enrollee shall comply with the following requirements:

- *Establish and maintain a means to manage all necessary revenues and expenditures related to the sanitary sewer system; and*
- *Allocate the necessary resources to its sewer system management program for:*
- *Compliance with this General Order,*
- *Full implementation of its updated Sewer System Management Plan,*
- *System operation, maintenance, and repair, and*
- *Spill responses."*

COMPLIANCE

Scotts Valley completed a Wastewater Rate Study in 2021 to determine the best method for addressing the financial gap between revenues and costs associated with its wastewater service. Wastewater rates were increased in 2024, as part of a larger plan to raise rates for several years. The rate increase was driven by the need to cover the costs of wastewater treatment and infrastructure upgrades.

The City has recently issued an RFP to complete a new Wastewater Master Plan, which is anticipated to be complete by mid-2027. Following completion of the Master Plan, the City will prepare a new rate study.

Wastewater operations are funded through a group of accounts called the Wastewater Enterprise Funds. These funds are used to track all revenue and expenses related to wastewater and recycled water services. Two funds are applicable to the wastewater collection system: (1) the Wastewater Operations fund, which is used to provide wastewater services to the community through both the wastewater collection system and WRF, and (2) the Wastewater Capital Replacement Fund, which is used to finance the replacement of wastewater infrastructure, such as pipes, pumps, and treatment plant equipment, after they have reached the end of their useful lifespan.

The City bills for its commercial wastewater service every two months, while residential customers pay for wastewater service on their annual property tax bill.

The City has a separate wastewater connection fee for new development. This fee is specifically allocated to cover the City's expenses in building the wastewater treatment plant and improving the collection system.

The City's Guiding Principles for the FY 24-25 budget include the statements: (1) the Wastewater Enterprise fund shall reflect the true cost of operation, including direct and indirect costs of services provided by the General Fund, and be self-reliant upon fees and/or use rates paid by ratepayers, and (2) private development of residential, commercial and/or industrial properties shall pay its fair share of capital improvements that are necessary to serve the development and should not be subsidized by public funds.

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Provisions 6.1 – Enforcement Provisions

WDR REQUIREMENTS

Provisions 6.1 (pg. 27)

"The following enforcement provisions are based on existing federal and state regulations, laws and policies, including the federal Clean Water Act, the state Water Code and the State Water Board Enforcement Policy."

COMPLIANCE

The City is aware of the consequences for noncompliance including associated penalties for violations. The City understands that:

Noncompliance with requirements of this General Order or discharging sewage without enrolling in this General Order constitutes a violation of the Water Code and a potential violation of the Clean Water Act and is grounds for an enforcement action by the State Water Board or the applicable Regional Water Board. Failure to comply with the notification, monitoring, inspection, entry, reporting, and recordkeeping requirements may subject the City to administrative civil liabilities of up to $10,000 a day per violation pursuant to Water Code section 13385; up to $1,000 a day per violation pursuant to Water Code section 13268; or referral to the Attorney General for judicial civil enforcement. Discharging waste not in compliance with the requirements of this General Order or the Clean Water Act may subject the City to administrative civil liabilities up to $10,000 a day per violation and additional liability up to $10 per gallon of discharge not cleaned up after the first 1,000 gallons of discharge; up to $5,000 a day per violation pursuant to Water Code section 13350 or up to $20 per gallon of waste discharged; or referral to the Attorney General for judicial civil enforcement.

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Provisions 6.3 – Sewer System Management Plan Availability

WDR REQUIREMENTS

Provisions 6.3 (pg. 31)

> *"The Enrollee's updated Sewer System Management Plan must be maintained for public inspection at the Enrollee's offices and facilities and must be available to the public through CIWQS and/or on the Enrollee's website, in accordance with section 3.8 (Sewer System Management Plan Reporting Requirements) of Attachment E1 (Notification, Monitoring, Reporting and Recordkeeping Requirements) of this General Order."*

COMPLIANCE

The City publishes its SSMP, available for public review, on its website at the Wastewater page and also maintains a paper copy in its offices which can be made available for inspection during regular business hours.

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2. Organization

WDR REQUIREMENTS

Att. D-2 (pg. D-3)

"The Plan must identify organizational staffing responsible and integral for implementing the local Sewer System Management Plan through an organization chart or similar narrative documentation that includes:

- *The name of the Legally Responsible Official as required in section 5.1 (Designation of a Legally Responsible Official) of this General Order;*
- *The position titles, telephone numbers, and email addresses for management, administrative, and maintenance positions responsible for implementing specific Sewer System Management Plan Element;*
- *Organizational lines of authority; and*
- *Chain of communication for reporting spills from receipt of complaint or other information, including the person responsible for reporting spills to the State and Regional Water Boards and other agencies, as applicable. (For example, county health officer, county environmental health agency, and State Office of emergency Services.)*

COMPLIANCE

The above items are addressed in order below:

The City currently has one Legally Responsible Official (LRO), who is Jeremy Long, the Wastewater Division Manager. Mr. Long meets the requirements set forth in Specifications 5.1 of the WDR. The City intends that its Senior Wastewater Operator will also be an LRO, but that position is currently vacant. Once filled, the City will update CIWQS with a second LRO.

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Implementation Responsibilities

Sewer System Management Plan Elements	Responsible Position
1. SSMP Plan, Goal and Introduction	Wastewater Division Manager
1.1. Regulatory Context	Wastewater Division Manager
1.2. SSMP Update Schedule	Wastewater Division Manager
1.3. Sewer System Asset Overview	Wastewater Division Manager
2. Organization	Wastewater Division Manager
3. Legal Authority	Wastewater Division Manager
4. Operations and Maintenance Program	Senior Wastewater Operator
4.1. Updated maps of Sanitary Sewer System	Engineering
4.2. Preventive Operation & Maintenance	Wastewater Operations
4.3. Training	Senior Wastewater Operator
4.4. Equipment Inventory	Senior Wastewater Operator
5. Design/Performance	Engineering
5.1. Updated Design Criteria & Construction Standards	Engineering
5.2. Procedures and Standards	Wastewater Division Manager
6. Spill Emergency Response Plan	Wastewater Division Manager
7. Sewer Pipe Blockage Program	Wastewater Division Manager
8. System Eval, Capacity Assurance, Capital Imp.	Engineering
8.1. System Evaluation and Condition Assessment	Engineering
8.2. Capacity Assessment and Design Criteria	Engineering
8.3. Prioritization of Corrective Action	Wastewater Division Manager
8.4. Capital Improvement Plan	Wastewater Division Manager
9. Monitoring, Measurement & Program Modifications	Wastewater Division Manager
10. Internal Audits	Wastewater Division Manager
11. Communication Program	Wastewater Division Manager

Table 3 – Implementation Responsibilities

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Responsible Position Contact Information

Responsible Position Contact Information	Phone	Email
Wastewater Division Manager	831-783-5659	jlong@scottsvalley.gov
Senior Wastewater Operator		(Vacant as of August 2025)
Engineering	831-438-5854	pwmaint@scottsvalley.gov
Wastewater Operations	831-438-0732	Svpw-wastewater@scottsvalley.gov

Table 4 – Responsible Position Contact Information

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2.1. Organizational Chart

The City's sanitary sewer collection system is primarily managed by the City's Wastewater Division, which falls under the Public Works Department. However, some of the SSMP responsibilities are carried out by other City departments and divisions. The organization chart, shown below, shows the organizational structure with respect to this WDR.

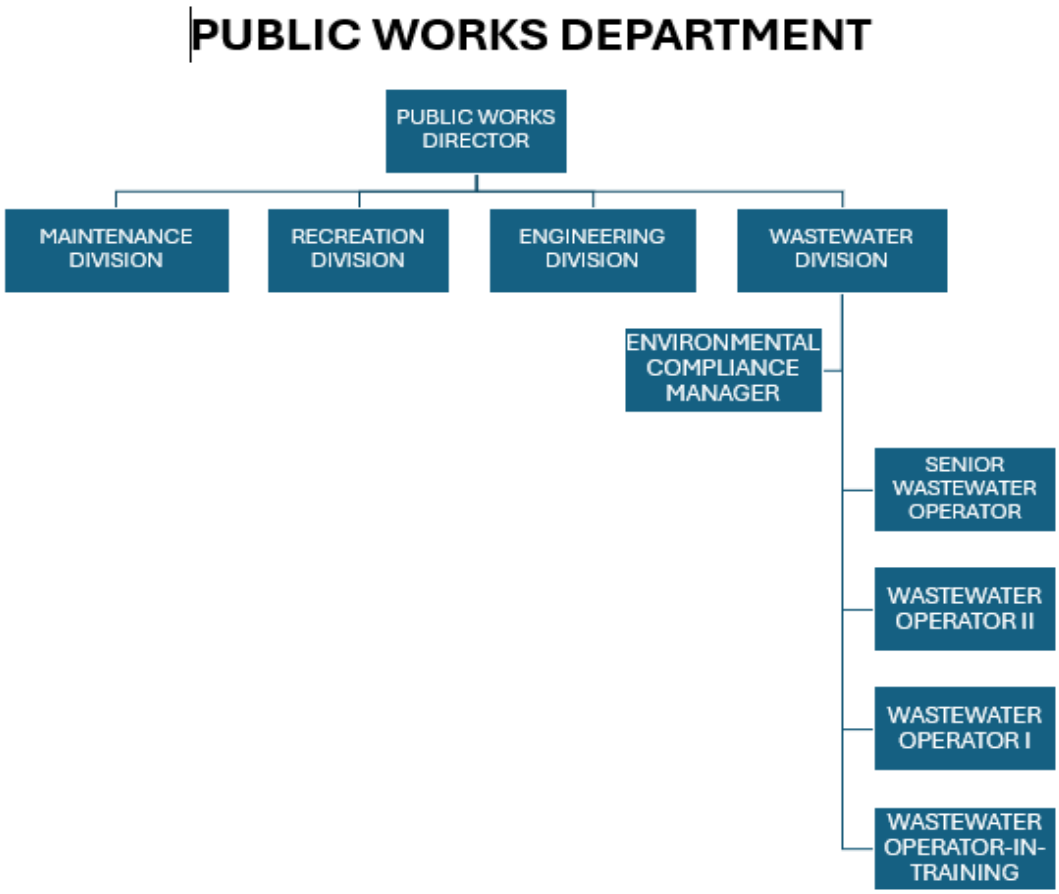


Figure 4 – City Organization Chart

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2.2. Organizational Staffing Responsibilities

The City's organizational lines of authority and staffing are as follows:

City Council

The City's elected governing body is composed of a City Council comprised of five council members, all of whom are directly elected by the people. The Mayor and Vice-Mayor are appointed annually by the Council, and the Council Members serve four-year staggered terms. The purpose of the Council is to establish local laws, to set policy, to reject or to approve programs, to allocate funds and provide direction, through the City Manager, to City staff to implement its policy. The Council can also appoint members to various local and regional committees, commissions, and other boards. Since the City is a General Law City, its Council must act within the framework of limitations and procedures established by State Law. Local laws are established by ordinance and are compiled in the Municipal Code. These laws are enforceable by the City, and violations thereof constitute an infraction. Other directives and policies of the City Council are recorded in Council resolutions and Council minutes.

City Manager

The City Council appoints a City Manager to serve as the City's chief administrative officer. The City Manager is responsible for implementing policies passed by the City Council and provides administrative direction and leadership to all City departments. The City Manager's Office is responsible for a wide variety of activities including general administration, personnel and labor relations, and the redevelopment program.

The Public Works Department

Oversees planning, design, construction, maintenance, repairs, and operations services for the City's infrastructure. The department is comprised of four divisions that represent different disciplines. Three of the four divisions' complete functions are related to the SSMP.

- Wastewater Division. This division operates and maintains sanitary sewer pipelines, seven lift stations, a laboratory, the Scotts Valley Water Reclamation Facility (WRF) and monitors the Source Control Program.
- Engineering Division. This division oversees and supports the planning, design, construction and inspection of improvements for all public works infrastructure projects including streets, storm facilities, curbs, gutters, sidewalks, landscaping, lighting and traffic control systems constructed within the City as part of the capital improvement program (CIP) or new development.
- Maintenance Division. This division is responsible for public streets, parking lots, storm drain systems, sidewalks, signage, striping, and street sweeping services.

Public Works Director/City Engineer

The Public Works Director/City Engineer manages the Public Works Department and the respective divisions, assists with reviewing and analyzing operations to achieve effective and efficient operations, and performs long term planning for all activities of the Public Works Department. The Public Works Director reports to the City Manager.

Wastewater Division Manager

The Wastewater Division Manager plans, assigns and supervises the work of personnel engaged in WRF and related facilities to maintain compliance with regulations and standards. The Wastewater Division Manager reports to the Public Works Director. The Wastewater Division Manager's essential duties include the following:

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- Review work of subordinates to ensure confirmation with standards.
- Assists in selection and training of wastewater operations employees.
- Prepare administrative and technical reports, including monthly and annual reports to the RWQCB.
- Analyze operations and suggests and/or implements improvements.
- Make recommendations on the types and kinds of equipment needed for wastewater maintenance and repair.
- Recommends policy or procedural changes and provides input to long-range goals and plans for the division to the Public Works Director.
- Approves plant alterations and changes in operating procedures.
- Directs and assists or coordinates consulting engineering on wastewater projects.
- Prepares and monitors the division budget, maintaining control of expenses in accordance with appropriations.
- Interacts with vendors to obtain cost-effective supplies, materials and equipment.
- Calculates sewer permits and user fees in accordance with the budget.
- Monitors existing businesses and industries for source control and compliance with pretreatment discharge regulations.
- Reviews industrial hook-up permits that are to be granted and approves or suggests changes to ensure that the discharge will comply with pretreatment regulations.
- Remains up to date on laws and regulations affecting wastewater operations by reviewing appropriate laws, codes, regulations and current literature.
- Establishes and maintains a computer database on all divisional records.
- Legally Responsible Official for this WDR.

Senior Wastewater Operator

The Senior Wastewater Operator provides day-to-day supervision as the working leader at the WRF, including monitoring and adjusting equipment, performing laboratory tests, and maintaining the WRF and lift station facilities. The Senior Wastewater Operator reports to the Wastewater Division Manager. The Senior Wastewater Operator's duties related to the implementation of the SSMP including the following:

- Establishes and leads a preventative maintenance program for the WRF, lift stations and collection system.
- Inspects and makes mechanical repairs to plant and pumping station equipment.
- Keeps records of plant operations and laboratory tests.
- Legally Responsible Official for this WDR.

Wastewater Operators

Wastewater Operators are responsible for performing assigned operation and maintenance tasks related to the Scotts Valley WRF and collection system. Under supervision, these tasks consist of monitoring and adjusting equipment, performing laboratory tests, and maintaining pumping station facilities and grounds. The Wastewater Operators report to the Senior Wastewater Operator.

Lab/Environmental Compliance Manager

The Lab/Environmental Compliance Manager plans and coordinates activities related to the WRF laboratory, and Environmental Compliance Programs that include pretreatment and storm water programs to ensure compliance with City, State, and Federal Regulations.

The Compliance Manger oversees and directs all lab activities, including day-to-day operations including short and long-range planning. Responsibilities include coordinating the activities of the lab with those of other jurisdictions and departments while managing and accomplishing the complex and varied functions

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of the laboratory. The incumbent is accountable for accomplishing mandatory state testing protocols and reporting while furthering City goals and objectives within general policy guidelines.

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2.3. Chain of Communication for Reporting Spills

An overflow may be detected by the public, by City staff, or during routine maintenance activities. The City's lift stations are equipped with a monitoring system which sends early warnings of potential backups caused by power outages or high-level conditions.

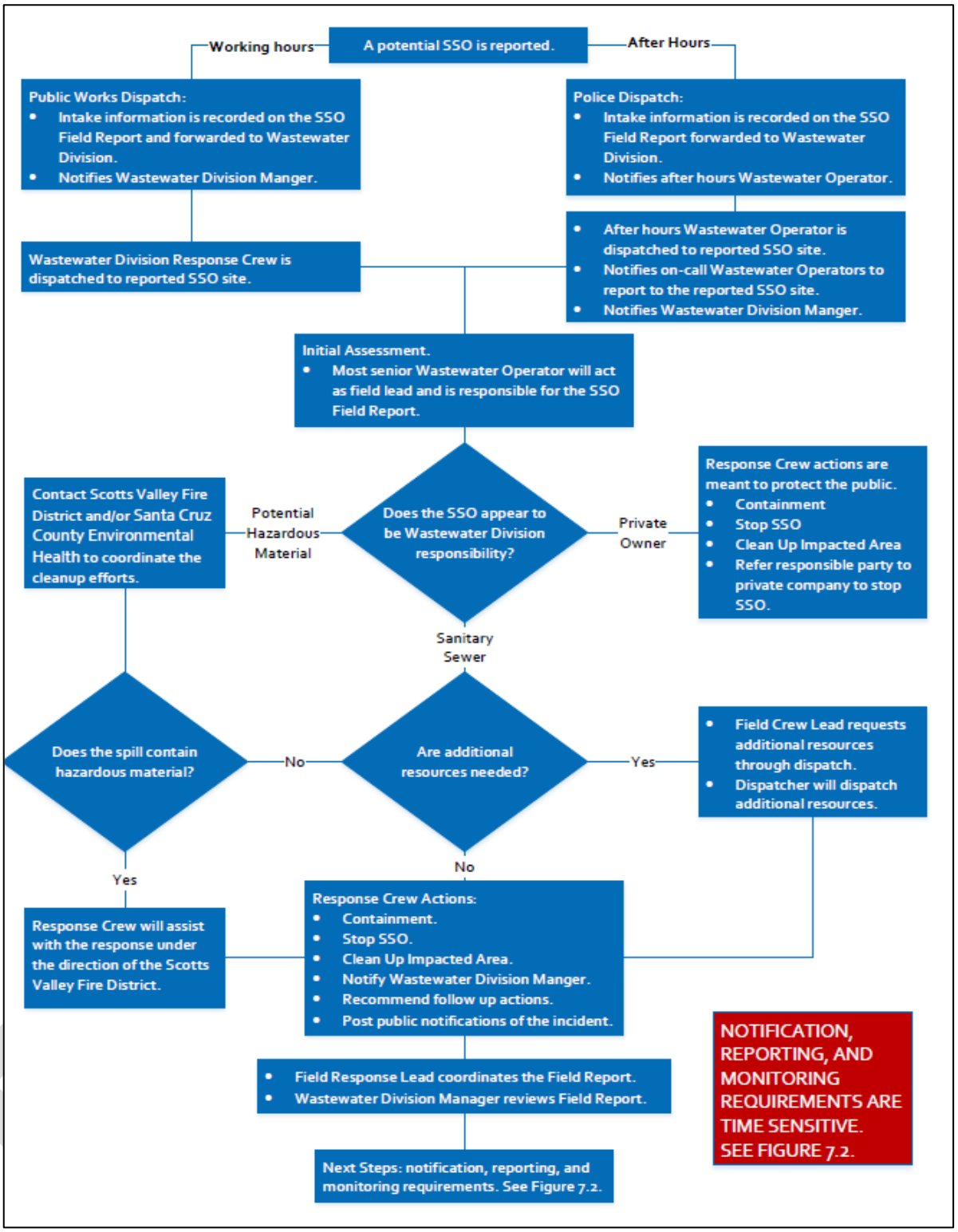
Most spills reported by the public are by a call to 9-1-1. The police dispatcher will take down the information and then contact the on-call wastewater operator who then follows up.

The City's Report a Spill webpage describes how different types of spill should be reported. For a "large spill running in street, gutter, or street", the public is directed to contact the County Environmental Health Department at 831-454-2022 during working hours or to call 9-1-1 after hours. For "septic/human waste from sewer breach or RV discharge", the public is directed to call the City Public Works Department at 831-438-5854 during working hours or to call 9-1-1 after hours. The webpage lists the information that should be included when calling in a spill, as well as the City's goals with respect to responding to a spill.

Figure 5, below, is a detailed schematic of how City staff respond to a spill during work hours and after hours.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have there been any changes requiring updates to the Organizational Chart?
- Have there been instances when a service call for a spill was not properly routed to response personnel?
- Were all spill response activities documented and forwarded to the LRO?
- Have there been any changes in assigned responsibilities for implementing the SSMP?
- Is there a process in place to ensure all contact information remains up to date?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
2.1	Review names, contact information and position responsibilities. Update as necessary.	Semi-Annually	X		X
2.2	Review Chain of Communication outcomes for all spill responses.	Each Spill Event	X		X
2.3	Review Organizational Chart for any changes. Update as necessary.	Semi-Annually	X		X
2.4	Update CIWQS to add second LRO.	Shortly after hiring the Senior Wastewater Operator	X		X
2.5	Review and consider simplifying the “Report a Spill” webpage	First half 2026	X		X

RESILIENCE

Resilience is addressed in Element 2 by:

- Ensuring that more than one person is capable and responsible for specific duties for SSMP implementation, e.g., back-up personnel.
- Designation of more than one LRO to help ensure full and continuous coverage of duties.
- Testing the phone notification system to ensure calls are received and routed to appropriate personnel.

APPENDIX 2 INCLUSIONS

- None

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3. Legal Authority

WDR REQUIREMENTS

Att. D-3 (pg. D-4)

"The Plan must include copies or an electronic link to the Enrollee's current sewer system use ordinances, service agreements and/or other legally binding procedures to demonstrate the Enrollee possesses the necessary legal authority to:

- *Prevent illicit discharges into its sanitary sewer system from inflow and infiltration (I&I); unauthorized stormwater; chemical dumping; unauthorized debris; roots; fats, oils, and grease; and trash, including rags and other debris that may cause blockages;*
- *Collaborate with storm sewer agencies to coordinate emergency spill responses, ensure access to storm sewer systems during spill events, and prevent unintentional cross connections of sanitary sewer infrastructure to storm sewer infrastructure;*
- *Require that sewer system components and connections be properly designed and constructed;*
- *Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee;*
- *Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures; and*
- *Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable."*

COMPLIANCE

The above items are addressed in order below:

Authority to prevent illicit discharges into the City's wastewater collection system.

- Section 13.04.020 of the City's Municipal Code contains general prohibitions against substances that could, among other items, cause a fire, obstruct the flow, threaten a life, prevent maintenance of the sewer system, cause offensive odors, or cause a violation of a permit.
- Sections 13.04.025 and 13.04.030 prohibit the discharge of surface water, ground water, storm water, and unpolluted cooling water or industrial process water.
- Sections 13.04.035, 13.04.055, and 13.04.060 require use of a garbage grinder and grease interceptors and prohibit the discharge of FOG.
- Section 13.04.060 contains general discharge limitations, including a prohibition against the discharge of trash, rags, roots, and chemical waste.

The City's pre-planned collaboration and coordination with storm drain agencies.

- The City owns and operates most of the storm drains within its boundaries and has a de facto legal authority to access to these storm drains in the event of a wastewater spill.
- In addition, Caltrans may own and operate several storm drains associated with Highway 17 within the City limits. To comply with the WDR requirement, the City will contact Caltrans to discuss an agreement to allow the City to respond to wastewater spills which enter a Caltrans storm drain.

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Require that sewer system components and connections be properly designed and constructed.

- Section 13.04.240 of the City's Municipal Code states that "It shall be the responsibility of the owner of the property desiring to hook up to the city's sanitary sewer system to construct and install at his/her own cost and expense, all lines, drains, pump stations and/or other facilities necessary for his/her property to be served by said sanitary sewer system. The construction and installation shall be done pursuant to the requirements of the city engineer…"
- Regulations pertaining to the design, construction, and inspection of private sewer systems, building sewers, and connections are described in the City's Standard Details and Specifications.

Ensure access for maintenance, inspection, and/or repairs for portions of the service lateral owned and/or operated by the Enrollee.

- The City does not own or operate any portion of the sewer lateral. Section 13.04.255 of the City's Municipal Code states "Sewer laterals shall belong to the property owner. The city shall maintain all city sanitary sewer mains and appurtenances within public easements or on public property. The property owner shall maintain all sewer laterals and appurtenances for his/her premises and be responsible for any blockages therein."

Enforce any violation of its sewer ordinances, service agreements, or other legally binding procedures.

- The City's Municipal Code contains multiple sections related to enforcement. Section 13.04.180 authorizes administrative enforcement procedures, including penalties, cease and desist orders, compliance orders, show cause orders, consent orders, and emergency corrections. Section 13.04.185 allows for revocation of permits, while Section 13.04.190 describes civil and criminal judicial remedies which may be assessed for violations of the Municipal Code.

Obtain easement accessibility agreements for locations requiring sewer system operations and maintenance, as applicable.

- Section 13.04.245 of the City's Municipal Code states "When a sanitary sewer main is to be constructed across private property to serve more than one parcel an easement shall be granted to the city and the easement line, size and installation shall be approved by the city. No person shall discharge any sewage into a sanitary sewer main until said main has been accepted by the city." The City is aware of many sewer lines that run through residents' property and believes that easements have been recorded for all of them. However, if the City finds a section of pipeline on private property without an easement, it will request an easement through the County.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are the City ordinances and standards adequate for fulfilling the SSMP legal requirements?
- Does the City have a process in place for periodic review and evaluation of ordinances?
- Have there been instances when the code or ordinance did not address a need or circumstance?

I

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MPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
3.1	Review Ordinance(s) to confirm all documents provide necessary required legal authority.	Once per 6-year SSMP Update Cycle	X	X	
3.2	Monitor and document occasions when Ordinance(s) failed to address issues as intended.	Continuously	X	X	X
3.3	Confer with storm drain owners to ensure current practices and contact information are up to date.	Annually			X
3.4	Contact Caltrans to discuss an aid agreement to allow the City to respond to any wastewater spills which enter a Caltrans storm drain.	By second half 2026	X		x
3.5	If a line segment on private land is found to be without an easement, prepare and record an easement.	As needed	X	X	X

RESILIENCE

Resilience is addressed in Element 3 by:

- Keeping abreast of industry trends and local ordinances that may affect operations.

APPENDIX 3 INCLUSIONS

- None

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4. Operation and Maintenance Program

WDR REQUIREMENTS

Att. D-4 (pg. D-4)

"The Plan must include the items listed below that are appropriate and applicable to the Enrollee's system."

4.1. Updated Map of Sewer System

WDR REQUIREMENTS

Att. D-4.1 (pg. D-4)

"An up-to-date map(s) of the sanitary sewer system, and procedures for maintaining and providing State and Regional Water Board staff access to the map(s). The map(s) must show gravity line segments and manholes, pumping facilities, pressure pipes and valves, and applicable stormwater conveyance facilities within the sewer system service area boundaries."

COMPLIANCE

The City maintains up-to-date maps of its sewer system, which are digitized and formatted into an ArcGIS based mapping system. The maps show gravity line segments, force main segments, manholes, and lift stations.

The City's Maintenance Department maintains maps of the City's stormwater conveyance facilities; these maps are available to the Wastewater staff in the event of a spill.

Maps are updated by the Engineering Department when new development is accepted by the City. Engineering will also update maps when errors are identified by the Wastewater staff based upon field observations. Updates are typically completed within a week or two.

Upon request, the City will provide the system maps to State and Regional Water Board staff.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Were all map updates completed in a timely manner?
- Are all staff trained in the procedure for providing map update information?
- Are newly installed sewer assets incorporated into the system maps?
- Are there terrain features or assets that should be incorporated in future map updates (e.g. exposed pipe, siphons, ARVs, surface water, etc.)

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IMPLEMENTATION PLAN/SCHEDULE

No	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
4.1.1	Review map update procedures with all affected staff.	Annually	X	X	X
4.1.2	Review/ensure all newly installed facilities have been updated and included in the system maps.	Annually	X	X	X

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4.2. Preventive Operation and Maintenance Activities

WDR REQUIREMENTS

Att. D-4.2 (pgs. D-4/D-5)

"A scheduling system and a data collection system for preventive operation and maintenance activities conducted by staff and contractors. The scheduling system must include:

- *Inspection and maintenance activities;*
- *Higher-frequency inspections and maintenance of known problem areas, including areas with tree root problems;*
- *Regular visual and closed-circuit television (CCTV) inspections of manholes and sewer pipes.*

The data collection system must document data from system inspection and maintenance activities, including system areas/components prone to root-intrusion potentially resulting in system backup and/or failure."

COMPLIANCE

The City does not currently have a data management system for its wastewater collection system but will transition to the CMMS software OpenGov by the end of 2025.

Currently, the City prints a Word document at the beginning of each month. The document contains a list of tasks to be completed on a monthly, quarterly, semi-annual, and annual basis for both the collection system and the WRF. Staff check items off the list as they are completed. There is no mechanism for adding comments, photos, or scheduling additional work.

The Word document lists the hot spots, which are cleaned monthly. Due to lack of staffing, the remainder of the collection system is not typically cleaned or CCTV'ed. Roots are controlled by a contractor (Duke's) who foam the same locations each year. Manholes are not inspected systematically but may be inspected during hot spot cleaning.

The new CMMS system will allow the City to plan and schedule maintenance activities, and to assign maintenance frequencies to each component of the collection system. The software will facilitate issuing, both electronically and on paper, copies of all work orders for activities planned and scheduled in the system. The new software will allow staff to enter comments and photographs relating to sections of the collection system that are prone to root intrusion, FOG, and/or require rehabilitation, and to schedule follow up work.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are the City's maintenance, operations, and engineering work orders periodically audited for accuracy and completeness?
- Does the City monitor "open," "overdue," or "not yet completed" work orders to ensure completion of tasks?
- Are inspection and maintenance activities reducing the number and volume of spills?
- Is maintenance work being completed as scheduled?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
4.2.1	Review work completed to date to ensure critical work is being completed.	Quarterly			X
4.2.2	Review scheduled Preventative Maintenance to ensure the prescribed schedule remains appropriate.	Annually			X
4.3.3	Fully transition to CMMS for scheduling and data collection.	January 1, 2026	X		X

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4.3. Training

WDR REQUIREMENTS

Att. D-4.3 (pg. D-5)

"In-house and external training provided on a regular basis for sanitary sewer system operations and maintenance staff and contractors. The training must cover:

- *The requirements of this General Order;*
- *The Enrollee's Spill Emergency Response Plan procedures and practice drills;*
- *Skilled estimation of spill volume for field operators; and*
- *Electronic CIWQS reporting procedures for staff submitting data."*

COMPLIANCE

The City currently does not have a formal training program for its Wastewater Division staff. Training is provided through a combination of informal/on-the-job training, including reviewing tailgate training documents prepared by DKF Solutions. Moving forward, the City intends to implement a regular training program with documentation similar to that found in Appendix 4.1.

Upon completion of the new Spill Emergency Response Plan (anticipated to be third quarter 2025), the City intends to employ an outside vendor to train staff who respond to sewage spills. This training would include how to implement the updated SERP, including how to estimate spill volume, and the requirements of the WDR. The training would include an on-site practice drill with training on emergency response procedures with flow estimating from the holes in manhole covers. The training would also include how to determine spill start times, volume estimation and recovery estimation, and CIWQS reporting procedures.

Future refresher spill response training would either be conducted in-house or by an outside contractor.

The City uses private contractors for spill response, root control, and CCTV'ing the sewer lines. Contractors also access City sewer lines when connecting new development. Contractors who will work on the sewer collection system will be instructed by City staff on the process to follow in the event of a spill and provided with a spill response form such as the one found in Appendix 4.2.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has all training been completed as scheduled?
- Have records of training and attendance been documented and maintained?
- Have all staff demonstrated ability and knowledge after each training event?
- Have contractors received, at a minimum, direction for reporting and responding to spills?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
4.3.1	Review training documentation to ensure all staff have received required training.	Quarterly	X		X
4.3.2	Review agreements with contractors and/or pre-job meeting minutes to ensure contract personnel have received instruction for responding to sewage spills.	Each Contract	X	X	
4.3.3	Use outside vendor to conduct a comprehensive training regarding all aspects of the up-to-date SERP including flow measurement and practice drills.	By December 1, 2025	X		X
4.3.4	Conduct refresher training on the SERP, including flow measurement.	Annually			X

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4.4. Equipment Inventory

WDR REQUIREMENTS

Att. D-4.4 (pg. D-5)

"An inventory of sewer system equipment, including the identification of critical replacement and spare parts."

COMPLIANCE

The City relies on its contractors to complete repairs of the sewer lines and manholes and therefore does not have any spare parts for this portion of the system. However, the City does have spare pumps for the lift stations, as well as a trailer-mounted generator and absorbent for spills. The City does not currently have a written inventory of its sewer system equipment but will develop one.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have inventory lists been audited as scheduled?
- Have any inventory deficiencies or omissions been discovered and rectified?
- Has the City experienced any equipment failure that inhibited a spill response?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
4.4.1	Audit inventory lists to ensure stock is adequate.	Annually			X
4.4.2	Check with vendors to ensure lead times for critical parts are as expected.	Annually			X
4.4.3	Ensure contracts with emergency support services are current.	Annually	X		X
4.4.4	Prepare an equipment inventory list for the collection system and add it to this SSMP.	By first half 2026	X		X

RESILIENCE

Resilience is addressed in Element 4 by:

- Developing an SOP for updating maps when errors are discovered.
- Developing and using forms (paper or electronic) for data collection to help ensure all pertinent information is consistently collected.
- Periodically evaluating inspection cycle intervals to help ensure they are optimized.
- Requiring staff to demonstrate ability and/or knowledge for all training activities.
- Monitoring equipment and critical spare parts usage and trends.
- Performing periodic audits of the vehicle and equipment inventory List.

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APPENDIX 4 INCLUSIONS

- 4.1 Example Training Record
- 4.2 Example Contractor Spill Response Form

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Specifications 5.19 – Operations and Maintenance

WDR REQUIREMENTS

Specification. 5.19 (pg. 27)

> *"To prevent discharges to the environment, the Enrollee shall maintain in good working order, and operate as designed, any facility or treatment and control system designed to contain sewage and convey it to a treatment plant."*

COMPLIANCE

The City currently has a minimal sewer inspection and cleaning program, but would like to expand it, contingent upon funding.

Sewer Cleaning/Hot Spots

The City cleans locations on the hot spot list (below) each month. The City does not currently have the capacity to clean any other areas of its sewer collection system.

STREET	MANHOLE NUMBER
208 Southwood	E6-016
215-221 Southwood - 290'	E8-058…059
25 Sunset Terrace - street and driveway 325'/140'	F8-022…E8-023 & F8-022…E8-021
123 Sunset Terrace	F8-050…049…048…046
Bay Photo	C6-014
Butler Lane - 360' behind Scotts Valley Market	E7-073…074
Cabernet Court	F7-052
Cristal Oaks	C7-078
Hidden Oaks - 590'	C7-016…C7-021…C6-016…C6-000
North Navarra at Sucinto - 550'	F8-004…011…012
Oak Tree Villa - 400'	C5-006…007…not on map
Scott Court/Club Drive - 170'/550'	F7-005…007 & F7-004…005…006
South Navarra at Buttermilk - 550'	E7-023…024…025
Willis & Grace - 475'	E7-041…043…044…049
Willow Pond - 220'/325'/175'	C5-003…006 & C5-002…003 & C6-009…C5-001…002
Bethany Loop 225'	G7-056…059…060
Dollar Store 111'	C6-081…080
San Augustine & Maeve Court	N/A

Table 5 – Hot Spot List

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Root Control

The City hires Duke's to perform chemical root control annually. Duke's treats the same locations each year, unless wastewater staff ask for an additional location.

CCTV Inspections

City staff will use a push camera to TV small areas of the line, usually when there is a root or FOG problem. When the budget allows, the City hires a contractor to conduct CCTV inspections. CCTV inspections have not been completed for many years, but the 2025 budget does have funding to CCTV a portion of the system. The City would like to have funding in place to CCTV a portion of its lines every year.

Manhole Inspections

The City does not currently have a formal manhole inspection program but would like to develop a program in conjunction with its new CMMS.

Lift Station Inspections and Assessment

City staff inspect lift stations on a weekly basis. These inspections include a visual check of the equipment, manual cycling of pumps, checking and cleaning floats, recording hour meter readings of generators and pumps, and removing debris. In addition, pump stations receive extensive maintenance each year, which includes cleaning out of sump and removing pumps for inspection and performing repairs if necessary.

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5. Design and Performance Provisions

5.1. Updated Design Criteria/Construction Standards/Specifications

WDR REQUIREMENTS

Attachment D-5.1 (pg. D-5)

> *"Updated design criteria, and construction standards and specifications, for the construction, installation, repair, and rehabilitation of existing and proposed system infrastructure components, including but not limited to pipelines, pump stations, and other system appurtenances. If existing design criteria and construction standards are deficient to address the necessary component-specific hydraulic capacity as specified in section 8 (System Evaluation, Capacity Assurance and Capital Improvements) of this Attachment, the procedures must include component-specific evaluation of the design criteria."*

COMPLIANCE

The City's "Standard Details and Specification for Public Works Construction and Community Development" (Standards) was updated and adopted in 2017. The Standards provide certain minimum standards for the design, construction, repair and alteration for sanitary sewers, and all appurtenances. The Standards state that "Any items which are not included in these Standards shall be designed in accordance with the State Highway Design Manual, State Traffic Manual, Subdivision Ordinance or Zoning Ordinance, the General Plan, Master Plans, and any applicable Specific Plan of the City of Scotts Valley, generally accepted engineering practice, or as directed by the Public Works Director/City Engineer."

The Standards include design specifications for gravity sewers, manholes, laterals sewers, and wyes. However, the Standards do not include design criteria for force mains or lift stations. This is because there are too many variables to consider; the design for each force main or lift station must be site-specific. Instead, the City Engineer, or designee, works with the developer's designer to determine the appropriate design for the specific location.

Permits are required prior to construction of any new building that will connect to a public sewer. The permit application triggers a review of plans and specifications by the City. Issued permits require that construction of sewers be in accordance with County and City requirements and be inspected by an Engineering Inspector prior to acceptance by the City.

The Standards do not specifically reference criteria for repair or rehabilitation of sewer system components, and it is unknown if the existing design criteria are sufficient to address hydraulic capacity needs. Although the Standards imply that sewer design should be in accordance with "generally accepted engineering practice", the Standards should be updated to include a list of industry accepted standards for facility design and construction requirements such as:

- American Society of Mechanical Engineers (ASME) Standards;
- American National Standards Institute (ANSI) Standards;
- American Society for Testing and Material (ASTM) Standard;
- American Water Works Association (AWWA) Standards;
- American Society of Civil Engineers (ASCE) Standards;
- Hydraulic Institute Standards (HIS); and
- American Concrete Institute (ACI) Standards.

The City intends to review and update the Standards to include the above information.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are plan checking QA/QC processes helping to ensure adherence to the standards?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
5.1.1	Ensure all project plans are approved in accordance with the City's Standard Details and Specifications.	Each Project		X	
5.1.2	Update the City's Standard Details and Specifications to reference repair or rehabilitation of the sewer system, hydraulic capacity, and specific industry-accepted design standards.	By December 31, 2026	X	X	X

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5.2. Procedures and Standards

WDR REQUIREMENTS

Attachment D-5.2 (pg. D-5)

> *"Procedures, and standards for the inspection and testing of newly constructed, newly installed, repaired, and rehabilitated system pipelines, pumps, and other equipment and appurtenances."*

COMPLIANCE

The City's Engineering Department has full-time Construction Inspectors who inspect both new construction and repairs. The inspector ensures all construction meets the City's standard specifications and other applicable codes. Permits are required for all work on wastewater facilities in the City, and no facility is accepted unless it is permitted, inspected, and tested in accordance with the standard specifications.

The City's "Standard Details and Specification for Public Works Construction and Community Development" (Standards), Section I-5, lists several requirements for inspection and testing of sewer lines. All newly constructed sewer lines are required to be CCTV inspected by the contractor or developer to verify as-built drawings and ensure the line has no construction defects. Additionally, all new pipes and manholes are required to be pressured tested to ensure tightness and prevent release of sewer odors and future infiltration of storm water. This inspection and testing process must be completed prior to backfilling and before the City will accept the infrastructure from the construction contractor.

The Standards do not specify whether these inspection standards are applicable only to new sewer lines or whether they also apply to repaired or rehabilitated sewer lines. In addition, the Standards do not specify inspection and testing criteria for new, repaired, or rehabilitated lift stations or other sewer appurtenances. The City intends to review and update the Standards to include this information.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Were any design or installation deficiencies found during warranty inspections?
- Are deviations from standard procedures and/or specs, testing, etc., justified and documented?
- Does the City stay abreast of industry design standards and technical advances in the industry?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
5.2.1	Verify inspection procedures are adequate and consistent with current standards of practice	Assessed annually		x	
5.2.2	Verify design standards and hydraulic model previously completed are adequate and consistent with current standards of practice.	Annually		X	
5.2.3	Update the City's Standard Details and Specifications to describe inspection standards for (a) repaired and rehabilitated sewer lines and (b) for new, repaired, or rehabilitated lift stations or other sewer appurtenances.	By December 31, 2026		X	X

RESILIENCE

Resilience is addressed in Element 5 by:

- Staying abreast of industry trends and standards.
- Performing warranty inspections of newly installed or repaired assets to evaluate design and installation practices.
- Evaluating as-built changes for trends and areas for design and performance improvements.

APPENDIX 5 INCLUSIONS

- None

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6. Spill Emergency Response Plan

WDR REQUIREMENTS

Attachment D-6 (pg. D-6)

"The Plan must include an up-to-date Spill Emergency Response Plan to ensure prompt detection and response to spills to reduce spill volumes and collect information for prevention of future spills. The Spill Emergency Response Plan must include procedures to:

- *Notify primary responders, appropriate local officials, and appropriate regulatory agencies of a spill in a timely manner;*
- *Notify other potentially affected entities (for example, health agencies, water suppliers, etc.) of spills that potentially affect public health or reach waters of the State;*
- *Comply with the notification, monitoring and reporting requirements of this General Order, State law and regulations, and applicable Regional Water Board Orders;*
- *Ensure that appropriate staff and contractors implement the Spill Emergency Response Plan and are appropriately trained;*
- *Address emergency system operations, traffic control and other necessary response activities;*
- *Contain a spill and prevent/minimize discharge to waters of the State or any drainage conveyance system;*
- *Minimize and remediate public health impacts and adverse impacts on beneficial uses of waters of the State;*
- *Remove sewage from the drainage conveyance system;*
- *Clean the spill area and drainage conveyance system in a manner that does not inadvertently impact beneficial uses in the receiving waters;*
- *Implement technologies, practices, equipment, and interagency coordination to expedite spill containment and recovery;*
- *Implement pre-planned coordination and collaboration with storm drain agencies and other utility agencies/departments prior, during, and after a spill event;*
- *Conduct post-spill assessments of spill response activities;*
- *Document and report spill events as required in this General Order; and*
- *Annually, review and assess effectiveness of the Spill Emergency Response Plan, and update the Plan as needed."*

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COMPLIANCE

The City's Spill Emergency Response Plan (SERP) was prepared to comply with the previous WDR (Order No. 2006-0003-DWQ) and does not contain all the items required by the updated WDR. The City has contracted with Fischer Compliance LLC to prepare and implement a new SERP that will contain all the key elements necessary for an appropriate spill response (notification, emergency incident response, reporting, and impact mitigation) and that will comply with the updated WDR. Upon completion of the new SERP, the City will have a comprehensive training and then will have yearly refresher trainings.

The SERP is available for viewing at the City office upon request and is found on the City's Wastewater page.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have staff's spill response efforts helped to prevent the discharge of sewage to surface waters?
- Do post-spill assessments indicate staff are following the procedures outlined in the SERP?
- Is SERP training effective and are trainees demonstrating adequate knowledge and abilities?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
6.1	Perform SERP training including practice drills.	Annually	X		X
6.2	Review Post Spill Assessments to ensure adherence with the SERP and to identify any trends that should be addressed.	Annually	X		X
6.3	Prepare an up-to-date SERP that meets the requirements of Attachment D-6 of the WDR.	By November 1, 2025	X		X
6.4	Conduct comprehensive training regarding all aspects of the up-to-date SERP including flow measurement and practice drills.	By December 1, 2025	X		X

RESILIENCE

Resilience is addressed in Element 6 by:

- Multiple staff are trained to respond to spill events.
- Post-spill assessments are conducted to evaluate staff's adherence to the SERP and to identify areas for improvement.
- Data collection forms are used to direct staff to collect all the required data to be submitted to CIWQS and are designed as a guide to a proper spill event response.
- The City employees several different spill volume estimation methods to account for different circumstances.

APPENDIX 6 INCLUSIONS

- None

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7. Sewer Pipe Blockage Program

WDR REQUIREMENTS

Attachment D-7 (pg. D-7)

"The Sewer System Management Plan must include procedures for the evaluation of the Enrollee's service area to determine whether a sewer pipe blockage control program is needed to control fats, oils, grease, rags and debris. If the Enrollee determines that a program is not needed, the Enrollee shall provide justification in its Plan for why a program is not needed.

The procedures must include, at minimum:

- *An implementation plan and schedule for a public education and outreach program that promotes proper disposal of pipe-blocking substances;*
- *A plan and schedule for the disposal of pipe-blocking substances generated within the sanitary sewer system service area. This may include a list of acceptable disposal facilities and/or additional facilities needed to adequately dispose of substances generated within a sanitary sewer system service area;*
- *The legal authority to prohibit discharges to the system and identify measures to prevent spills and blockages.*
- *Requirements to install grease removal devices (such as traps or interceptors), design standards for the removal devices, maintenance requirements, best management practices requirements, recordkeeping and reporting requirements;*
- *Authority to inspect grease producing facilities, enforcement authorities, and whether the Enrollee has sufficient staff to inspect and enforce the fats, oils, and grease ordinance;*
- *An identification of sanitary sewer system sections subject to fats, oils, and grease blockages and establishment of a cleaning schedule for each section; and*
- *Implementation of source control measures for all sources of fats, oils, and grease reaching the sanitary sewer system for each section identified above."*

COMPLIANCE

The WDR's requirements above are addressed below:

Public Outreach.

The City has produced a "BMPs for Food Service Facilities" document that is intended to be distributed to food service establishments (FSEs) during inspections. City residents receive information about FOG through the Zero Waste News brochure which is sent to residents by Green Waste Recovery, the entity which provides trash pickup and disposal for the City.

The City intends to update its website with information related to FOG, and to produce a brochure which can be handed out at City-wide events.

Disposal.

FOG which is generated by FSEs is collected in grease interceptors or grease traps which are maintained by the FSEs. The accumulated FOG is pumped out by licensed haulers hired by the FSEs and taken to the

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haulers' own facilities. City staff remove FOG from the collection system during their hot spot maintenance and dispose of this grease at the City's WRF on an as-needed basis.

Legal Authority To Prohibit Discharges.

The City's Municipal Code, Section 13.04.020 contains general discharge prohibitions against substances that could, among other items, obstruct the flow, prevent maintenance of the sewer system, cause offensive odors, or cause a violation of a permit. Section 13.04.060 of the Municipal Code prohibits the discharge of FOG.

Requirement to install grease interceptors, design standards, etc.

Section 13.04.055, Part A, of the City's Municipal Code states "Any type of business or establishment where oil or grease of animal, vegetable, or mineral origin may be discharged into a public sewer shall have a grease interceptor or trap of a size and design approved by the manager or his authorized representative. Such businesses or establishments shall include but not be limited to restaurants of all types, hospitals, school and business cafeterias, convalescent homes…".

Section 13.04.055, Part E, of the City's Municipal Code states that "Outdoor interceptors shall be pumped by a licensed commercial grease pumper once every three months, unless a determination is made by the manager, on a case-by-case basis, that less frequent pumping is adequate. Interior grease traps shall be cleaned no less often than monthly." Part F states that proof of pumping shall be submitted to City staff upon request.

Authority to inspect and enforce.

The City has the legal authority to inspect grease producing facilities through Section 13.04.175 of the Municipal Code. This section allows a duly authorized employee to inspect any entity connected to the sanitary sewer system, as well as to collect samples and copy records. Enforcement authority is found in Section 13.04.180 of the Municipal Code. This section provides a range of options, from a notice of violation to administrative orders to emergency corrections. Section 13.04.190 of the Municipal Code provides the ability to levy monetary penalties.

FOG-Related Problem Areas.

Areas of the collection system with a history of FOG hot spots are investigated and cleaned monthly. The Hot Spot list is found in Specifications 5.19- Operation and Maintenance.

Source Control Measures.

The City currently contracts with Environmental Innovations to inspect all 83 FSEs within the City and take enforcement action as necessary; however, the City is considering reorganizing to allow the work to be done by City staff. There is little formal feedback from Environmental Innovations regarding inspection results and enforcement; therefore, the City intends to ask the consultant to provide monthly status reports and to ensure that the FOG BMP brochure is handed out during inspections.

A list of the City's FSEs is found as Appendix 7.1.

For new or remodelled FSEs, City staff conducts permit plan checks which include identification of, and proper connection of, grease-bearing fixtures to a properly sized grease interceptor. The building permit process includes an interceptor sizing component and an Interceptor Maintenance Education component, which includes the City's maintenance requirements, BMP requirements, and record keeping and reporting requirements.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have there been any blockages/spills from any identified problem area?
- Is the City receiving feedback on public outreach efforts?
- Are the debris and other sewage solids collected during cleaning activities being disposed of appropriately?
- Have there been spills due to excessive fats, oil, grease, roots, or non-dispersible wipes discovered in the sewer system during the audit period?
- Are there repeat offenders among FSEs?
- Are enforcement trends decreasing?
- Are Wastewater staff included in the plan check process?

IMPLEMENTATION PLAN/SCHEDULE

No	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
7.1	Review/evaluate enforcement and inspection findings and implement changes as necessary.	Annually	X	X	X
7.2	Review spill rates and causes and make changes to maintenance programs, as necessary.	Annually	X	X	X
7.3	Ask the City's consultant to provide monthly status reports detailing the FSEs inspected, inspection results, and any enforcement taken. Ensure the consultant hands out the FOG BMP brochure during inspections.	Immediately	X		X
7.4	Prepare educational information about FOG. Post on City website and prepare a brochure to be handed out at City events.	By July 1, 2026	X		X

RESILIENCE

Resilience is addressed in Element 7 by:

- Inspection of select assets directly downstream of grease producing businesses to ensure source control is effective.
- Residential FOG outreach and education program.
- Performance of regular assessments of system assets to monitor performance.
- QA/QA process for evaluating pipe cleaning effectiveness.
- Daily disposal of pipe blocking materials retrieved during maintenance activities.

APPENDIX 7 INCLUSIONS

- 7.1 List of FSEs in the City

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8. System Evaluation, Capacity Assurance, Capital Improvements

WDR REQUIREMENTS

Attachment D-8 (pg. D-)

"The Plan must include procedures and activities for:

- *Routine evaluation and assessment of system conditions;*
- *Capacity assessment and design criteria;*
- *Prioritization of corrective actions; and*
- *A capital improvement plan."*

8.1. System Evaluation and Condition Assessment

WDR REQUIREMENTS

Attachment D-8.1 (pgs. D-7/D-8)

"The Plan must include procedures to:

- *Evaluate the sanitary sewer system assets utilizing the best practices and technologies available;*
- *Identify and justify the amount (percentage) of its system for its condition to be assessed each year;*
- *Prioritize the condition assessment of system areas that:*
  - *Hold a high level of environmental consequences if vulnerable to collapse, failure, blockage, capacity issues, or other system deficiencies;*
  - *Are located in or within the vicinity of surface waters, steep terrain, high groundwater elevations, and environmentally sensitive areas;*
  - *Are within the vicinity of a receiving water with a bacterial-related impairment on the most current Clean Water Act section 303(d) List.*
- *Assess the system conditions using visual observations, video surveillance and/or other comparable system inspection method;*
- *Utilize observations/evidence of system conditions that may contribute to exiting of sewage from the system which can reasonably be expected to discharge into a water of the State;*
- *Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities; and*
- *Identify system assets vulnerable to direct and indirect impacts of climate change, including but not limited to: sea level rise; flooding and/or erosion due to increased storm volumes, frequency, and/or intensity; wildfires; and increased power disruptions."*

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COMPLIANCE

The above requirements are addressed below:

System Evaluation:

The City's collection system evaluation involves every component of the City collection system, including pipelines, manholes, and pump stations. It is of key importance to regularly perform pipeline condition assessments to initially establish a baseline condition and to monitor changes over time. The City uses visual inspections and spill data to evaluate the performance of system assets and adjust as necessary.

Justify The Amount Of System Assessed Each Year:

The City has maintained its system with a low spill rate. The City has not yet determined the optimal cleaning interval or CCTV inspection interval. Once a CCTV inspection has been completed for the entire system, staff will evaluate the findings to determine the optimal inspection frequency.

Prioritize Condition Assessment Areas:

The City considers that most of its collection system has roughly the same environmental risk. Therefore, the City does not currently prioritize condition assessments based on environmental consequences or proximity to surface waters.

Assess System Using Visual Observations, etc.:

- The City assesses system conditions using visual observation.

Evidence of flow exiting from system:

- The City is not aware of any areas in which sewage exits from the collection system.

Maintain documents:

The City does not currently maintain documents but will soon implement a CMMS system. Inspections and results will be documented within the CMMS.

Climate change:

The City has considered the potential effects of climate change on its collection system. The City could experience a loss of power due to fire or wind (i.e., PG&E public safety power shutoff). The City has installed backup generators at its larger lift stations and has a trailer-mounted generator that can be plugged into any lift station. Climate change could result in longer, more intense atmospheric rivers, which could result in flooding, increased I/I, and/or surcharging of the collection system.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City maintained its schedule for inspecting the sewer assets listed below and is data being reviewed in a timely manner?
  - CCTV Gravity Mains
  - Laterals
  - Manholes
  - Pump Stations
- Are inspection efforts discovering deficiencies in a timely manner?
- Are maintenance and inspection activities being properly documented?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
8.1.1	Review/evaluate enforcement and inspection findings and implement changes as necessary.	Annually			X
8.1.2	Review spill rates and causes and make changes to maintenance programs, as necessary.	Annually	X		X
8.1.3	Hold meetings to discuss any issues that may result from climate changes.	Annually	X	X	X

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8.2. Capacity Assessment and Design Criteria

WDR REQUIREMENTS

Attachment D-8.2 (pgs. D-8/D-9)

"The Plan must include procedures to identify system components that are experiencing or contributing to spills caused by hydraulic deficiency and/or limited capacity, including procedures to identify the appropriate hydraulic capacity of key system elements for:

- *Dry-weather peak flow conditions that cause or contributes to spill events;*
- *The appropriate design storm(s) or wet weather events that causes or contributes to spill events.*
- *The capacity of key system components; and*
- *Identify the major sources that contribute to the peak flows associated with sewer spills.*

The capacity assessment must consider:

- *Data from existing system condition assessments, system inspections, system audits, spill history, and other available information;*
- *Capacity of flood-prone systems subject to increased infiltration and inflow, under normal local and regional storm conditions;*
- *Capacity of systems subject to increased infiltration and inflow due to larger and/or higher-intensity storm events as a result of climate change;*
- *Increases of erosive forces in canyons and streams near underground and above-ground system components due to larger and/or higher-intensity storm events;*
- *Capacity of major system elements to accommodate dry weather peak flow conditions, and updated design storm and wet weather events; and*
- *Necessary redundancy in pumping and storage capacities."*

COMPLIANCE

The City completed a System Evaluation and Capacity Assurance Plan in 2021 and a Sewer Monitoring and Inflow/Infiltration Study in 2019. Both documents are found as appendices to the 2021 SSMP.

However, the City does not have an existing Wastewater Master Plan and therefore issued a Request for Proposal on June 20, 2025. The City is "looking for a consultant to develop a comprehensive plan prioritizing the capital improvement program, minimize inflow and infiltration, ensure compliance with regulatory requirements, including recycled water planning, and increasing efficiencies in the operations and maintenance. The update must recommend short-term and long-term capital improvement projects that will accommodate new growth consistent with the General Plan Update and will be used as a guide for the management and implementation of the improvement projects."

It is anticipated that the Wastewater Master Plan will be completed by mid-2027 and will consider the factors listed above.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Number of capacity-related spills or surcharge condition during the audit period.
- Has the system responded to rain events as indicated by the hydraulic model?
- Has there been any changes to zoning designations (residential, commercial, industrial)?

IMPLEMENTATION PLAN/SCHEDULE

No	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
8.2.1	Monitor/evaluate significant rain events to see if they exceed the design storm in the hydraulic model.	Each significant rain evet		X	X
8.2.2	Monitor flows in each basin and update the hydraulic model	Per Engineering Department schedule		X	X
8.2.3	Ensure the Wastewater Master Plan considers all factors listed in Attachment D, Section 8.2 of the WDR.	As Plan is prepared	X	X	X

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8.3. Prioritization of Corrective Action

WDR REQUIREMENTS

Attachment D-8.3 (pg. D-9)

"The findings of the condition assessments and capacity assessments must be used to prioritize corrective actions. Prioritization must consider the severity of the consequences of potential spills."

COMPLIANCE

The City will use the information in the new Wastewater Master Plan to develop a prioritization matrix for the City's sewer management and capital improvement program. The matrix will consider the severity of environmental consequences of potential spills. Upon finalization of the new Wastewater Master Plan, the City will update this SSMP to specifically address the Prioritization of Corrective Action requirement of the WDR.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City adhered to its system evaluation/condition assessment schedule?
- Has the City adhered to its prioritization/corrective procedures for sewer repair and capacity improvement projects?
- Have projects been completed before deficiencies caused failures?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
8.3.1	Utilize all available data for prioritizing corrective actions considering severity and consequences of potential spills.	Each CIP Update	X	X	X
8.3.2	Maintain documents and recordkeeping of system evaluation and condition assessment inspections and activities.	Continuously		X	X
8.3.3	Upon completion of the Wastewater Master Plan, prepare a prioritization of corrective actions and update this SSMP to include the information required by Attachment D, Section 8.3 of the WDR.	Within 3 months of completion of the Plan	X	X	X

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8.4. Capital Improvement Plan

WDR REQUIREMENTS

Attachment D-8.4 (pg. D-9)

"The capital improvement plan must include the following items:

- *Project schedules include completion dates for all portions of the capital improvement program;*
- *Internal and external project funding sources for each project; and*
- *Joint coordination between operation and maintenance staff, and engineering staff/consultants during planning, design, and construction of capital improvement projects; and Interagency coordination with other impacted utility agencies."*

COMPLIANCE

The City's Fiscal Year 25-26 Budget includes capital improvement funding for the collection system and WRF, as shown in the table below. The City has budgeted $350,000 for a Wastewater Master Plan for both the collection system and the WRF. Fo the collection system specifically, the City has budgeted $200,000 for lift station upgrades and $300,00 for pipeline upgrades. Funding for the CCTV contractor will come from the pipeline upgrades and the general wastewater enterprise fund.

The City will update its collection system CIP projects upon completion of the Wastewater Master Plan.

Major Capital Projects

Priority	Description	Funding Source	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30
Wastewater							
A	Wastewater Master Plan	WWTP-C	$ 350,000				
A	Clarifier Superstructure & Walkways	WWTP-C	$ 550,000				
B	Effluent Pump Replacement	WWTP-C	$ 275,000	$ 275,000	$ 275,000		
A	Collection System Lift Stations	WWTP-C	$ 200,000	$ 50,000	$ 50,000	$ 50,000	
A	Collection System Pipeline Upgrades	WWTP-C	$ 300,000	$ 300,000	$ 300,000		
A	MBR Upgrade	WWTP-C	$ 250,000				
Wastewater Total			$ 1,925,000	$ 625,000	$ 625,000	$ 50,000	$ -

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Has the City's capital improvement plan schedule been adhered to?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
8.4.1	Hold regular coordination meetings, with all parties, to help keep the projects on track and resolve issues that may arise in a timely manner.	Annually	X	X	X
8.4.2	For schedules that are not followed, justify and document the reason.	Each Delayed Project	X		X
8.4.3	Update CIP following completion of Wastewater Master Plan	Beginning with FY 27-28 Budget	X	X	X

RESILIENCE

Resilience is addressed in Element 8 by:

- Is there an annual review of the Capital Improvement Plan by all appropriate individuals including both Engineering and Operations?

APPENDIX 8 INCLUSIONS

- None

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9. Monitoring, Measurement, and Program Modifications

WDR REQUIREMENTS

Attachment D-9 (pg. D-9)

"The Plan must include an Adaptive Management section that addresses Plan-implementation effectiveness and the steps for necessary Plan improvement, including:

- *Maintaining relevant information, including audit findings, to establish and prioritize appropriate Plan activities;*
- *Monitoring the implementation and measuring the effectiveness of each Plan element;*
- *Assessing the success of the preventive operation and maintenance activities;*
- *Updating Plan procedures and activities, as appropriate, based on results of monitoring and performance evaluations; and*
- *Identifying and illustrating spill trends, including spill frequency, locations, and estimated volumes."*

COMPLIANCE

The above requirements are addressed below:

Maintaining Information:

When the CMMS software is operational by late 2025, the City anticipates it will begin to maintain accurate and relevant inspection and maintenance records for the collection system, including field data such as pipe cleaning and inspection frequencies, FSE inspections, and information regarding spills. Much of the documentation will be maintained electronically, which allows for ease of access and analysis. This will help City staff to make sound decisions and prioritize activities when dealing with the routine and the unexpected.

Monitoring SSMP elements:

Monitoring of the City's SSMP focuses on each element in terms of its implementation and effectiveness. The SSMP has been designed to include key performance indicators for each element, which are used to measure effectiveness. In addition, implementation responsibilities are included for each element to help ensure the SSMP is being implemented as intended.

Assessing Preventative Operations:

The City assesses the success of maintenance and operation activities by ensuing activities are being performed as expected, by monitoring actual outcomes compared to intended outcomes, and by monitoring spill trends.

Updating the SSMP:

The City is committed to continuous improvement and monitors and evaluates performance of work programs and SSMP elements to ensure intended outcomes are achieved while looking for areas for improvement. Although the SWRCB requires that the SSMP be updated every six years, the SSMP is considered as a dynamic document and may require updating on a more frequent basis. Routine changes to administrative information, notwithstanding, minor changes will likely be required to address improvements identified through the SSMP Audit or through modifications required as conditions change.

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Identifying Spill Trends:

The City monitors spill trends, at a minimum every three years during required audits, utilizing its CMMS database, inspection records and CIWQS data. These resources are helpful in planning and programing work, and adjusting as needed, enabling the City to be adaptive and capitalize on lessons learned.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Are SSMP Elements being periodically evaluated for effectiveness?
- Are work activities and spill events being documented?
- Has a plan and schedule been established to address audit findings/deficiencies from the last audit?
- Is Trend Analysis being performed on spill causes?
- Have work programs been assessed and updated as necessary?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
9.1	Assess work programs to ensure outcomes are as intended.	Annually		X	X
9.2	Ensure work programs and the SSMP are updated based on assessments.	As Needed	X	X	X
9.3	Monitor and evaluate spill trends. Document efforts.	Annually	X	X	X
9.4	Maintain inspection, maintenance, and spill information in CMMS.	Beginning January 1, 2026			X

RESILIENCE

Resilience is addressed in Element 9 by:

- Development of key performance indicators to measure effectiveness of the SSMP.
- Performing periodic reviews of the SSMP to help ensure it is being properly implemented.
- Developing and adhering to a timeline to correct deficiencies found during the audit process.
- Periodically evaluating work programs to help ensure effectiveness.

APPENDIX 9 INCLUSIONS

- None

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10. Internal Audits

WDR REQUIREMENTS

Attachment D-10 (pg. D-10)

> *"The Plan shall include internal audit procedures, appropriate to the size and performance of the system, for the Enrollee to comply with section 5.4 (Sewer System Management Plan Audits) of this General Order."*

COMPLIANCE

The City has not yet completed the August 2022 through August 2024 Audit but has contracted with Fischer Compliance LLC to do so. Once completed, the Audit will be certified by the City's LRO, uploaded into CIWQS and placed on the City's Wastewater page of the website.

Any deficiencies discovered through the Audit process will be noted and a plan and schedule to implement corrective measures will be established using the form in Appendix 10.1. All changes or modifications of the SSMP resulting from the Audit will be listed in the SSMP Change Log.

In the future, the City will timely complete audits every three years, as required by the WDR.

The objective of the audit is to evaluate compliance, implementation and effectiveness of the SSMP. The audit review includes an evaluation to determine if compliance has been met. A list of priority improvement opportunities will be prepared and updated as part of the audit program. Improvement opportunities will be used to prioritize and develop program modifications and will be initiated based on the priority and the available funding. An overview of SSMP related work completed between audits will be included in the program audits.

Implementation is evaluated by determining if the City is executing the SSMP as stated.

Effectiveness is evaluated by using key performance indicators, which have been developed specifically for each element. An additional evaluation is performed to comply with Specifications 5.6 addressing resilience.

Resilience indicators have been developed for each element. These indicators serve to demonstrate how resilience is built into the SSMP and inspection, maintenance and spill response activities.

Any deficiencies discovered through future Audits will be noted and a plan and schedule to implement corrective measures will be established. All Audit reports will be certified by the City's LRO. All changes or modifications of the SSMP resulting from the Audit shall be listed in the SSMP Change Log.

EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Have audits been performed as required?
- Have the audits assessed compliance, implementation, and effectiveness?
- Have deficiencies been identified?
- Has a plan and schedule to rectify the deficiencies been established?

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IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
10.1	Schedule audits in advance of due dates to ensure adequate time to complete. City has 6 months to complete the audit from the end of the audit period.	Beginning at end of audit period	X		X
10.2	Ensure a plan and schedule is developed to address deficiencies.	Once the Audit is completed	X		X
10.3	Complete and certify the 2022-2024 Audit, upload to CIWQS, and place on City's website.	Third quarter 2025			X
10.4	Develop a plan and schedule to address deficiencies found from the 2022-2024 Audit, and update the SSMP to reflect any modifications, including the plan and schedule.	Fourth quarter 2025	X	X	X

RESILIENCE

Resilience is addressed in Element 10 by:

- Periodically evaluating key performance indicators during the audit period to assess effectiveness and make corrections, if necessary, prior to the audit.
- Evaluating previous audits to ensure deficiencies have been rectified.
- Scheduling the audit due dates and completing the audit on time.

APPENDIX 10 INCLUSIONS

- 10.1 Plan to Address Deficiencies found in 2022-2024 Audit

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11. Communication Program

WDR REQUIREMENTS

Attachment D-11 (pg. D-10)

"The Plan must include procedures for the Enrollee to communicate with:

- *The public for:*
  - *Spills and discharges resulting in closures of public areas, or that enter a source of drinking water; and*
  - *The development, implementation, and update of its Plan, including opportunities for public input to Plan implementation and updates.*
- *Owners/operators of systems that connect into the Enrollee's system, including satellite systems, for:*
  - *System operation, maintenance, and capital improvement-related activities."*

COMPLIANCE

Spills

When the City experiences a spill, it is standard procedure to secure the affected area and keep the public away. This is generally done using barricades, cones and caution tape. Should the City experience a spill that may require closure of public areas or enter a source drinking of water, signs will be immediately placed indicating the issue and providing contact information. Staff will remain on site to provide an additional safety factor until appropriate authorities respond and direct otherwise. In all cases, the City will follow the advice of higher authorities, such as the local environmental health department and other regulatory authorities.

Public Participation

There are several opportunities for stakeholders and the public to participate and provide input into the development and update of the City's SSMP. During its initial development stage, as with each SSMP Audit and update of the SSMP, the SSMP and related documents are presented to the City Council for review and acceptance. Prior to each City Council Meeting, these documents are included in Agenda packet which are readily available for review on the City's website.

Satellite Systems

The City has agreements with 6 satellite sewer systems to allow wastewater from those agencies to flow through the City's collection system and to the City's WRF for treatment and disposal. These systems are Spring Lakes, Montevalle, Viste Del Lago, Mountain Brook, Woodside HOA, and Green Hills Estates. The City has contacts at each satellite system to communicate with on an as-needed basis regarding spill emergency response, FOG, and other coordination topics.

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EFFECTIVENESS

The City utilizes the following Key Performance Indicators for measuring effectiveness of this Element:

- Does the City place all SSMP action items on the agenda for regular City Council meetings?
- Does the City have signage, or other means, readily available to notify the public of environmental or public risk factors related to a sewage spill?
- Does the City perform outreach to residential customers?

IMPLEMENTATION PLAN/SCHEDULE

No.	Plan	Schedule	Responsible Party		
			MGR	ENG	SUP
11.1	Ensure the City Council approves the SSMP per schedule.	Every 6 years	X		X
11.2	Ensure the SSMP is posted on the City website and the link functions properly.	Annually	X		X
11.3	Ensure Sewage Spill Warning signs are readily available to communicate with the public when necessary.	Annually			X
11.4	Review and update the contact list for each satellite agency.	Annually			X

RESILIENCE

Resilience is addressed in Element 11 by:

- Use the SSMP as a tool to communicate to the public how the City is managing the system.
- Maintain a consistent presence in the service area by attending community events or issuing periodic newsletters or other communications to the public.
- Make it clear and easy for the public to contact the City.

APPENDIX 11 INCLUSIONS

- None

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LIST OF APPENDICES

APPENDIX 1	• None
APPENDIX 2	• None
APPENDIX 3	• None
APPENDIX 4	• 4.1 Example Training Record • 4.2 Example Contractor Spill Response Form
APPENDIX 5	• None
APPENDIX 6	• None
APPENDIX 7	• 7.1 List of Food Service Establishments in the City
APPENDIX 8	• None
APPENDIX 9	• None
APPENDIX 10	• 10.1 Plan to Address Deficiencies found in 2022-2024 Audit
APPENDIX 11	• None

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Appendix 4.1: Example Training Record

Topic: _____ Training Date: _____/_____/_____

Trainer: _____ Trainer Position/Company: _____

Training Location/Environment: _____

Basis for Training & Materials Used:

1. _____ 2. _____
3. _____ 4. _____
5. _____ 6. _____

Comments: _____

_____

(Basis Examples: SOP, Power Point, Manufacturer's Recommendations, on-the-job-training. Reference Title when applicable)

Attachments ☐

Training Description: _____

_____

_____

_____

(Describe in detail what training entailed)

Training Method: (Check all that apply)

☐ Classroom/Instructor ☐ Breakout Sessions ☐ Tabletop Exercise ☐ Drill ☐ Hands-on

☐ Coaching/Mentoring ☐ Role Playing ☐ Computerized/on-line Training

☐ Other: _____

Attachments ☐

Method to Qualify Trainees: (Check all that apply)

☐ Exam/Quiz ☐ Assessment of Ability ☐ Attendance/Participation

☐ Other: _____

(Maintain Qualifying Records with Training Records)

Trainer Signature: _____ Date: _____/_____/_____

Length of Training (Time) _____ hours

Appendix 4.1: Example Training Record

Topic: _____ Training Date: _____/_____/_____

Signature Sheet

Trainee Name (Print)	**Signature**	**Qualified**	**Qualified By** (initials)
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
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		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	
		☐ Yes ☐ No	

Appendix 4.2: Spill Response Requirements for Contracted Services

Contracted services personnel performing work on the City sewer system who cause or otherwise discover a sewage blockage or spill are required, at a minimum, to respond as detailed below.

1. Immediately notify the City of any sewer problem encountered. Call the Public Works Department at (831) 438-5854 during working hours or 9-1-1 after hours.
    - ☐ Spill
    - ☐ Surcharging pipe
    - ☐ Obstruction
2. Make attempts to contain the spill or prevent sewage from reaching surface water or drainage system.
    - ☐ Absorbent
    - ☐ Dirt
    - ☐ Sandbags
3. Cordon off the area to keep the public safe
    - ☐ Traffic cones
    - ☐ Barricades
    - ☐ Caution Tape
4. Provide photo/video documentation
    - ☐ Take Photo(s) of the spill appearance point
    - ☐ Take 10 second video of the active spill (from approximately 10 feet away)
    - ☐ Take photo of the affected area
5. Remain onsite until City staff arrive and provide:
    - ☐ The time problem was discovered
    - ☐ The time the spill was discovered (if different from discovered time)

This was discussed/Reviewed with Date: _____/_____/_____

Contractor Representative: _____, _____
Print Name Signature

Contractor Representative: _____, _____
Print Name Signature

City Representative: _____, _____
Print Name Signature

This document shall be always maintained on site while work is being performed on City facilities

APPENDIX 7.1 FOOD SERVICE ESTABLISHMENTS WITHIN SCOTTS VALLEY

Record ID	Company Name	Telephone Number	City
5029336475	1440 Multiversity	+1 888-727-1440	Scotts Valley
4479636614	ABC Chinese Restaurant, Inc.	(831) 438-3406	Scotts Valley
23589668257	Adorable French Bakery	831) 600-5478	Scotts Valley
4479634615	Ambrosia India Bistro	(831) 713-5594	Scotts Valley
4479634621	Ashby Confections Chocolate Shoppe	(831) 454-8299	Scotts Valley
4479636616	AUNT LALI'S TREATS	(831) 247-1236	Scotts Valley
4479623470	Auntie Mame's	(831) 438-1840	Scotts Valley
28386493100	Brewed Awakening	(831) 226-2635	Scotts Valley
5167428333	Brookdale Senior Living Inc	831-205-3746	Scotts Valley
4479639250	Bruno's Bar & Grill	(831) 438-2227	Scotts Valley
4479634614	Burger King #3866	(831) 438-3866	Scotts Valley
4479652878	California Jam Queen	(831) 461-1947	Scotts Valley
4480260453	Carl's Jr. , Tri-Star Foods LLC	(831) 430-9080	Scotts Valley
4479355070	Chef LiuGeorge & Gina Liu	(831) 438-5772	Scotts Valley
8941701762	Cinelux Scotts Valley	(831) 438-3260	Scotts Valley
8363225892	Cruise Coffee (transit)		Scotts Valley
4479623469	Cruise Coffee Company Kiosk	(831) 535-8519	Scotts Valley
5932052582	Enterprise Technology Center	(831) 430-5100	Scotts Valley
4479350869	ERIK'S DELI CAFÉ	(831) 438-4646	Scotts Valley
16839170148	Far East Kitchen	(831) 600-8746	Scotts Valley
16839170694	Faultline Brewing Company (Laughing Monk Brewing)	831-226-2870	Scotts Valley
5044640871	Ferrell’s Donuts	+1 831-438-0423	Scotts Valley
4479350870	Four Points by Sheraton	(408) 912-5118	Scotts Valley
6270110480	Golden Roots Kitchen	831-854-7525	Scotts Valley
4479634620	House of Bagels	(831) 438-8280	Scotts Valley
4480260452	Jack in the Box #4401	(831) 430-9262	Scotts Valley

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APPENDIX 7.1 FOOD SERVICE ESTABLISHMENTS WITHIN SCOTTS VALLEY

Record ID	Company Name	Telephone Number	City
4479639252	Jamba Juice	(831) 430-9250	Scotts Valley
20606888052	Jersey Mike's	(831) 400-1090	Scotts Valley
4479652877	Jia Tellas	(831) 438-5005	Scotts Valley
4479671851	Kao Sook Thai Cuisine	(831) 439-9520	Scotts Valley
5351441332	La Chimichanga Cantina	(831) 438-2567	Scotts Valley
4479641213	Maya Restaurant	(831) 438-7004	Scotts Valley
4479634618	McDONALD'S RESTAURANT	831-438-4614	Scotts Valley
4479639251	Mountain Mike's Pizza	(831) 438-7400	Scotts Valley
15994576307	Nob Hill #620- Scotts Valley (Raley's)	+18314381611	Scotts Valley
4479360221	Otoro Sushi	(831) 440-9040	Scotts Valley
5044772201	Papa Murphy's Pizza	831-438-0494	Scotts Valley
4479350871	Peet's Coffee & Tea	(831) 430-9293	Scotts Valley
4479643974	Quik Stop Markets Inc. #9101	(831) 438-5472	Scotts Valley
5044697057	Redwood Sandwich Shop	+1 831-515-7735	Scotts Valley
4479639253	Round Table Pizza	(831) 438-5446	Scotts Valley
4479652879	Rumble Fish	(831) 440-9240	Scotts Valley
15859586689	Safeway #300 - Scotts Valley	+1 208-395-4864	Scotts Valley
4479330788	Scotts Valley Canton Restaurant, Inc.	(831) 818-7026	Scotts Valley
4479634617	Scotts Valley Market	(831) 438-4324	Scotts Valley
4480260451	Seven-Eleven #26525 B-2233	(831) 438-2711	Scotts Valley
8516515220	Soul Sweets	+18314548172	Scotts Valley
4479350868	Starbucks #5905 (219 MH)	(831) 440-1256	Scotts Valley
4479355071	Starbucks #9261 (SVD)	(831) 440-9801	Scotts Valley
4479355072	Starbucks Coffee #55348 (260 MH)	(831) 440-9877	Scotts Valley
5044772126	Subway Sandwich Shop	831-438-2225	Scotts Valley
4480271024	Taco Bell #30751Golden Gate Bell, LLC	(831) 440-9455	Scotts Valley
4479631537	Taqueria "Los Gallos"	(831) 439-9803	Scotts Valley
4479631539	Taqueria "Los Gallos" II	(831) 439-9507	Scotts Valley

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APPENDIX 7.1 FOOD SERVICE ESTABLISHMENTS WITHIN SCOTTS VALLEY

Record ID	Company Name	Telephone Number	City
10168484916	Target - Scotts Valley	831-291-4754	Scotts Valley
4479641214	Thai Heart	(831) 438-1800	Scotts Valley
5306650955	The Penny Ice Creamery	+1 831-204-2523	Scotts Valley
16948423437	The Pizza Series	831-600-8318	Scotts Valley
5044773146	Tim's Express	831-438-3712	Scotts Valley
4479355073	Togos Scotts Valley Sandwich, Inc.	(831) 430-0825	Scotts Valley
5044603952	Two Doors	(831) 438-5005	Scotts Valley
10098552839	Ublendit	+18312276375	Scotts Valley
16839169340	Wasabi	831-201-4293	Scotts Valley
10169315256	Wylderspace	+1 831-704-7494	Scotts Valley
4759873093	z-(ABC) Canton Restaurant	8314383406	Scotts Valley
4479631538	z-(OOB) Avenue Café	(831) 419-0562	Scotts Valley
4479636618	z-(OOB) Baskin Robbins of Scotts Valley	(408) 506-6725	Scotts Valley
4479355069	z-(OOB) Cafe Hanna	(831) 239-4500	Scotts Valley
5598071207	z-(OOB) Casa Nostra	(831) 225-0590	Scotts Valley
4479636619	z-(OOB) Chubby's Diner	(831) 438-5546	Scotts Valley
4759872338	z-(OOB) Coffee Cat	8316005808	Scotts Valley
4479641211	z-(OOB) Cutesy Cupcakes	(831) 430-9500	Scotts Valley
5044640905	z-(OOB) Habaneros	(831) 438-2567	Scotts Valley
5044477372	z-(OOB) Kiss Catering & Cafe	+1 831-419-6627	Scotts Valley
4479636617	z-(OOB) Luis Moro Chocolate	(831) 252-5887	Scotts Valley
4479634616	z-(OOB) Malones Grille	(831) 438-2244	Scotts Valley
4479655676	z-(OOB) Ritas of Scotts Valley, Ice Custard Empire	(831) 431-8528	Scotts Valley
4479631541	z-(OOB) Scotts Valley Coffee (in SV Corners)	(650) 888-7893	Scotts Valley
4479652876	z-(OOB) Soul Sweets Tea House	(702) 858-7119	Scotts Valley
4479634619	z-(OOB) Sushi Garden - SG Scotts Valley Inc.	(831) 438-9260	Scotts Valley
4479631540	z-(OOB) Tony & Alba's Pizza & Pasta	(831) 439-9999	Scotts Valley
5294645527	z-OOB Crescent Farmhouse Ales	4088063050	Scotts Valley
15531256853	z-OOBFlashbird		Scotts Valley

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PLAN/SCHEDULE TO ADDRESS AUDIT DEFICIENCIES					
Element Requirement	**Plan/Corrective action**	**Proposed Schedule**	**Date Completed**	**Implementation Notes**	**LRO Initials**

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PLAN/SCHEDULE TO ADDRESS AUDIT DEFICIENCIES					
Element Requirement	**Plan/Corrective action**	**Proposed Schedule**	**Date Completed**	**Implementation Notes**	**LRO Initials**

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RESOLUTION NO. 2066

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY ADOPTING THE CITY OF SCOTTS VALLEY SEWER SYSTEM MANAGEMENT PLAN

WHEREAS, the State Water Resources Control Board (SWRCB) adopted Order No. 2006-0003-DWQ, Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (GWDR) dated May 2, 2006, and Order No. WQ-2008-0002-EXEC dated February 20, 2008, to regulate all sanitary sewer collection systems greater than one mile in length that discharge to a publicly owned sewage treatment facility; and

WHEREAS, the SWRCB issued Order No. 2013-0058-EXEC, effective September 9, 2013, amending the Monitoring and Reporting Program (MRP) elements of the GWDR; and

WHEREAS, the City of Scotts Valley, as the owner and operator of the City's sanitary sewer collection system, which serves a population of approximately 12,200 across 4.6 square miles and discharges to the City of Scotts Valley Waste Water Treatment Plant, is an enrollee under the GWDR; and

WHEREAS, the GWDR requires that an enrolled sanitary sewer collection system prepare and implement a Sewer System Management Plan (SSMP) documenting the enrollee's program to properly operate and maintain its sanitary sewer system, and that the governing body approve significant updates to the SSMP; and

WHEREAS, staff have updated the SSMP in conformance with the GWDR and MRP requirements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Scotts Valley hereby adopt the City of Scotts Valley 2025 Sewer System Management Plan.

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 20th day of August, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Approved:_____
Derek Timm, Mayor

Attest: _____
Cathie Simonovich, City Clerk

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 8/20/2025

TO: Honorable Mayor and City Council

FROM: Rodolfo Onchi, Public Works Director

APPROVED: Mali LaGoe, City Manager

SUBJECT: **Authorization for City Manager to Execute Caltrans Federal-Aid Master Agreement and Program Supplements for Emergency Repair Projects**

SUMMARY OF ISSUE

The California Department of Transportation (Caltrans) requires the City of Scotts Valley to execute a Federal-Aid/State-Aid Master Agreement and associated Program Supplements before federal reimbursement funds can be processed for eligible local transportation projects. Execution of these agreements is necessary to secure reimbursement for recent emergency repair projects on Bean Creek Road and Green Hills Road.

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Master Agreement and all related Program Supplements on behalf of the City.

The Federal-Aid/State-Aid Master Agreement establishes the terms and conditions applicable when the City receives federal-aid funds for transportation projects. This includes requirements for project administration, compliance with federal and state regulations, fiscal management, audits, and maintenance responsibilities.
For each specific project, Caltrans issues a Program Supplement to the Master Agreement that details the project scope, funding amounts, and special conditions. The City must execute each Program Supplement to receive reimbursement for eligible costs.
The two current Program Supplements are:

1. **Program Supplement No. F015 – Green Hills Road Emergency Opening and Restoration**
    1. Federal Funds: $2,315,575
    2. Scope: Emergency repairs and restoration work following storm damage.
2. **Program Supplement No. F016 – Bean Creek Road Emergency Opening**
    1. Federal Funds: $4,485,183
    2. Scope: Emergency road opening and related repairs following storm damage.

Both projects are eligible for federal reimbursement under the Emergency Relief program and are subject to the conditions of the Master Agreement.

Execution of the Master Agreement and Program Supplements is a condition of receiving federal-aid reimbursement for these projects. Caltrans requires that the governing body pass a resolution specifying who is authorized to sign on behalf of the City.
Delegating signature authority to the City Manager will allow timely execution of future Program Supplements without requiring separate City Council action for each one, thus expediting the reimbursement process and avoiding project delays. This authorization will apply to all current and future federal-aid funded projects processed through Caltrans.

FISCAL IMPACT

Execution of these agreements does not obligate the City to expend additional funds beyond those already budgeted for the projects. Instead, it enables the City to receive up to $6,800,758 in federal reimbursements for the two current emergency projects.

STAFF RECOMMENDATION

It is recommended that the City Council adopt the attached resolution:

- Authorizing the City Manager to execute the Federal-Aid/State-Aid Master Agreement No. 05-5400F15 with Caltrans.
- Authorizing the City Manager to execute Program Supplement Agreements No. F015 and F016 and any future Program Supplements to the Master Agreement for federal-aid projects.

TABLE OF CONTENTS

1. Resolution No. 2067 Authorizing Execution of Master Agreement and Program Supplements
2. Caltrans Federal-AidState-Aid Master Agreement No. 05-5400F15
3. Program Supplement Agreement No. F015 – Green Hills Road
4. Program Supplement Agreement No. F016 – Bean Creek Road

RESOLUTION NO. 2067

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY AUTHORIZING THE CITY MANAGER TO EXECUTE MASTER AGREEMENTS, PROGRAM SUPPLEMENTAL AGREEMENTS, FUND EXCHANGE AGREEMENTS, FUND TRANSFER AGREEMENTS, AND ANY AMENDMENTS THERETO WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR FEDERAL- AND STATE-FUNDED TRANSPORTATION PROJECTS

WHEREAS, the City of Scotts Valley is eligible to receive Federal and/or State funding for certain transportation projects through the California Department of Transportation; and

WHEREAS, Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, and/or Fund Transfer Agreements must be executed with the California Department of Transportation before such funds can be claimed; and

WHEREAS, the City Council wishes to delegate authorization to execute these agreements and any amendments thereto to the City Manager with California Department of Transportation; and

WHEREAS, current projects requiring execution of such agreements include, but are not limited to:
- Federal-Aid/State-Aid Master Agreement No. 05-5400F15
- Program Supplement Agreement No. F015 (Green Hills Road Emergency Opening and Restoration)
- Program Supplement Agreement No. F016 (Bean Creek Road Emergency Opening)

NOW, THEREFORE, BE IT RESOLVED AND ORDERED AS FOLLOWS:

The City Manager is hereby authorized to execute all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements, and any amendments thereto with the California Department of Transportation for Federal- and State-funded transportation projects.

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 the 20th day of August, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____

Derek Timm, Mayor

Attest: _____

Cathie Simonovich City Clerk

MASTER AGREEMENT
ADMINISTERING AGENCY-STATE AGREEMENT
FEDERAL-AID PROJECTS

05	City of Scotts Valley
District	Administering Agency

Agreement No. 05-5400F15

This AGREEMENT, is entered into effective this _____ day of _____, 20 , by and between City of Scotts Valley, hereinafter referred to as "ADMINISTERING AGENCY," and the State of California, acting by and through its Department of Transportation (Caltrans), hereinafter referred to as "STATE", and together referred to as "PARTIES" or individually as a "PARTY."

RECITALS:

1. WHEREAS, the Congress of the United States has enacted the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 and subsequent Transportation Authorization Bills to fund transportation programs; and

2. WHEREAS, the Legislature of the State of California has enacted legislation by which certain federal-aid funds may be made available for use on local transportation related projects of public entities qualified to act as recipients of these federal-aid funds in accordance with the intent of federal law; and

3. WHEREAS, before federal funds will be made available for a specific program project, ADMINISTERING AGENCY and STATE are required to enter into an agreement to establish terms and conditions applicable to the ADMINISTERING AGENCY when receiving federal funds for a designated PROJECT facility and to the subsequent operation and maintenance of that completed facility.

NOW, THEREFORE, the PARTIES agree as follows:

ARTICLE I - PROJECT ADMINISTRATION

1. This AGREEMENT shall have no force or effect with respect to any program project unless and until a project-specific "Authorization/Agreement Summary", herein referred to as "E-76" document, is approved by STATE and the Federal Highway Administration (FHWA).

2. The term "PROJECT", as used herein, means that authorized transportation related project and related activities financed in part with federal-aid funds as more fully-described in an "Authorization/ Agreement Summary" or "Amendment/Modification

Summary", herein referred to as "E-76" or "E-76 (AMOD)" document authorized by STATE and the Federal Highway Administration (FHWA).

3. The E-76/E-76 (AMOD) shall designate the party responsible for implementing PROJECT, type of work and location of PROJECT.

4. The PROGRAM SUPPLEMENT sets out special covenants as a condition for the ADMINISTERING AGENCY to receive federal-aid funds from/through STATE for designated PROJECT. The PROGRAM SUPPLEMENT shall also show these federal funds that have been initially encumbered for PROJECT along with the matching funds to be provided by ADMINISTERING AGENCY and/or others. Execution of PROGRAM SUPPLEMENT by the PARTIES shall cause ADMINISTERING AGENCY to adopt all of the terms of this AGREEMENT as though fully set forth therein in the PROGRAM SUPPLEMENT. Unless otherwise expressly delegated in a resolution by the governing body of ADMINISTERING AGENCY, and with written concurrence by STATE, the PROGRAM SUPPLEMENT shall be approved and managed by the governing body of ADMINISTERING AGENCY.

5. ADMINISTERING AGENCY agrees to execute and return each project-specific PROGRAM SUPPLEMENT within ninety (90) days of receipt. The PARTIES agree that STATE may suspend future authorizations/obligations and invoice payments for any on-going or future federal-aid project performed by ADMINISTERING AGENCY if any project-specific PROGRAM SUPPLEMENT is not returned within that ninety (90) day period unless otherwise agreed by STATE in writing.

6. ADMINISTERING AGENCY further agrees, as a condition to the release and payment of federal funds encumbered for the PROJECT described in each PROGRAM SUPPLEMENT, to comply with the terms and conditions of this AGREEMENT and all of the agreed-upon Special Covenants or Remarks incorporated within the PROGRAM SUPPLEMENT, and Cooperative/Contribution Agreement where appropriate, defining and identifying the nature of the specific PROJECT.

7. Federal, state and matching funds will not participate in PROJECT work performed in advance of the approval of the E-76 or E-76 (AMOD), unless otherwise stated in the executed project- specific PROGRAM SUPPLEMENT. ADMINISTERING AGENCY agrees that it will only proceed with the work authorized for that specific phase(s) on the project-specific E-76 or E-76 (AMOD). ADMINISTERING AGENCY further agrees to not proceed with future phases of PROJECT prior to receiving an E-76 (AMOD) from STATE for that phase(s) unless no further federal funds are needed or for those future phase(s).

8. That PROJECT or portions thereof, must be included in a federally approved Federal Statewide Transportation Improvement Program (FSTIP) prior to ADMINISTERING AGENCY submitting the "Request for Authorization".

9. ADMINISTERING AGENCY shall conform to all state statutes, regulations and procedures (including those set forth in the Local Assistance Procedures Manual and the Local Assistance Program Guidelines, hereafter collectively referred to as "LOCAL ASSISTANCE PROCEDURES") relating to the federal-aid program, all Title 23 Code of Federal Regulation (CFR) and 2 CFR part 200 federal requirements, and all applicable federal laws, regulations, and policy and procedural or instructional memoranda, unless otherwise specifically waived as designated in the executed project-specific PROGRAM SUPPLEMENT.

10. If PROJECT is not on STATE-owned right of way, PROJECT shall be constructed in accordance with LOCAL ASSISTANCE PROCEDURES that describes minimum statewide

design standards for local agency streets and roads. LOCAL ASSISTANCE PROCEDURES for projects off the National Highway System (NHS) allow STATE to accept either the STATE''s minimum statewide design standards or the approved geometric design standards of ADMINISTERING AGENCY. Additionally, for projects off the NHS, STATE will accept ADMINISTERING AGENCY- approved standard specifications, standard plans, materials sampling and testing quality assurance programs that meet the conditions described in the then current LOCAL ASSISTANCE PROCEDURES.

11. If PROJECT involves work within or partially within STATE-owned right-of-way, that PROJECT shall also be subject to compliance with the policies, procedures and standards of the STATE Project Development Procedures Manual and Highway Design Manual and, where appropriate, an executed Cooperative Agreement between STATE and ADMINISTERING AGENCY that outlines the PROJECT responsibilities and respective obligations of the PARTIES. ADMINISTERING AGENCY and its contractors shall each obtain an encroachment permit through STATE prior to commencing any work within STATE rights of way or work which affects STATE facilities.

12. When PROJECT is not on the State Highway System but includes work to be performed by a railroad, the contract for such work shall be prepared by ADMINISTERING AGENCY or by STATE, as the PARTIES may hereafter agree. In either event, ADMINISTERING AGENCY shall enter into an agreement with the railroad providing for future maintenance of protective devices or other facilities installed under the contract.

13. If PROJECT is using STATE funds, the Department of General Services, Division of the State Architect, or its designee, shall review the contract PS''&''E for the construction of buildings, structures, sidewalks, curbs and related facilities for accessibility and usability. ADMINISTERING AGENCY shall not award a PROJECT construction contract for these types of improvements until the State Architect has issued written approval stating that the PROJECT plans and specifications comply with the provisions of sections 4450 and 4454 of the California Government Code, if applicable. Further requirements and guidance are provided in Title 24 of the California Code of Regulations.

14. ADMINISTERING AGENCY will advertise, award and administer PROJECT in accordance with the current LOCAL ASSISTANCE PROCEDURES unless otherwise stated in the executed project-specific PROGRAM SUPPLEMENT.
15. ADMINISTERING AGENCY shall provide or arrange for adequate supervision and inspection of each PROJECT. While consultants may perform supervision and inspection work for PROJECT with a fully qualified and licensed engineer, ADMINISTERING AGENCY shall provide a full-time employee to be in responsible charge of each PROJECT who is not a consultant.

16. ADMINISTERING AGENCY shall submit PROJECT-specific contract award documents to STATE''s District Local Assistance Engineer within sixty (60) days after contract award. A copy of the award documents shall also be included with the submittal of the first invoice for a construction contract by ADMINISTERING AGENCY.

17. ADMINISTERING AGENCY shall submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure by ADMINISTERING AGENCY to submit a "Report of Expenditures" within one hundred eighty (180) days of project completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LOCAL ASSISTANCE PROCEDURES.

18. ADMINISTERING AGENCY shall comply with: (i) section 504 of the Rehabilitation Act of 1973 which prohibits discrimination on the basis of disability in federally assisted programs; (ii) the Americans with Disabilities Act (ADA) of 1990 which prohibits discrimination on the basis of disability irrespective of funding; and (iii) all applicable regulations and guidelines issued pursuant to both the Rehabilitation Act and the ADA.

19. The Congress of the United States, the Legislature of the State of California and the Governor of the State of California, each within their respective jurisdictions, have prescribed certain nondiscrimination requirements with respect to contract and other work financed with public funds. ADMINISTERING AGENCY agrees to comply with the requirements of the FAIR EMPLOYMENT PRACTICES ADDENDUM (Exhibit A attached hereto) and the NONDISCRIMINATION ASSURANCES (Exhibit B attached hereto). ADMINISTERING AGENCY further agrees that any agreement entered into by ADMINISTERING AGENCY with a third party for performance of PROJECT-related work shall incorporate Exhibits A and B (with third party''s name replacing ADMINISTERING AGENCY) as essential parts of such agreement to be enforced by that third party as verified by ADMINISTERING AGENCY.

ARTICLE II - RIGHTS OF WAY

1. No contract for the construction of a federal-aid PROJECT shall be awarded until all necessary rights of way have been secured. Prior to the advertising for construction of PROJECT, ADMINISTERING AGENCY shall certify and, upon request, shall furnish STATE with evidence that all necessary rights of way are available for construction purposes or will be available by the time of award of the construction contract.

2. ADMINISTERING AGENCY agrees to indemnify and hold STATE harmless from any liability that may result in the event the right of way for a PROJECT, including, but not limited to, being clear as certified or if said right of way is found to contain hazardous materials requiring treatment or removal to remediate in accordance with Federal and State laws. The furnishing of right of way as provided for herein includes, in addition to all real property required for the PROJECT, title free and clear of obstructions and encumbrances affecting PROJECT and the payment, as required by applicable law, of relocation costs and damages to remainder real property not actually taken but injuriously affected by PROJECT. ADMINISTERING AGENCY shall pay, from its own non-matching funds, any costs which arise out of delays to the construction of PROJECT because utility facilities have not been timely removed or relocated, or because rights of way were not available to ADMINISTERING AGENCY for the orderly prosecution of PROJECT work.

3. Subject to STATE approval and such supervision as is required by LOCAL ASSISTANCE PROCEDURES over ADMINISTERING AGENCY''s right of way acquisition procedures, ADMINISTERING AGENCY may claim reimbursement from federal funds for expenditures incurred in purchasing only the necessary rights of way needed for the

PROJECT after crediting PROJECT with the fair market value of any excess property retained and not disposed of by ADMINISTERING AGENCY.

4. When real property rights are to be acquired by ADMINISTERING AGENCY for a PROJECT, said ADMINISTERING AGENCY must carry out that acquisition in compliance with all applicable State and Federal laws and regulations, in accordance with State procedures as published in State''s current LOCAL ASSISTANCE PROCEDURES and STATE''s Right-of-Way Manual, subject to STATE oversight to ensure that the completed work is acceptable under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

5. Whether or not federal-aid is to be requested for right of way, should ADMINISTERING AGENCY, in acquiring right of way for PROJECT, displace an individual, family, business, farm operation, or non-profit organization, relocation payments and services will be provided as set forth in 49 CFR, Part 24. The public will be adequately informed of the relocation payments and services which will be available, and, to the greatest extent practicable, no person lawfully occupying real property shall be required to move from his/her dwelling or to move his/her business or farm operation without at least ninety (90) days written notice from ADMINISTERING AGENCY. ADMINISTERING AGENCY will provide STATE with specific assurances, on each portion of the PROJECT, that no person will be displaced until comparable decent, safe and sanitary replacement housing is available within a reasonable period of time prior to displacement, and that ADMINISTERING AGENCY''s relocation program is realistic and adequate to provide orderly, timely and efficient relocation of PROJECT-displaced persons as provided in 49 CFR, Part 24.

6. ADMINISTERING AGENCY shall, along with recording the deed or instrument evidencing title in the name of the ADMINISTERING AGENCY or their assignee, also record an Agreement Declaring Restrictive Covenants (ADRC) as a separate document incorporating the assurances included within Exhibits A and B and Appendices A, B, C and D of this AGREEMENT, as appropriate.

ARTICLE III - MAINTENANCE AND MANAGEMENT

1. ADMINISTERING AGENCY will maintain and operate the property acquired, developed, constructed, rehabilitated, or restored by PROJECT for its intended public use until such time as the parties might amend this AGREEMENT to otherwise provide. With the approval of STATE, ADMINISTERING AGENCY or its successors in interest in the PROJECT property may transfer this obligation and responsibility to maintain and operate PROJECT property for that intended public purpose to another public entity.

2. Upon ADMINISTERING AGENCY''s acceptance of the completed federal-aid construction contract or upon contractor being relieved of the responsibility for maintaining and protecting PROJECT, ADMINISTERING AGENCY will be responsible for the maintenance, ownership, liability, and the expense thereof, for PROJECT in a manner satisfactory to the authorized representatives of STATE and FHWA and if PROJECT falls within the jurisdictional limits of another Agency or Agencies, it is the duty of ADMINISTERING AGENCY to facilitate a separate maintenance agreement(s) between itself and the other jurisdictional Agency or Agencies providing for the operation, maintenance, ownership and liability of PROJECT. Until those agreements are executed, ADMINISTERING AGENCY will be responsible for all PROJECT operations, maintenance, ownership and liability in a manner satisfactory to the authorized representatives of STATE and FHWA. If, within ninety (90) days after receipt of notice from STATE that a PROJECT, or any portion thereof, is not being properly operated and maintained and ADMINISTERING AGENCY has not satisfactorily remedied the conditions complained of, the approval of future federal-aid projects of ADMINISTERING AGENCY will be withheld until the PROJECT shall have been put in a condition of operation and maintenance satisfactory to STATE and FHWA. The provisions of this section shall not apply to a PROJECT that has been vacated through due process of law with STATE''s concurrence.

3. PROJECT and its facilities shall be maintained by an adequate and well-trained staff of engineers and/or such other professionals and technicians as PROJECT reasonably requires. Said operations and maintenance staff may be employees of ADMINISTERING AGENCY, another unit of government, or a contractor under agreement with ADMINISTERING AGENCY. All maintenance will be performed at regular intervals or as required for efficient operation of the complete PROJECT improvements.

ARTICLE IV - FISCAL PROVISIONS

1. All contractual obligations of STATE are subject to the appropriation of resources by the Legislature and the allocation of resources by the California Transportation Commission (CTC).

2. STATE''S financial commitment of federal funds will occur only upon the execution of this AGREEMENT, the authorization of the project-specific E-76 or E-76 (AMOD), the execution of each project-specific PROGRAM SUPPLEMENT, and STATE''s approved finance letter.

3. ADMINISTERING AGENCY may submit signed invoices in arrears for reimbursement of participating PROJECT costs on a regular basis once the project-specific PROGRAM

SUPPLEMENT has been executed by STATE.

4. ADMINISTERING AGENCY agrees, at a minimum, to submit invoices at least once every six (6) months commencing after the funds are encumbered on either the project-specific PROGRAM SUPPLEMENT or through a project-specific finance letter approved by STATE. STATE reserves the right to suspend future authorizations/obligations, and invoice payments for any on-going or future federal-aid project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six (6) month period.

5. Invoices shall be submitted on ADMINISTERING AGENCY letterhead that includes the address of ADMINISTERING AGENCY and shall be formatted in accordance with LOCAL ASSISTANCE PROCEDURES.

6. ADMINISTERING AGENCY must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency''s progress payment to the contractors, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

7. Payments to ADMINISTERING AGENCY can only be released by STATE as reimbursement of actual allowable PROJECT costs already incurred and paid for by ADMINISTERING AGENCY.

8. Indirect Cost Allocation Plans/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to STATE (Caltrans Audits ''&'' Investigations) for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of indirect costs incurred within each fiscal year being claimed for State and federal reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the Local Assistance Procedural Manual, and the ICAP/ICRP approval procedures established by STATE.

9. Once PROJECT has been awarded, STATE reserves the right to de-obligate any excess federal funds from the construction phase of PROJECT if the contract award amount is less than the obligated amount, as shown on the PROJECT E-76 or E-76 (AMOD).

10. STATE will withhold the greater of either two (2) percent of the total of all federal funds encumbered for each PROGRAM SUPPLEMENT or $40,000 until ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

11. The estimated total cost of PROJECT, the amount of federal funds obligated, and the required matching funds may be adjusted by mutual consent of the PARTIES hereto with a finance letter, a detailed estimate, if required, and approved E-76 (AMOD). Federal-aid funding may be increased to cover PROJECT cost increases only if such funds are available and FHWA concurs with that increase.

12. When additional federal-aid funds are not available, ADMINISTERING AGENCY agrees that the payment of federal funds will be limited to the amounts authorized on the PROJECT specific E-76 / E-76 (AMOD) and agrees that any increases in PROJECT costs must be defrayed with ADMINISTERING AGENCY''s own funds.

13. ADMINISTERING AGENCY shall use its own non-federal funds to finance the local share of eligible costs and all expenditures or contract items ruled ineligible for financing with federal funds. STATE shall make the determination of ADMINISTERING AGENCY''s cost eligibility for federal fund financing of PROJECT costs.

14. ADMINISTERING AGENCY will reimburse STATE for STATE''s share of costs for work performed by STATE at the request of ADMINISTERING AGENCY. STATE''s costs shall include overhead assessments in accordance with section 8755.1 of the State Administrative Manual.

15. Federal and state funds allocated from the State Transportation Improvement Program (STIP) are subject to the timely use of funds provisions enacted by Senate Bill 45, approved in 1997, and subsequent STIP Guidelines and State procedures approved by the CTC and STATE.

16. Federal funds encumbered for PROJECT are available for liquidation for a period of six (6) years from the beginning of the State fiscal year the funds were appropriated in the State Budget. State funds encumbered for PROJECT are available for liquidation only for six (6) years from the beginning of the State fiscal year the funds were appropriated in the State Budget. Federal or state funds not liquidated within these periods will be reverted unless a Cooperative Work Agreement (CWA) is submitted by ADMINISTERING AGENCY and approved by the California Department of Finance (per Government Code section 16304). The exact date of fund reversion will be reflected in the STATE signed finance letter for PROJECT.

17. Payments to ADMINISTERING AGENCY for PROJECT-related travel and subsistence (per diem) expenses of ADMINISTERING AGENCY forces and its contractors and subcontractors claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid rank and file STATE employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced by ADMINISTERING AGENCY are in excess of DPA rates, ADMINISTERING AGENCY is responsible for the cost difference, and any overpayments inadvertently paid by STATE shall be reimbursed to STATE by ADMINISTERING AGENCY on demand within thirty (30) days of such invoice.

18. ADMINISTERING AGENCY agrees to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards.

19. ADMINISTERING AGENCY agrees, and will ensure that its contractors and subcontractors will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual PROJECT cost items.
20. Every sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A''&''E services), and other applicable STATE and FEDERAL regulations.

21. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, 23 CFR, 48 CFR, Chapter 1, Part 31, and other applicable STATE and FEDERAL regulations, are subject to repayment by ADMINISTERING AGENCY to STATE.

22. Should ADMINISTERING AGENCY fail to refund any moneys due upon written demand by STATE as provided hereunder or should ADMINISTERING AGENCY breach

this AGREEMENT by failing to complete PROJECT without adequate justification and approval by STATE, then, within thirty 30 days of demand, or within such other period as may be agreed to in writing between the PARTIES, STATE, acting through the State Controller, the State Treasurer, or any other public entity or agency, may withhold or demand a transfer of an amount equal to the amount paid by or owed to STATE from future apportionments, or any other funds due ADMINISTERING AGENCY from the Highway Users Tax Fund or any other sources of funds, and/or may withhold approval of future ADMINISTERING AGENCY federal-aid projects.

23. Should ADMINISTERING AGENCY be declared to be in breach of this AGREEMENT or otherwise in default thereof by STATE, and if ADMINISTERING AGENCY is constituted as a joint powers authority, special district, or any other public entity not directly receiving funds through the State Controller, STATE is authorized to obtain reimbursement from whatever sources of funding are available, including the withholding or transfer of funds, pursuant to Article IV - 22, from those constituent entities comprising a joint powers authority or by bringing of an action against ADMINISTERING AGENCY or its constituent member entities, to recover all funds provided by STATE hereunder.

24. ADMINISTERING AGENCY acknowledges that the signatory party represents the ADMINISTERING AGENCY and further warrants that there is nothing within a Joint Powers Agreement, by which ADMINISTERING AGENCY was created, if any exists, that would restrict or otherwise limit STATE''s ability to recover State funds improperly spent by ADMINISTERING AGENCY in contravention of the terms of this AGREEMENT.

ARTICLE V

AUDITS, THIRD PARTY CONTRACTING, RECORDS RETENTION AND REPORTS

1. STATE reserves the right to conduct technical and financial audits of PROJECT work and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by paragraph three (3) of Article V.

2. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices sent to or paid by STATE.

3. ADMINISTERING AGENCY, ADMINISTERING AGENCY's contractors and subcontractors, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States, all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts, and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above-referenced parties shall make such AGREEMENT and PROGRAM SUPPLEMENT materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years, or 35 years for Prop 1B funds, from the date of final payment to ADMINISTERING AGENCY.

4. ADMINISTERING AGENCY shall not award a construction contract over $25,000 on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE. All contracts awarded by ADMINISTERING AGENCY intended or used as local match credit must meet the requirements set forth in this AGREEMENT regarding local match funds.

5. ADMINISTERING AGENCY shall comply with Chapter 10 (commencing with Section 4525) Division 5 of Title 1 of the Government Code and shall undertake the procedures described in California Government Code 4527(a) and 4528(a). Administering Agency shall comply with Chapter 10 of the LAPM for AE Consultant Contracts.

6. ADMINISTERING AGENCY shall comply with Government Code Division 5 Title 1 sections 4525-4529.5 and shall undertake the procedures described in California Government Code 4527(a) and 4528(a) for procurement of professional service contracts. Administering Agency shall follow Public Contract Code Section 10335-10381 for other professional service contracts.

7. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain all of the provisions of Article IV, FISCAL PROVISIONS, and this ARTICLE V, AUDITS, THIRD-PARTY CONTRACTING, RECORDS RETENTION AND REPORTS and shall mandate that travel and per diem reimbursements and third- party contract reimbursements to subcontractors will be allowable as PROJECT costs only after those costs are incurred and paid for by the subcontractors.

8. To be eligible for local match credit, ADMINISTERING AGENCY must ensure that local match funds used for a PROJECT meet the fiscal provisions requirements outlined in ARTICLE IV in the same manner that is required of all other PROJECT expenditures.

9. Except as provided in this Article, this AGREEMENT is solely between and for the benefit of the PARTIES and there are no third-party beneficiaries.

ARTICLE VI - MISCELLANEOUS PROVISIONS

1. ADMINISTERING AGENCY agrees to use all PROJECT funds reimbursed hereunder only for transportation purposes that are in conformance with Article XIX of the California State Constitution and other California laws.

2. ADMINISTERING AGENCY shall conform to all applicable State and Federal statutes and regulations, and the Local Assistance Program Guidelines and Local Assistance Procedures Manual as published by STATE and incorporated herein, including all subsequent approved revisions thereto applicable to PROJECT unless otherwise designated in the project-specific executed PROJECT SUPPLEMENT.

3. This AGREEMENT is subject to any additional restrictions, limitations, conditions, or any statute enacted by the State Legislature or adopted by the CTC that may affect the provisions, terms, or funding of this AGREEMENT in any manner.

4. ADMINISTERING AGENCY and the officers and employees of ADMINISTERING AGENCY, when engaged in the performance of this AGREEMENT, shall act in an independent capacity and not as officers, employees or agents of STATE.

5. Each project-specific PROGRAM SUPPLEMENT shall separately establish the terms and funding limits for each described PROJECT funded under this AGREEMENT and that

PROGRAM SUPPLEMENT. No STATE FUNDS are obligated against this AGREEMENT.

6. ADMINISTERING AGENCY certifies that neither ADMINISTERING AGENCY nor its principals are suspended or debarred at the time of the execution of this AGREEMENT, and ADMINISTERING AGENCY agrees that it will notify STATE immediately in the event a suspension or a debarment occurs after the execution of this AGREEMENT.

7. ADMINISTERING AGENCY certifies, by execution of this AGREEMENT, that no person or selling agency has been employed or retained to solicit or secure this AGREEMENT upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ADMINISTERING AGENCY for the purpose of securing business. For breach or violation of this warranty, STATE has the right to annul this AGREEMENT without liability, pay only for the value of the PROJECT work actually performed, or in STATE's discretion, to deduct from the price of PROGRAM SUPPLEMENT consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

8. In accordance with Public Contract Code section 10296, ADMINISTERING AGENCY hereby certifies under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against ADMINISTERING AGENCY within the immediate preceding two (2) year period because of ADMINISTERING AGENCY's failure to comply with an order of a federal court that orders ADMINISTERING AGENCY to comply with an order of the National Labor Relations Board.

9. ADMINISTERING AGENCY shall disclose any financial, business, or other relationship with STATE that may have an impact upon the outcome of this AGREEMENT or any individual PROJECT encompassed within a PROGRAM SUPPLEMENT. ADMINISTERING AGENCY shall also list current contractors who may have a financial interest in the outcome of a PROJECT undertaken pursuant to this AGREEMENT. These disclosures shall be delivered to STATE in a form deemed acceptable by the STATE prior to execution of this AGREEMENT.

10. ADMINISTERING AGENCY hereby certifies that it does not have, nor shall it acquire, any financial or business interest that would conflict with the performance of any PROJECT initiated under this AGREEMENT.

11. ADMINISTERING AGENCY certifies that this AGREEMENT was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any STATE employee. For breach or violation of this warranty, STATE shall have the right, in its sole discretion, to terminate this AGREEMENT without liability, to pay only for PROJECT work actually performed, or to deduct from a PROGRAM SUPPLEMENT price or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Any dispute concerning a question of fact arising under this AGREEMENT that is not disposed of by agreement shall be decided by the STATE's Contract Manager, who shall be identified to ADMINISTERING AGENCY at the time of execution of this AGREEMENT and, as applicable , any time that Contract Manager changes during the duration of this AGREEMENT who may consider any written or verbal evidence submitted by ADMINISTERING AGENCY. The decision of the Contract Manager, issued in writing, shall be conclusive and binding on the PARTIES on all questions of fact considered and determined by the Contract Manager.

13. Neither the pendency of a dispute nor its consideration by the Contract Manager will excuse the ADMINISTERING AGENCY from full and timely performance in accordance with the terms of this AGREEMENT and each PROGRAM SUPPLEMENT.

14. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under or in connection with any work, authority or jurisdiction of ADMINISTERING AGENCY arising under this AGREEMENT. It is understood and agreed that ADMINISTERING AGENCY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims and suits or actions of every name, kind and description brought forth under, including but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under this AGREEMENT.

15. Neither ADMINISTERING AGENCY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE, under or in connection with any work, authority or jurisdiction arising under this AGREEMENT. It is understood and agreed that STATE shall fully defend, indemnify and save harmless the ADMINISTERING AGENCY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this AGREEMENT.

16. In the event of (a) ADMINISTERING AGENCY failing to timely proceed with effective PROJECT work in accordance with the project-specific PROGRAM SUPPLEMENT; (b) failing to maintain any applicable bonding requirements; and (c) otherwise materially violating the terms and conditions of this AGREEMENT and/or any PROGRAM SUPPLEMENT, STATE reserves the right to terminate funding for that PROJECT upon thirty (30) days' written notice to ADMINISTERING AGENCY.

17. No termination notice shall become effective if, within thirty (30) days after receipt of a Notice of Termination, ADMINISTERING AGENCY either cures the default involved or, if the default is not reasonably susceptible of cure within said thirty (30) day period the ADMINISTERING AGENCY proceeds thereafter to complete that cure in a manner and time line acceptable to STATE.

18. Any such termination shall be accomplished by delivery to ADMINISTERING AGENCY of a Notice of Termination, which notice shall become effective not less than thirty (30) days after receipt, specifying the reason for the termination, the extent to which funding of work under this AGREEMENT and the applicable PROGRAM SUPPLEMENT is terminated and the date upon which such termination becomes effective, if beyond thirty (30) days after receipt. During the period before the effective termination date, ADMINISTERING AGENCY and STATE shall meet to attempt to resolve any dispute. In the event of such termination, STATE may proceed with the PROJECT work in a manner deemed proper by STATE. If STATE terminates funding for PROJECT with ADMINISTERING AGENCY for the reasons stated in paragraph sixteen (16) of ARTICLE VI, STATE shall pay ADMINISTERING AGENCY the sum due ADMINISTERING AGENCY under the PROGRAM SUPPLEMENT and/or STATE-approved finance letter prior to termination, provided, however, ADMINISTERING AGENCY is not in default of the terms and conditions of this AGREEMENT or the project-specific PROGRAM SUPPLEMENT and that the cost of any PROJECT completion to STATE shall first be deducted from any sum due ADMINISTERING AGENCY.

19. In the case of inconsistency or conflicts with the terms of this AGREEMENT and that of a project-specific PROGRAM SUPPLEMENT and/or Cooperative Agreement, the terms stated in that PROGRAM SUPPLEMENT and/or Cooperative Agreement shall prevail over those in this AGREEMENT.

20. Without the written consent of STATE, this AGREEMENT is not assignable by ADMINISTERING AGENCY either in whole or in part.

21. No alteration or variation of the terms of this AGREEMENT shall be valid unless made in writing and signed by the PARTIES, and no oral understanding or agreement not incorporated herein shall be binding on any of the PARTIES.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT by their duly authorized officer.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By_____

_____

Chief, Office of Project Management
Oversight
Division of Local Assistance

Date_____

City of Scotts Valley

By_____

_____

_____

City of Scotts Valley

Representative Name & Title
(Authorized Governing Body
Representative)

Date_____

EXHIBIT A

FAIR EMPLOYMENT PRACTICES ADDENDUM

1. In the performance of this Agreement, ADMINISTERING AGENCY will not discriminate against any employee for employment because of race, color, sex, sexual orientation, religion, ancestry or national origin, physical disability, medical condition, marital status, political affiliation, family and medical care leave, pregnancy leave, or disability leave. ADMINISTERING AGENCY will take affirmative action to ensure that employees are treated during employment without regard to their race, sex, sexual orientation, color, religion, ancestry, or national origin, physical disability, medical condition, marital status, political affiliation, family and medical care leave, pregnancy leave, or disability leave. Such action shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. ADMINISTERING AGENCY shall post in conspicuous places, available to employees for employment, notices to be provided by STATE setting forth the provisions of this Fair Employment section.

2. ADMINISTERING AGENCY, its contractor(s) and all subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 1290-0 et seq.), and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, Section 12900(a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full. Each of the ADMINISTERING AGENCY''S contractors and all subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreements, as appropriate.

3. ADMINISTERING AGENCY shall include the nondiscrimination and compliance provisions of this clause in all contracts and subcontracts to perform work under this AGREEMENT.

4. ADMINISTERING AGENCY will permit access to the records of employment, employment advertisements, application forms, and other pertinent data and records by STATE, the State Fair Employment and Housing Commission, or any other agency of the State of California designated by STATE, for the purposes of investigation to ascertain compliance with the Fair Employment section of this Agreement.

5. Remedies for Willful Violation:

(a) STATE may determine a willful violation of the Fair Employment provision to have occurred upon receipt of a final judgment to that effect from a court in an action to which ADMINISTERING AGENCY was a party, or upon receipt of a written notice from the Fair Employment and Housing Commission that it has investigated and determined that ADMINISTERING AGENCY has violated the Fair Employment Practices Act and had issued an order under Labor Code Section 1426 which has become final or has obtained an injunction under Labor Code Section 1429.

(b) For willful violation of this Fair Employment Provision, STATE shall have the right to terminate this Agreement either in whole or in part, and any loss or damage sustained by STATE in securing the goods or services thereunder shall be borne and paid for by

ADMINISTERING AGENCY and by the surety under the performance bond, if any, and STATE may deduct from any moneys due or thereafter may become due to ADMINISTERING AGENCY, the difference between the price named in the Agreement and the actual cost thereof to STATE to cure ADMINISTERING AGENCY''s breach of this Agreement.

EXHIBIT B

NONDISCRIMINATION ASSURANCES

ADMINISTERING AGENCY HEREBY AGREES THAT, as a condition to receiving any federal financial assistance from the STATE, acting for the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-42 U.S.C.
2000d-4 (hereinafter referred to as the ACT), and all requirements imposed by or pursuant to Title
49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, "Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964" (hereinafter referred to as the REGULATIONS), the Federal-aid Highway Act of 1973, and other pertinent directives, to the end that in accordance with the ACT, REGULATIONS, and other pertinent directives, no person in the United States shall, on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which ADMINISTERING AGENCY receives federal financial assistance from the Federal Department of Transportation. ADMINISTERING AGENCY HEREBY GIVES ASSURANCE THAT ADMINISTERING AGENCY will promptly take any measures necessary to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the REGULATIONS.

More specifically, and without limiting the above general assurance, ADMINISTERING AGENCY hereby gives the following specific assurances with respect to its federal-aid Program:

1. That ADMINISTERING AGENCY agrees that each "program" and each "facility" as defined in subsections 21.23 (e) and 21.23 (b) of the REGULATIONS, will be (with regard to a "program") conducted, or will be (with regard to a "facility") operated in compliance with all requirements imposed by, or pursuant to, the REGULATIONS.

2. That ADMINISTERING AGENCY shall insert the following notification in all solicitations for bids for work or material subject to the REGULATIONS made in connection with the federal-aid Program and, in adapted form, in all proposals for negotiated agreements:

ADMINISTERING AGENCY hereby notifies all bidders that it will affirmatively ensure that in any agreement entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, national origin, religion, age, or disability in consideration for an award.

3. That ADMINISTERING AGENCY shall insert the clauses of Appendix A of this assurance in every agreement subject to the ACT and the REGULATIONS.

4. That the clauses of Appendix B of this Assurance shall be included as a covenant running with the land, in any deed effecting a transfer of real property, structures, or improvements thereon, or interest therein.

5. That where ADMINISTERING AGENCY receives federal financial assistance to construct a facility, or part of a facility, the Assurance shall extend to the entire facility

and facilities operated in connection therewith.

6. That where ADMINISTERING AGENCY receives federal financial assistance in the form, or for the acquisition, of real property or an interest in real property, the Assurance shall extend to rights to space on, over, or under such property.

7. That ADMINISTERING AGENCY shall include the appropriate clauses set forth in Appendix C and D of this Assurance, as a covenant running with the land, in any future deeds, leases, permits, licenses, and similar agreements entered into by the ADMINISTERING AGENCY with other parties:

Appendix C;

(a) for the subsequent transfer of real property acquired or improved under the federal-aid Program ; and

Appendix D;

(b) for the construction or use of or access to space on, over, or under real property acquired, or improved under the federal-aid Program.

8. That this assurance obligates ADMINISTERING AGENCY for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property or real property or interest therein, or structures, or improvements thereon, in which case the assurance obligates ADMINISTERING AGENCY or any transferee for the longer of the following periods:

(a) the period during which the property is used for a purpose for which the federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or

(b) the period during which ADMINISTERING AGENCY retains ownership or possession of the property.

9. That ADMINISTERING AGENCY shall provide for such methods of administration for the program as are found by the U.S. Secretary of Transportation, or the official to whom he delegates specific authority, to give reasonable guarantee that ADMINISTERING AGENCY, other recipients, sub-grantees, applicants, sub-applicants, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed by, or pursuant to, the ACT, the REGULATIONS, this Assurance and the Agreement.

10. That ADMINISTERING AGENCY agrees that the United States and the State of California have a right to seek judicial enforcement with regard to any matter arising under the ACT, the REGULATIONS, and this Assurance.

11. ADMINISTERING AGENCY shall not discriminate on the basis of race, religion, age, disability, color, national origin or sex in the award and performance of any STATE assisted contract or in the administration on its DBE Program or the requirements of 49 CFR Part 26. ADMINISTERING AGENCY shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in the award and administration of STATE assisted contracts. ADMINISTERING AGENCY''S DBE Implementation Agreement is incorporated by reference in this AGREEMENT. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this

agreement. Upon notification to the recipient of its failure to carry out its approved DBE Implementation Agreement, STATE may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and/or the Program Fraud Civil Remedies Act of 1985 (31USC 3801 et seq.)

THESE ASSURANCES are given in consideration of and for the purpose of obtaining any and all federal grants, loans, agreements, property, discounts or other federal financial assistance extended after the date hereof to ADMINISTERING AGENCY by STATE, acting for the U.S. Department of Transportation, and is binding on ADMINISTERING AGENCY, other recipients, subgrantees, applicants, sub-applicants, transferees, successors in interest and other participants in the federal-aid Highway Program.

APPENDIX A TO EXHIBIT B

During the performance of this Agreement, ADMINISTERING AGENCY, for itself, its assignees and successors in interest (hereinafter collectively referred to as ADMINISTERING AGENCY) agrees as follows:

(1) Compliance with Regulations: ADMINISTERING AGENCY shall comply with the regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the REGULATIONS), which are herein incorporated by reference and made a part of this agreement.

(2) Nondiscrimination: ADMINISTERING AGENCY, with regard to the work performed by it during the AGREEMENT, shall not discriminate on the grounds of race, color, sex, national origin, religion, age, or disability in the selection and retention of sub-applicants, including procurements of materials and leases of equipment. ADMINISTERING AGENCY shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the REGULATIONS, including employment practices when the agreement covers a program set forth in Appendix B of the REGULATIONS.

(3) Solicitations for Sub-agreements, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by ADMINISTERING AGENCY for work to be performed under a Sub-agreement, including procurements of materials or leases of equipment, each potential sub-applicant or supplier shall be notified by ADMINISTERING AGENCY of the ADMINISTERING AGENCY''s obligations under this Agreement and the REGULATIONS relative to nondiscrimination on the grounds of race, color, or national origin.

(4) Information and Reports: ADMINISTERING AGENCY shall provide all information and reports required by the REGULATIONS, or directives issued pursuant thereto, and shall permit access to ADMINISTERING AGENCY''s books, records, accounts, other sources of information, and its facilities as may be determined by STATE or FHWA to be pertinent to ascertain compliance with such REGULATIONS or directives. Where any information required of ADMINISTERING AGENCY is in the exclusive possession of another who fails or refuses to furnish this information, ADMINISTERING AGENCY shall so certify to STATE or the FHWA as appropriate, and shall set forth what efforts ADMINISTERING AGENCY has made to obtain the information.

(5) Sanctions for Noncompliance: In the event of ADMINISTERING AGENCY''s noncompliance with the nondiscrimination provisions of this agreement, STATE shall impose such agreement sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

(a) withholding of payments to ADMINISTERING AGENCY under the Agreement within a reasonable period of time, not to exceed 90 days; and/or

(b) cancellation, termination or suspension of the Agreement, in whole or in part.

(6) Incorporation of Provisions: ADMINISTERING AGENCY shall include the provisions of paragraphs (1) through (6) in every sub-agreement, including procurements of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. ADMINISTERING AGENCY shall take such action with respect

to any sub-agreement or procurement as STATE or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance, provided, however, that, in the event ADMINISTERING AGENCY becomes involved in, or is threatened with, litigation with a sub-applicant or supplier as a result of such direction, ADMINISTERING AGENCY may request STATE enter into such litigation to protect the interests of STATE, and, in addition, ADMINISTERING AGENCY may request the United States to enter into such litigation to protect the interests of the United States.

APPENDIX B TO EXHIBIT B

The following clauses shall be included in any and all deeds effecting or recording the transfer of PROJECT real property, structures or improvements thereon, or interest therein from the United States.
(GRANTING CLAUSE)
NOW, THEREFORE, the U.S. Department of Transportation, as authorized by law, and upon the condition that ADMINISTERING AGENCY will accept title to the lands and maintain the project constructed thereon, in accordance with Title 23, United States Code, the Regulations for the Administration of federal-aid for Highways and the policies and procedures prescribed by the Federal Highway Administration of the Department of Transportation and, also in accordance with and in compliance with the Regulations pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the ADMINISTERING AGENCY all the right, title, and interest of the U.S. Department of Transportation in, and to, said lands described in Exhibit "A" attached hereto and made a part hereof.

(HABENDUM CLAUSE)
TO HAVE AND TO HOLD said lands and interests therein unto ADMINISTERING AGENCY and its successors forever, subject, however, to the covenant, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on ADMINISTERING AGENCY, its successors and assigns.

ADMINISTERING AGENCY, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns,
(1) that no person shall on the grounds of race, color, sex, national origin, religion, age or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed (;) (and) *

(2) that ADMINISTERING AGENCY shall use the lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in federally-assisted programs of the

Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended (;) and

(3) that in the event of breach of any of the above-mentioned nondiscrimination conditions, the U.S. Department of Transportation shall have a right to re-enter said lands and facilities on said land, and the above-described land and facilities shall thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this deed.*

* Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964.

APPENDIX C TO EXHIBIT B

The following clauses shall be included in any and all deeds, licenses, leases, permits, or similar instruments entered into by ADMINISTERING AGENCY, pursuant to the provisions of Assurance 7(a) of Exhibit B.

The grantee (licensee, lessee, permittee, etc., as appropriate) for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add "as covenant running with the land") that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.), shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in federally-assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

(Include in licenses, leases, permits, etc.)*

That in the event of breach of any of the above nondiscrimination covenants, ADMINISTERING AGENCY shall have the right to terminate the (license, lease, permit etc.) and to re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, lease, permit, etc.) had never been made or issued.

(Include in deeds)*

That in the event of breach of any of the above nondiscrimination covenants, ADMINISTERING AGENCY shall have the right to re-enter said land and facilities thereon, and the above- described lands and facilities shall thereupon revert to and vest in and become the absolute property of ADMINISTERING AGENCY and its assigns.

* Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purposes of Title VI of the Civil

Rights Act of 1964.

APPENDIX D TO EXHIBIT B

The following shall be included in all deeds, licenses, leases, permits, or similar agreements entered into by the ADMINISTERING AGENCY, pursuant to the provisions of Assurance 7 (b) of Exhibit B.

The grantee (licensee, lessee, permittee, etc., as appropriate) for himself, his personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds, and leases add "as a covenant running with the land") that:

(1) no person on the ground of race, color, sex, national origin, religion, age or disability, shall be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination in the use of said facilities;

(2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the ground of race, color, sex, national origin, religion, age or disability shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and

(3) that the (grantee, licensee, lessee, permittee, etc.,) shall use the premises in compliance with the Regulations.

(Include in licenses, leases, permits, etc.)*

That in the event of breach of any of the above nondiscrimination covenants, ADMINISTERING AGENCY shall have the right to terminate the (license, lease, permit, etc.) and to re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, lease, permit, etc.) had never been made or issued.

(Include in deeds)*

That in the event of breach of any of the above nondiscrimination covenants, ADMINISTERING AGENCY shall have the right to re-enter said land and facilities thereon, and the above- described lands and facilities shall thereupon revert to and vest in and become the absolute property of ADMINISTERING AGENCY, and its assigns.

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* Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act of 1964..

PROGRAM SUPPLEMENT NO. F015
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO 05-5400F15

Adv. Project ID
0523000293

Date: July 01, 2025
Location: 05-SCR-0-SCTV
Project Number: ER-15J7(097)
E.A. Number:
Locode: 5400

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. approved by the Administering Agency on (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

PROJECT LOCATION: Green Hills Road

TYPE OF WORK: Emergency Opening and Restoration **LENGTH:** 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds		
	ER05	$2,315,575.00	LOCAL		OTHER
$2,315,575.00			$0.00		$0.00

CITY OF SCOTTS VALLEY

By _____

Title _____

Date _____

Attest _____

STATE OF CALIFORNIA
Department of Transportation

By _____

Chief, Office of Project Management Oversight
Division of Local Assistance

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Jacey Low **Date** 7/2/2025 $2,315,575.00

SPECIAL COVENANTS OR REMARKS

1. A. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

   B. STATE and ADMINISTERING AGENCY agree that any additional funds which might be made available by future Federal obligations will be encumbered on this PROJECT by use of a STATE-approved "Authorization to Proceed" and Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

   C. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

   Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

   D. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

   If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

   ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

   E. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program

SPECIAL COVENANTS OR REMARKS

Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of
Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

G. The ADMINISTERING AGENCY agrees that payment of Federal funds will be limited to the amounts approved by the Federal Highway Administration (FHWA) in the Federal-Aid Project Authorization/Agreement or Amendment/Modification (E-76) and accepts any resultant increases in ADMINISTERING AGENCY funds as shown on the Finance Letter, any modification thereof as approved by the Division of Local Assistance, Office of Program Management.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

SPECIAL COVENANTS OR REMARKS

H. "ADMINISTERING AGENCY certifies that neither the ADMINISTERING AGENCY nor its principals are suspended or debarred at the time of the execution of this agreement. ADMINISTERING AGENCY agrees that it will notify the STATE immediately, in the event a suspension or a debarment happened after the execution of this agreement."

I. All project repair, replacement and maintenance involving the physical condition and the operation of project improvements referred to in Article III MAINTENANCE, of the aforementioned Master Agreement will be the responsibility of the ADMINISTERING AGENCY and shall be performed at regular intervals and as required for efficient operation of the completed project improvements.

J. ADMINISTERING AGENCY shall conform to all State statutes, regulations and procedures (including those set forth in the Local Assistance Procedures Manual and the Local Assistance Program Guidelines, hereafter collectively referred to as "LOCAL ASSISTANCE PROCEDURES") relating to the federal-aid program, all Title 23 Code of Federal Regulation (CFR) and 2 CFR Part 200 federal requirements, and all applicable federal laws, regulations, and policy and procedural or instructional memoranda, unless otherwise specifically waived as designated in the executed project-specific PROGRAM SUPPLEMENT.

K. Invoices shall be submitted on ADMINISTERING AGENCY letterhead that includes the address of ADMINISTERING AGENCY and shall be formatted in accordance with LOCAL ASSISTANCE PROCEDURES.

L. ADMINISTERING AGENCY must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, and copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

M. Indirect Cost Allocation Plan/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to STATE (Caltrans Audits & Investigations) for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of
indirect costs incurred within each fiscal year being claimed for State and federal reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the Local Assistance Procedural Manual, and the ICAP/ICRP approval procedures established by STATE.

N. STATE will withhold the greater of either two (2) percent of the total of all federal funds encumbered for each PROGRAM SUPPLEMENT or $40,000 until

SPECIAL COVENANTS OR REMARKS

ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

O. ADMINISTERING AGENCY agrees to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards.

P. ADMINISTERING AGENCY agrees, and will assure that its contractors, subcontractors, and will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual PROJECT cost items.

Q. The work eligible for Federal Reimbursement shall be performed by the ADMINISTERING AGENCY either by using their own forces or by contract. The ADMINISTERING AGENCY must be able to identify the costs incurred at each site and be subject to an audit for verification.

R. Every sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), and other applicable
STATE and FEDERAL regulations.

S. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, 23 CFR, 48 CFR, Chapter 1, Part 31, and other applicable STATE and FEDERAL regulations, are subject to repayment by
ADMINISTERING AGENCY to STATE.

T. STATE reserves the right to conduct technical and financial audits of PROJECT WORK and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by the following paragraph:

ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractors, and Federal Agency performing work on behalf of the ADMINISTERING AGENCY, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above referenced parties shall make such AGREEMENT, PROGRAM

SPECIAL COVENANTS OR REMARKS

SUPPLEMENT, and contract materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years from the date of submission of the final expenditure report by the STATE to the FHWA (a.k.a. Final Voucher).

U. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial
management system and records that properly accumulate and segregate reasonable, allowable, and authorized incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors and shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices sent to or paid by STATE.

V. ADMINISTERING AGENCY is required to have an audit in accordance with the Single Audit Act of 2 CFR 200 if it expends $750,000 or more in Federal Funds in a single fiscal year of the Catalogue of Federal Domestic Assistance.

W. ADMINISTERING AGENCY agrees to include all PROGRAM SUPPLEMENTS adopting the terms of this AGREEMENT in the schedule of projects to be examined in ADMINISTERING AGENCY's annual audit and in the schedule of projects to be examined under its single audit prepared in accordance with 2 CFR, Part 200.

X. ADMINISTERING AGENCY shall not award a non-A&E contract over $5,000, construction contracts over $10,000, or other contracts over $25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE or as permitted under Emergency Opening procedures.

Y. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain provisions K, L, P, R, T and U under Section 2 of this agreement.

2. Appendix E of the Title VI Assurances (US DOT Order 1050.2A)

During the performance of this agreement, the ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractor, (hereinafter referred to as the "contractor") agrees to comply with the following nondiscrimination statutes and authorities; including but not limited to:

Pertinent Nondiscrimination Authorities:

SPECIAL COVENANTS OR REMARKS

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
C. Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), (prohibits discrimination on the basis of sex);
D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);
F. Airport and Airway Improvement Act of 1982, (49 U.S.C. 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or
activities" to include all of the programs or activities of the Federal-aid recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not);
H. Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
J. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
K. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

3. Disaster No. CA 23-1 (Late December 2022 Storms) - Emergency Opening work will be reimbursed at 100% if completed within 270 days from the date of the disaster. The disaster occurred on December 27, 2022. ADMINISTERING AGENCY records must clearly identify those costs incurred on or after December 27, 2022. Incurred costs are defined as disbursements made or in process goods and

SPECIAL COVENANTS OR REMARKS

services delivered. Emergency Opening work completed on or after September 23, 2023, will be funded at the federal-aid reimbursement ratio of 88.53%. Restoration work, including preliminary engineering will be reimbursed at an 88.53% ratio. The ADMINISTERING AGENCY will be responsible for the matching requirement.

4. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

PROGRAM SUPPLEMENT NO. F016
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO 05-5400F15

Adv. Project ID
0524000213

Date: July 01, 2025
Location: 05-SCR-0-SCTV
Project Number: ER-15J9(148)
E.A. Number:
Locode: 5400

This Program Supplement hereby adopts and incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. approved by the Administering Agency on (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by the State of any funds derived from sources noted below obligated to this PROJECT, the Administering Agency accepts and will comply with the special covenants or remarks set forth on the following pages.

PROJECT LOCATION: Bean Creek Road

TYPE OF WORK: Emergency Opening

LENGTH: 0.0(MILES)

Estimated Cost	Federal Funds		Matching Funds		
	ER05	$4,485,183.00	LOCAL		OTHER
$4,485,183.00			$0.00		$0.00

CITY OF SCOTTS VALLEY

By _____

Title _____

Date _____

Attest _____

STATE OF CALIFORNIA
Department of Transportation

By _____

Chief, Office of Project Management Oversight
Division of Local Assistance

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Jacey Low **Date** 7/2/2025 $4,485,183.00

SPECIAL COVENANTS OR REMARKS

1. A. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).

   B. STATE and ADMINISTERING AGENCY agree that any additional funds which might be made available by future Federal obligations will be encumbered on this PROJECT by use of a STATE-approved "Authorization to Proceed" and Finance Letter. ADMINISTERING AGENCY agrees that Federal funds available for reimbursement will be limited to the amounts obligated by the Federal Highway Administration.

   C. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days of project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract.

   Failure to do so will cause a delay in the State processing invoices for the construction phase. Attention is directed to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

   D. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations for Federal aid projects, or encumbrances for State funded projects, as well as to suspend invoice payments for any on-going or future project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

   If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

   ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

   E. Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program

SPECIAL COVENANTS OR REMARKS

Implementation Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of
Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Any State and Federal funds that may have been encumbered for this project are available for disbursement for limited periods of time. For each fund encumbrance the limited period is from the start of the fiscal year that the specific fund was appropriated within the State Budget Act to the applicable fund Reversion Date shown on the State approved project finance letter. Per Government Code Section 16304, all project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested by the ADMINISTERING AGENCY and approved by the California Department of Finance.

G. The ADMINISTERING AGENCY agrees that payment of Federal funds will be limited to the amounts approved by the Federal Highway Administration (FHWA) in the Federal-Aid Project Authorization/Agreement or Amendment/Modification (E-76) and accepts any resultant increases in ADMINISTERING AGENCY funds as shown on the Finance Letter, any modification thereof as approved by the Division of Local Assistance, Office of Program Management.

ADMINISTERING AGENCY should ensure that invoices are submitted to the District Local Assistance Engineer at least 75 days prior to the applicable fund Reversion Date to avoid the lapse of applicable funds. Pursuant to a directive from the State Controller's Office and the Department of Finance; in order for payment to be made, the last date the District Local Assistance Engineer can forward an invoice for payment to the Department's Local Programs Accounting Office for reimbursable work for funds that are going to revert at the end of a particular fiscal year is May 15th of the particular fiscal year. Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement involving applicable funds that is not received by the Department's Local Programs Accounting Office at least 45 days prior to the applicable fixed fund Reversion Date will not be paid. These unexpended funds will be irrevocably reverted by the Department's Division of Accounting on the applicable fund Reversion Date.

SPECIAL COVENANTS OR REMARKS

H. "ADMINISTERING AGENCY certifies that neither the ADMINISTERING AGENCY nor its principals are suspended or debarred at the time of the execution of this agreement. ADMINISTERING AGENCY agrees that it will notify the STATE immediately, in the event a suspension or a debarment happened after the execution of this agreement."

I. All project repair, replacement and maintenance involving the physical condition and the operation of project improvements referred to in Article III MAINTENANCE, of the aforementioned Master Agreement will be the responsibility of the ADMINISTERING AGENCY and shall be performed at regular intervals and as required for efficient operation of the completed project improvements.

J. ADMINISTERING AGENCY shall conform to all State statutes, regulations and procedures (including those set forth in the Local Assistance Procedures Manual and the Local Assistance Program Guidelines, hereafter collectively referred to as "LOCAL ASSISTANCE PROCEDURES") relating to the federal-aid program, all Title 23 Code of Federal Regulation (CFR) and 2 CFR Part 200 federal requirements, and all applicable federal laws, regulations, and policy and procedural or instructional memoranda, unless otherwise specifically waived as designated in the executed project-specific PROGRAM SUPPLEMENT.

K. Invoices shall be submitted on ADMINISTERING AGENCY letterhead that includes the address of ADMINISTERING AGENCY and shall be formatted in accordance with LOCAL ASSISTANCE PROCEDURES.

L. ADMINISTERING AGENCY must have at least one copy of supporting backup documentation for costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. ADMINISTERING AGENCY agrees to submit supporting backup documentation with invoices if requested by State. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, and copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.

M. Indirect Cost Allocation Plan/Indirect Cost Rate Proposals (ICAP/ICRP), Central Service Cost Allocation Plans and related documentation are to be prepared and provided to STATE (Caltrans Audits & Investigations) for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of
indirect costs incurred within each fiscal year being claimed for State and federal reimbursement. ICAPs/ICRPs must be prepared in accordance with the requirements set forth in 2 CFR, Part 200, Chapter 5 of the Local Assistance Procedural Manual, and the ICAP/ICRP approval procedures established by STATE.

N. STATE will withhold the greater of either two (2) percent of the total of all federal funds encumbered for each PROGRAM SUPPLEMENT or $40,000 until

SPECIAL COVENANTS OR REMARKS

ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.

O. ADMINISTERING AGENCY agrees to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards.

P. ADMINISTERING AGENCY agrees, and will assure that its contractors, subcontractors, and will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual PROJECT cost items.

Q. The work eligible for Federal Reimbursement shall be performed by the ADMINISTERING AGENCY either by using their own forces or by contract. The ADMINISTERING AGENCY must be able to identify the costs incurred at each site and be subject to an audit for verification.

R. Every sub-recipient receiving PROJECT funds under this AGREEMENT shall comply with 2 CFR, Part 200, 23 CFR, 48 CFR Chapter 1, Part 31, Local Assistance Procedures, Public Contract Code (PCC) 10300-10334 (procurement of goods), PCC 10335-10381 (non-A&E services), and other applicable
STATE and FEDERAL regulations.

S. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, 23 CFR, 48 CFR, Chapter 1, Part 31, and other applicable STATE and FEDERAL regulations, are subject to repayment by
ADMINISTERING AGENCY to STATE.

T. STATE reserves the right to conduct technical and financial audits of PROJECT WORK and records and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by the following paragraph:

ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractors, and Federal Agency performing work on behalf of the ADMINISTERING AGENCY, and STATE shall each maintain and make available for inspection and audit by STATE, the California State Auditor, or any duly authorized representative of STATE or the United States all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts and ADMINISTERING AGENCY shall furnish copies thereof if requested. All of the above referenced parties shall make such AGREEMENT, PROGRAM

SPECIAL COVENANTS OR REMARKS

SUPPLEMENT, and contract materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years from the date of submission of the final expenditure report by the STATE to the FHWA (a.k.a. Final Voucher).

U. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain a financial
management system and records that properly accumulate and segregate reasonable, allowable, and authorized incurred PROJECT costs and matching funds by line item for the PROJECT. The financial management system of ADMINISTERING AGENCY, its contractors and all subcontractors and shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices sent to or paid by STATE.

V. ADMINISTERING AGENCY is required to have an audit in accordance with the Single Audit Act of 2 CFR 200 if it expends $750,000 or more in Federal Funds in a single fiscal year of the Catalogue of Federal Domestic Assistance.

W. ADMINISTERING AGENCY agrees to include all PROGRAM SUPPLEMENTS adopting the terms of this AGREEMENT in the schedule of projects to be examined in ADMINISTERING AGENCY's annual audit and in the schedule of projects to be examined under its single audit prepared in accordance with 2 CFR, Part 200.

X. ADMINISTERING AGENCY shall not award a non-A&E contract over $5,000, construction contracts over $10,000, or other contracts over $25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE or as permitted under Emergency Opening procedures.

Y. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain provisions K, L, P, R, T and U under Section 2 of this agreement.

2. Appendix E of the Title VI Assurances (US DOT Order 1050.2A)

During the performance of this agreement, the ADMINISTERING AGENCY, ADMINISTERING AGENCY'S contractors and subcontractor, (hereinafter referred to as the "contractor") agrees to comply with the following nondiscrimination statutes and authorities; including but not limited to:

Pertinent Nondiscrimination Authorities:

SPECIAL COVENANTS OR REMARKS

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
C. Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.), (prohibits discrimination on the basis of sex);
D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);
F. Airport and Airway Improvement Act of 1982, (49 U.S.C. 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or
activities" to include all of the programs or activities of the Federal-aid recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not);
H. Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
J. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
K. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

3. Disaster No. CA 23-3 (Late February 2023 Winter Storms) - Emergency Opening work will be reimbursed at 100% if completed within 270 days from the date of the disaster. The disaster occurred on February 21, 2023. ADMINISTERING AGENCY records must clearly identify those costs incurred on or after February 21, 2023. Incurred costs are defined as disbursements made or in process goods and

SPECIAL COVENANTS OR REMARKS

services delivered. Emergency Opening work completed on or after November 18, 2023, will be funded at the federal-aid reimbursement ratio of 88.53%. Restoration work, including preliminary engineering will be reimbursed at an 88.53% ratio. The ADMINISTERING AGENCY will be responsible for the matching requirement.

4. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 8/20/2025

TO: Honorable Mayor and City Council

FROM: Taylor Bateman, Community Development Director

APPROVED: Mali LaGoe, City Manager

SUBJECT: **Public Hearing to consider the Planning Commission's decision for a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West Development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site on Erba Lane (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District.**

SUMMARY OF ISSUE

Project Location

The 1.04 acre project site consists of two existing vacant parcels that are partially paved and used for parking. The site gently slopes to the southeast towards Scotts Valley Drive where a new private access road will be located and where most of the site grading and infrastructure will occur.

Existing land uses on adjacent parcels include MacDorsa Park and the Scotts Valley City Hall to the west, an electronics company, office building and large parking lot to the south, a fire station and residential townhomes to the east, and Ridgecrest Lane and undeveloped land to the north. In addition, an existing oak riparian woodland habitat borders the eastern boundary of the project site.

Project Description

The proposed Project includes two parcels that will be subdivided to create 19 new condominium units and would be located within three-story, townhome-style, condominium units housed in four separate buildings. Each unit is approximately 1900 sf and has three bedrooms on the third floor, and an optional 4th bedroom or den and a two-car garage on the first floor. The main living area is located on the second floor. The project also includes nine guest parking spaces, common open space and landscaping (Attachment 1, Sheet SP 1.1).

The Project site has a current General Plan designation of Residential High Density and is zoned Residential High Density (R-H) which has a maximum allowed base density of 15

dwelling units per acre. With a project site of 1.04 acres,16 units are allowed. Per State Density Bonus Law, the Project Applicant is requesting a 23% density bonus to construct three additional units. In order to qualify for the State Density Bonus, the project includes three (3) deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units (Attachment 2, Applicant State Density Bonus Law Request).

The project is also subject to the City's inclusionary housing ordinance and the City Council will be reviewing the proposal for conformance with City regulations.

Proposed Entitlements

The project requires the following planning permits:

1. Minor Land Division
2. State Bonus Density Law (SB330)
3. Design Review
4. Environmental Review

PLANNING COMMISSION REVIEW

This project was heard by the Planning Commission on June 12, 2025. At that meeting, the Planning Department presented the proposed project, noting that the applicant is utilizing the State Density Bonus Law (California Government Code Section 65915) which allows developers to increase the density of housing projects above the maximum allowed by local zoning, in exchange for providing affordable housing units.

Under State Density Bonus Law, an applicant can request a density bonus by agreeing to build a certain percentage of affordable housing units (for very low, low, or moderate-income residents) or by providing housing for specific groups like senior citizens, transitional foster youth, or students. In return, cities are required to grant a density bonus and potentially other incentives or concessions, such as reduced parking requirements or waivers of development standards. This project includes a number or waivers, as described in detail in the Planning Commission staff report (Attachment 6).

While not a part of the Planning Department presentation, staff was aware that the applicant intended to present the Commission with an alternate site plan. The Planning Department received the design changes from the applicant on June 3, and since packets had to be published on June 6, City staff and other relevant reviewing agencies did not have time to analyze or comment on the revised proposal. This information was provided to the Commission as an attachment to the staff report, entitled "Additional Information."

After the Planning Department presentation, the Planning Commission Chair opened the public hearing. The applicant presented the alternate site plan to the Planning Commission that incorporated larger units, approximately 1900 sf (as opposed to 1,550 sf). To accommodate the deeper units while protecting the riparian area in the rear, the applicant shifted Buildings 1 and 2 closer to Erba Lane, resulting in an approximately 5'-9" setback (as opposed to approximately 18' - 20') and eliminated the driveway aprons. The applicant explained that with the loss of parking in the driveway apron, the project still met the SVMC parking requirements.

The applicant requested that the Planning Commission discuss the alternate site plan.

After the applicant's presentation, members of the public spoke in opposition to the project, citing concerns about traffic, potential parking problems, and the proposed undersized garages. Additional concerns were also raised, including the project density, aesthetics/massing, how the project interfaces with the street, the setback of Buildings 1 and 2 fronting on Erba Lane and potential safety issues as it relates to the multiple driveways on Erba Lane and the nearby fire station. Written public comments were also received after the Planning Commission packet was published in June and prior to the publication of this report and are included as Attachment 7.

Once the public hearing closed, the Planning Commission discussed the alternate site plan as requested by the applicant while also noting that since the applicant is utilizing the State Density Bonus Law, the Planning Commission is unable to address many of the concerns raised by the public in a meaningful way because the waivers are allowed by right under State Density Bonus Law.

During their discussion, the Planning Commission also expressed concerns about parking, setbacks, safety, aesthetics/massing, and asked staff to explore the possibility of incorporating on-street parking and additional landscaping within the public right of way to soften the elevations along Erba Lane and to create a better interface. Once the discussion ended, the Planning Commission voted 3-1-1 (Mosley abstained) to recommend approval of the project with a request that the developer work with staff to address concerns regarding how the project interfaces with Erba Lane, specifically setbacks, parking and aesthetics/massing and to incorporate the changes prior to the City Council public hearing.

In response to the Planning Commission concerns, the applicant has worked with staff to revise their project and incorporate some of the Planning Commission recommendations.

As shown on the Site Plan, Buildings 1 and 2 are proposed to be divided into a three-plex and a five-plex (rather than 2 fourplexes) to help break up the massing along Erba Lane (Attachment 1, Sheet SP1.1). Buildings 1 and 2 are set back approximately 7'-4" from the property line, and in the public right of way, the proposal also includes a 4' sidewalk, an approximately 3' landscape strip and curb and gutter. Parallel parking has also been added on the street (Attachment 1, Sheet SP1.2). The conceptual landscape plan also includes planting areas between the units fronting Erba Lane and they are interspersed within the public right of way (Attachment 1, Sheet L1.1).

To help address parking concerns, an additional guest parking space accessible off Erba Lane was added, so the project now includes a total of 9 guest parking spaces.
Architectural changes to enhance and soften the Erba Lane elevations were also incorporated, include landscaping, additional details on the gabled roofs, corbels and trellises above the garages.

Since the Planning Commission hearing, the applicant has also proposed a change to the public art which is required as a part of the project. Rather than including a mural on the retaining wall, the applicant is now proposing an archway over the decomposed granite path that meanders along the edge of the riparian area, connecting the project to the existing trail that leads to MacDorsa Park. Conceptual design options are shown on the Landscape Plan

(Attachment 1, Sheet L1.1). A condition of approval has been added to the project which would give the Community Development Director the discretion to approve the final design.

The proposed plan revisions, discussed above, were submitted to the City on August 7. After reviewing the plans, the Public Works Department has concluded that adding on-street parallel parking does not work at this location because it would cause operational and safety concerns. In order to accommodate the on-street parking, the project proposes to shift the street centerline to the south, creating an undesirable transition and an unbalanced road cross-section. Potential impacts include reduced driveway visibility, uneven cross slopes, and effects on properties on the opposite side of the street. The offset alignment could also reduce flexibility for future roadway improvements. Maintaining a consistent cross section along Erba Lane is preferred to support bicycle safety, preserve adequate sight distance, and ensure safe driveway access within the project area. In addition to the Public Works concerns, the Fire Department also raised concerns about parallel parking on street and required that those parking spaces be red curbed until potentially approved at a future date.

While the parallel parking would not work at this location, the project would utilize space in the public right of way for sidewalk and strips of shrubs and groundcover as shown on the Conceptual Landscape Plan (Attachment 1, Sheet L1.1).

CALIFORNIA ENVIRONMENTAL QUALITY ACT REVIEW (CEQA)

A Mitigated Negative Declaration (MND) was prepared and adopted for the “Bay Village Planned Development” project on June 16, 2021. At that time, project related environmental impacts were identified and mitigation measures included to reduce the potential impacts to less than significant. With the implementation of two biological mitigation measures there will be no impacts to vegetation, wildlife or riparian woodland or any other biological resources. The project would not degrade the quality of the environment or contribute to cumulative impacts to environmental resources.

In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration titled, “Ridgewood West CEQA Addendum,” was prepared for this project and it has been determined that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Attachment 8). The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

PUBLIC NOTICE AND COMMENT

Public hearing notices were posted at City Hall and were mailed to surrounding property owners located within 300 feet of the subject property, pursuant to State law. Written public comments were received after the Planning Commission packet was published in June and prior to the publication of this report and are included as Attachment 7. Concerns cited were related to project density, parking and traffic.

FISCAL IMPACT

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

STAFF RECOMMENDATION

The Planning Commission recommended approval of the Land Division, Design Review, SB330 Application, and Environmental Review. The City Council can vote to approve or deny the applications, as listed below:

For approval:

1. Adopt Resolution No. 2068 to adopt the mitigated negative declaration; and,
2. Adopt Resolution No. 2068.1 to approve the Land Division Application
3. Adopt Resolution No. 2068.2 to approve the Design Review Application

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1. Attachment 1 Project Plans submitted 08.07.2025
2. Attachment 2 Applicant State Density Bonus Law Request
3. Attachment 3 Resolution No. 2068 Mitigated Negative Declaration
4. Attachment 4 Resolution No. 2068.1 Land Division Application
5. Attachment 5 Resolution No. 2068.2 Design Review Application
6. Attachment 6 PC Staff Report 6.12.2025
7. Attachment 7a Public Comment Post PC packet
8. Attachment 8 Ridgewood West CEQA Addendum June 2025



CITY VENTURES
Building It Forward

RIDGEWOOD WEST

ERBA LANE

SCOTTS VALLEY, CALIFORNIA 95066

APN: 022-481-18 AND 022-481-22

2ND SUBMITTAL DATE: 10.10.2024, 3RD SUBMITTAL DATE: 1.16.2025, 4TH SUBMITTAL DATE: 5.09.2025, 5TH SUBMITTAL DATE: 7.10.2025
6TH SUBMITTAL DATE: 8.06.2025

LOCATION MAP



SITE LOCATION

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PROJECT OVERVIEW

RIDGEWOOD WEST PROJECT DESCRIPTION (ERBA LANE - SCOTTS VALLEY, CALIFORNIA 95066)

CITY VENTURES IS PLEASED TO SUBMIT OUR PROPOSAL FOR RIDGEWOOD WEST, LOCATED BETWEEN THE SCOTTS VALLEY POLICE DEPARTMENT AND FIRE DISTRICT ON ERBA LANE (APNS 022-481-18 AND 022-481-22) THIS 1.04-ACRE PROJECT IS CURRENTLY OCCUPIED BY SURFACE PARKING, AND OUR PROPOSAL AIMS TO LEVERAGE THE PROPERTY'S UNIQUE SHAPE TO CREATE A WARM FRONTAGE THAT CONNECTS SEAMLESSLY WITH THE SINGLE-FAMILY NEIGHBORHOOD UP ERBA LANE. THIS PROPOSED PROJECT IS A HOUSING DEVELOPMENT, AS DEFINED BY GOVERNMENT CODE SECTION 65589.5(H)(2), REQUESTING SPECIFIC WAIVERS. PLEASE SEE SHEET PI1.2 FOR THE FULL LIST OF REQUESTED WAIVERS, WHICH INCLUDE MODIFICATIONS TO THE GARAGE MINIMUM SIZE REQUIREMENT, BUILDING HEIGHT, SETBACKS, GUEST PARKING, ENTRANCE ORIENTATION, UPPER STORY SETBACKS, FAÇADE AND ROOF DESIGN, TREE SELECTION, PARKING PLACEMENT, DRIVEWAY COUNT, AND PERIMETER LANDSCAPING. THESE ADJUSTMENTS ARE AIMED AT OPTIMIZING THE SITE PLAN FOR MAXIMUM UNIT DENSITY WHILE ADHERING TO THE GOALS OF THE GENERAL PLAN AND AVOIDING BIOTIC ENCROACHMENT. IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 65915(A)(2) AND 65915(K), THE WAIVERS ARE DESIGNED TO ACHIEVE IDENTIFIABLE COST REDUCTIONS, PRIMARILY BY ALLOWING FOR INCREASED SPACE FOR INCOME-GENERATING UNITS WHILE MAINTAINING ALIGNMENT WITH LOCAL OBJECTIVES.

THE SITE ALLOWS FOR A RESIDENTIAL DENSITY RANGE OF 9 - 15 UNITS PER ACRE AND IS ZONED R-H HIGH DENSITY. UTILIZING DENSITY BONUS, CITY VENTURES PROPOSES 19 SOLAR ALL-ELECTRIC, THREE-STORY TOWNHOME-STYLE CONDOMINIUMS, RANGING FROM APPROXIMATELY 1,850 - 1,950 SQUARE FEET, EACH HOSTING 3 BEDROOMS AND A TWO-CAR PRIVATE GARAGE. THIS PROJECT WILL ALSO INCLUDE 9 GUEST SPACES.

THE ERBA LANE SITE IS GRACED WITH WELL-ESTABLISHED TREES THAT PROVIDE A SPRAWLING CANOPY, CREATING A BUILT-IN NATURAL ENVIRONMENT. TO PRESERVE THIS NATURAL BEAUTY, BUILDING STRUCTURES WILL BE CAREFULLY POSITIONED OUTSIDE OF THE DRIPLINE OF THE OAK RIPARIAN WOODLAND, ENSURING THAT THE VIBRANT ENERGY OF THE AREA REMAINS UNDISTURBED.

CITY VENTURES RESPECTFULLY REQUESTS A SITE DEVELOPMENT REVIEW, A VESTING TENTATIVE TRACT MAP, AND UPDATED CONCESSIONS AND WAIVERS RELATED TO OUR SUBMITTED SB330 APPLICATION. AT LEAST 15% OF THE NEW HOUSING UNITS WILL BE ALLOCATED TO MODERATE AND LOW-INCOME SALES PRICES.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SCOTTS VALLEY TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION.

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RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

Roach & Campbell

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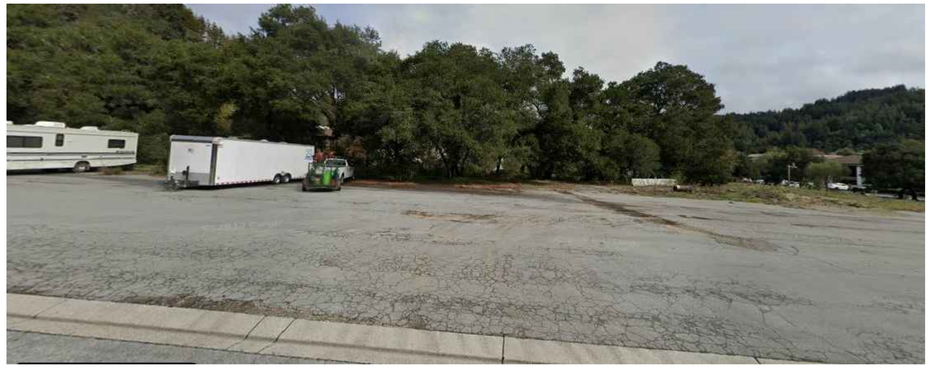
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SHEET INDEX AND PROJECT OVERVIEW

PO1

SCALE: N.T.S.
DATE: 08.06.25
PROJECT: 317073

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VIEW NO. 2 ERBA LANE AT FRONT OF PROPERTY



VIEW NO. 1 ERBA LANE AT SOUTH WEST CORNER



VIEW NO. 3 ERBA LANE AT NW CORNER

SITE





VIEW NO. 4 SITE ACCESS FROM POLICE DEPARTMENT



VIEW NO. 5 VIEW FROM MACDORSA PARK

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NEIGHBORHOOD PHOTOS

PI 1.1

SCALE: NTS
DATE: 08.06.25
PROJECT: 317073

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Land Use Summary	Erba Lane Parcels 022-481-18 and 022-481-22	
	Current	Proposed
Zoning Designation	RH - High Density	RH - High Density
Zoning Base Density	20 DUA w/ State Density Bonus	19 DUA, Utilizing Density Bonus
General Plan Designation	RH	RH
Density Allowed with the State Density Bonus Law	123% of 15 DUA = 20 DUA	19 (of 20 Total Allowed)
General Plan Density	-	9-15 DUA
Building Setback	-	
Front	-	Defer to table
Back	-	Below
Side	-	
Inclusionary Housing	-	20%
Required Offsite Parking For Resi Uses	-	Defer to sheet PI 1.3
*SEE DIAGRAM SHEET PI 1.3 AND UNIT PLANS FOR PRIVATE AND COMMON OPEN INFORMATION **Minimum Usable Open Space Per DU – PRIVATE**	100 sq. ft. private open space per Dwelling Unit, or 0 with state density bonus	Building 4 does not meet the requirement and a waiver is requested

DENSITY BONUS WAIVERS	
GARAGE MINIMUM SIZE	SVMC 17.44.030 (B)
BUILDING HEIGHT	SVMC 17.20.040 (E)
SETBACKS - NO., SO. & EAST	SVMC 17.10.040
PARKING PLACEMENT	SWMC 17.44.030(J).2
UPPER STORY SETBACKS	ODS V.B.2
WATER CONSERVATION OF TREE SPECIES	ODS VII.B.3.2
DRIVEWAY COUNT	ODS III.B.4
PERIMETER PARKING LOT LANDSCAPING	ODS III.B.6
PARKING SCREENING	ODS III.B.1.b.(3)
OPEN SPACE REQUIREMENTS	ODS.VI.B.1.a
PARKING SCREENING	ODS III.B.1.b.(3)
BALCONY DESIGN STANDARDS	ODS.VI.B.1.b.2
PATIO DESIGN STANDARDS	ODS.VI.B.1.b.3

PROJECT DATA

ERBA LANE, SCOTTS VALLEY , CA 95066

	EXISTING	PROPOSED
SITE AREA	GROSS: 1.04 AC (±45,302 SQ. FT.)	
DENSITY	9 TO 20 DUA (W/ STATE DENSITY BONUS)	19.6 DUA
TOTAL DWELLING UNITS	19 UNITS	
OCCUPANCY	-	
RESIDENTIAL	R2/U	
CONSTRUCTION TYPE	-	
RESIDENTIAL	V-B	
ACCESSIBLE UNITS (10% x 19)	2 UNITS (LOCATION AT BLDG 1 & 2 - SEE SITE PLAN)	
FIRE PROTECTION		
FIRE SPRINKLER	NFPA - 13	

DEVELOPMENT STANDARDS

	REQUIRED	PROPOSED
SITE COVERAGE -SEE PROJECT INFORMATION SHEET PI 1.3 FOR CALCULATION	55% MAX.	37%
MAXIMUM HEIGHT	UNLIMITED W/ SBDL WAIVER	±43'-3"
SETBACKS		
• FRONT: 20 FEET	• FRONT: 20 FEET	6'-0" MIN.
SIDE YARD – PERMITTED USE: 10% OF WIDTH OF THE SITE, 10 FOOT MAXIMUM AND 5 FOOT MINIMUM, EXCEPT: I.STREET SIDE YARD: 20% OF LOT WIDTH, 20 FOOT MAXIMUM AND 8 FOOT MINIMUM II.ADD 1 FOOT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURED AT TOP PLATE LINE) III.ADD 1 FOOT FOR EACH 5 FEET BY WHICH A WALL OF A STRUCTURE WITHIN 25 FT OF THE SIDE PROPERTY LINE EXCEEDS 40 FEET IN LENGTH PARALLEL TO THE SIDE PROPERTY LINE IV.A SIDE YARD PROVIDING ACCESS TO MORE THAN ONE DWELLING SHALL HAVE A MINIMUM SETBACK OF 12 FEET	• SIDE: I. 0.20 X 400 = 80 FT= 20FT. II. (30' PLATE) = +5 FT III. BLDG. 4 / WALL EXCEEDS 40 FT. BY 90FT = 90/5 = 18 FT ADDED 25FT +18FT. = 43 FT. SETBACK	8'-0" MIN. AT BUILDING 4 70'-5" MIN. AT BUILDING 1
• REAR YARD: 20% OF LOT DEPTH, MAXIMUM OF 25 FEET AND MINIMUM OF 15 FEET EXCEPT WHEN THE FOLLOWING EXCEPTIONS APPLY: I.15 FOOT MINIMUM APPLIES IF SIDE YARD IS A MINIMUM OF 25 FEET II.1 FOOT SHALL BE ADDED TO SETBACK REQUIREMENT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURE AT TOP PLATE LINE)	• REAR: REAR SETBACK =0.2 X 152 =30FT. I. NA II. 30 FT. PLATE HEIGHT 10 FT ABOVE 20 FT. = 5FT MAX REQUIRED 25FT. PER PART 1	12'-2" FT. AT BLDG 4.

** STATE DENSITY BONUS LAW PROPOSED

DENSITY BONUS CONCESSION

APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL

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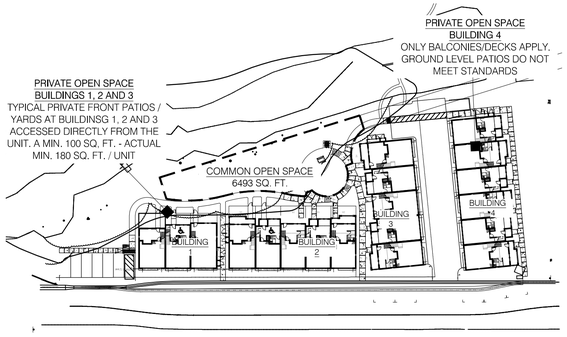
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PROJECT INFORMATION

PI 1.2

SCALE: NTS
DATE: 08.06.25
PROJECT: 317073

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SITE PLAN - OPEN SPACE DIAGRAM

PROJECT PARKING

	CALIF. CODES	SCOTTS VALLEY	PROPOSED	NOTES
PARKING				
UNIT		2 SPACES/UNIT = 19 UNITS x 2 = 38 SPACES	38 SPACES	PRIVATE GARAGES
GUEST		1 SPACE / 5 UNITS = 4 SPACES	9 SPACES	(8) STANDARD GUEST SPACES + (1) ADA GUEST SPACE
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 38 SPACES =0.76 0.76 = 1 SPACE	N/A	1 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 7 SPACES = 0.35 =1 SPACE	N/A	1 SPACE	SEE SITE PLAN
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 38 = 3.8 SPACES = 4	-	4 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 38 = 9.5 SPACES = 10	-	10 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 38 = 1.9 SPACES = 2	-	2 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 7 SPACES = .35 = 1 SPACE	AOS TABLE 1 1:VISITOR SPACE/ (10)UNITS 19 UNITS/10 = 2 SPACES	4 SPACES	SEE LANDSCAPE PLANS
LONG TERM (IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1:2 UNITS = 19 x .5 = 9.5 SPACES	SBMC TBL 12.100-3 1:1 UNITS = 19 UNITS = 19 SPACES	19 SPACES MIN.	SPACE LOCATED WITHIN GARAGE OF EACH HOME

BLDG. SUMMARY

BLDGS.	PLANS -INC. ADA				TOTAL GROUND FLOOR (LOT COVERAGE)	TOTAL BUILDING
	PLAN 1	PLAN 2	PLAN 3	TOTAL		
BLDG. 1	1	1	1	3	2,453 SQ. FT.	7,430 SQ. FT.
BLDG. 2	2	3	0	5	4,506 SQ. FT.	12,773 SQ. FT.
BLDG. 3	2	3	0	5	4,506 SQ. FT.	12,773 SQ. FT.
BLDG. 4	3	3	0	6	5,422 SQ. FT.	15,329 SQ. FT.
TOTAL	8	10	1	19	16,887 SQ. FT.	48,305 SQ. FT.

UNIT SUMMARY

PLAN NO.	PLAN INFO	TOTAL UNITS	TOTAL LIVING	GARAGE	DECKS	PRIVATE FRONT YARD SEE SP/LDSCP	STD. PARKING	TOTAL PARKING
PLAN 1	3 BD/2 $\frac{1}{2}$ BTH (+ $\frac{1}{2}$ BATH @ ADA UNIT)	8	1,868 (INT) 1,853 (END)	473	109	BLDGS. 1-3	2	16
PLAN 2	3 BD/2 $\frac{1}{2}$ BTH (+ $\frac{1}{2}$ BATH @ ADA UNIT)	10	1,954 (INT) 1,946 (END)	477	95	BLDGS. 1-3	2	20
PLAN 3	3 BD/2 $\frac{1}{2}$ BTH (+ $\frac{1}{2}$ BATH @ ADA UNIT)	1	1,516	441	0	BLDGS. 1	2	2
	TOTAL UNIT	19			MIN. 250 SQ. FT. AT BUILDINGS 1-3			38

PRIVATE OPEN SPACE - MIN. 100 SQ.FT. PER UNIT

	BALCONY / DECK	GROUND FLOOR PATIO/YARD	TOTAL BLDG 1-2	TOTAL BLDG 3-4
PLAN 1	153 SQ. FT.	180 SQ. FT. AT BLDGS 1-2	333 SQ. FT.	153 SQ. FT.
PLAN 2	223 SQ. FT.	180 SQ. FT. AT BLDGS 1-2	403 SQ. FT.	223 SQ. FT.
PLAN 3	-	260 SQ.FT. AT BLDG 1	260 SQ. FT.	-
BUILDING 3 & 4 COMMON OPEN SPACE SUBSTITUTION - SEE COMMON OPEN SPACE BELOW				+ 465 SQ. FT. / UNIT PER COMMON OPEN SPACE

COMMON OPEN SPACE

	REQUIRED	PROPOSED
SEE SITE PLAN	100 SQ. FT/UNIT X 19 UNITS = 1,900 SQ. FT.	6,493 SQ. FT.
ADDED OPEN SPACE OVER REQUIRED		6,493 SQ. FT. - 1,900 SQ. FT. = 4,593 SQ. FT. ABOVE REQUIRED / 50% = 2,297 SQ. FT. ALLOWED FOR PRIVATE OPEN SPACE SUBSTITUTION
BUILDING 1, 3 & 4 ADDITIONAL SUBSTITUTION	14 UNITS	2,297 SQ. FT. COMMON OVER REQUIRED/ 16 UNITS = 164 SQ. FT. /UNIT AVAILABLE

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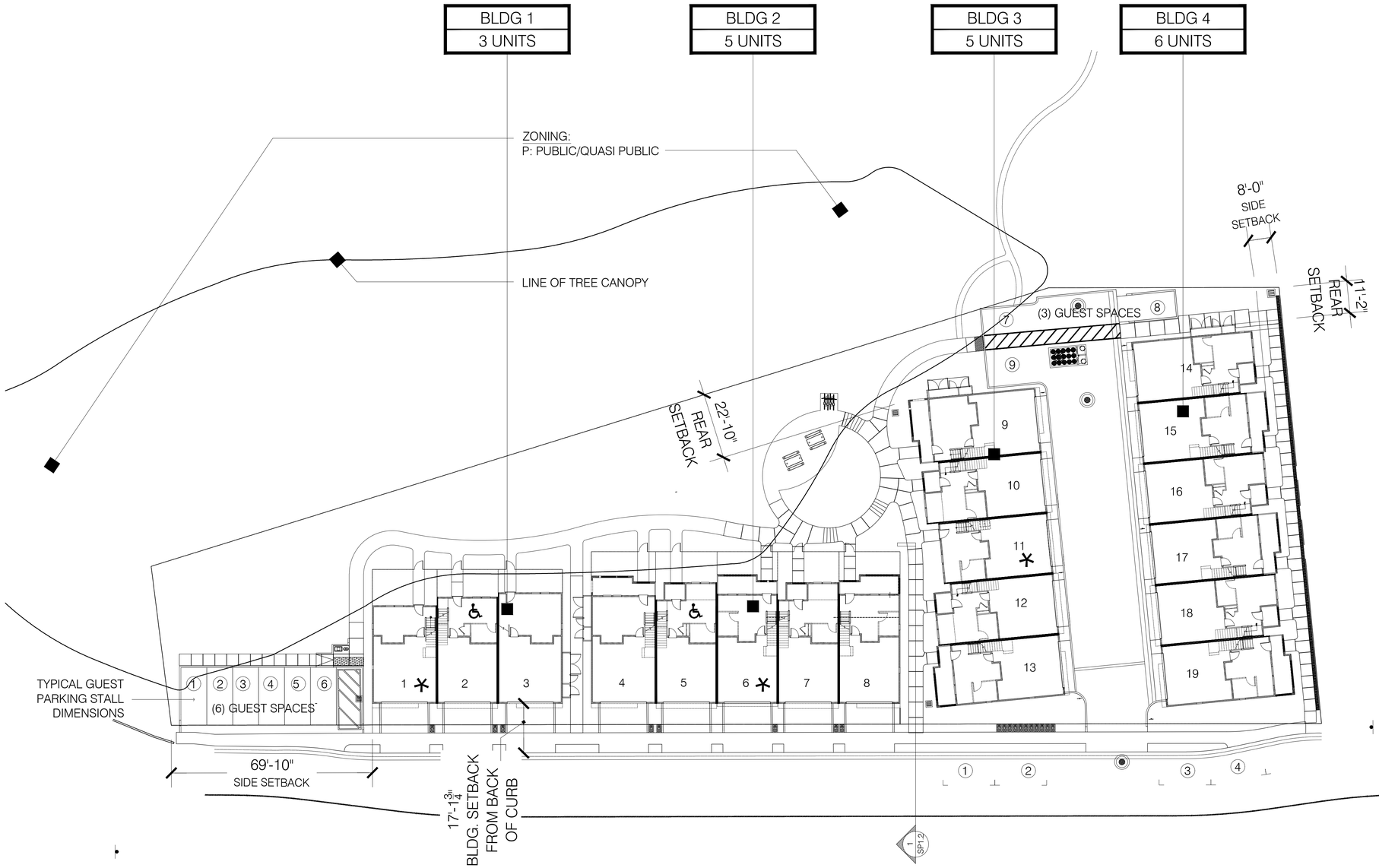
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PROJECT INFORMATION

PI 1.3

SCALE: NTS
DATE: 08.06.25
PROJECT: 317073

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SITE PLAN

ERBA LANE

ZONING ACROSS ERBA LANE :
R-1-10 MEDIUM DENSITY

0 10 20 40 80

BLDG LEGEND

BLDG - (TYPE X) ← BLDG NUMBER AND TYPE
X UNITS ← TOTAL UNIT

BLDG TYPES
RESIDENTIAL TOWNHOME STYLE CONDOMINIUM
* BMR - BELOW MARKET RATE CONCEPTUAL LOCATION

ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 19 TOTAL UNITS PROPOSED X 10% = 2 ACCESSIBLE UNITS
- INDICATES LOCATION OF CONCEPTUAL UNIT DESIGNATED ACCESSIBLE
- FINAL LOCATION TO BE DETERMINED AR BLDG. PERMIT SUBMITTAL

GENERAL NOTE:
FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.

ZONING:
RH HIGH DENSITY
SITE COVERAGE FROM CIVIL: 45,243.5 SQ. FT.

LOT COVERAGE:
2453+9012+5422 = 16,887
16,887: 45,243.5 = 0.373 ~ 37.32%

BLDG. SQ. FT. FOOTPRINTS
BLDG. 1: 2453 SQ. FT.
BLDG. 2&3: 4506 SQ. FT. X 2 = 9012 SQ. FT.
BLDG. 4: 5422 SQ. FT.

ZONING ADJACENT :
C-P: PROFESSIONAL

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CONCEPTUAL SITE PLAN

SP 1.1

SCALE: 1" = 20'-0"
DATE: 08.06.25
PROJECT: 317073

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1
-

STREET SECTION

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STREET SECTION

SP 1.2

SCALE: 1" = 20'-0"
DATE: 08.06.25
PROJECT: 317073

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL

CONCEPTUAL COLORS & MATERIALS

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY

2 BODY - LAP SIDING
MFR.: SHERWIN-WILLIAMS
BEDROCK SW9563

3 BODY - BOARD AND BATTEN /
STUCCO / TRIM
MFR.: SHERWIN-WILLIAMS
EXTRA WHITE SW7006

4 BODY - SHINGLE SIDING
MFR.: SHERWIN-WILLIAMS
NIGHT OUT SW9560

5 BODY - STUCCO
MFR.: SHERWIN-WILLIAMS
PASSIVE SW7064

6 WINDOW
MFR.: VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)

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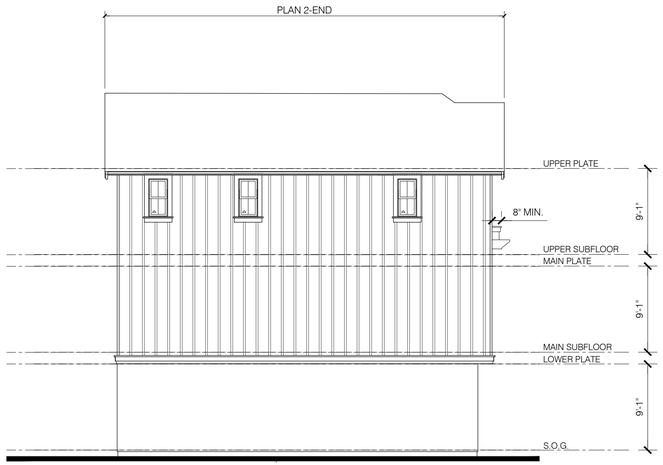
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CONCEPTUAL MATERIAL BOARD

MB 1.1

SCALE: NTS
DATE: 08.06.25
PROJECT: 317073

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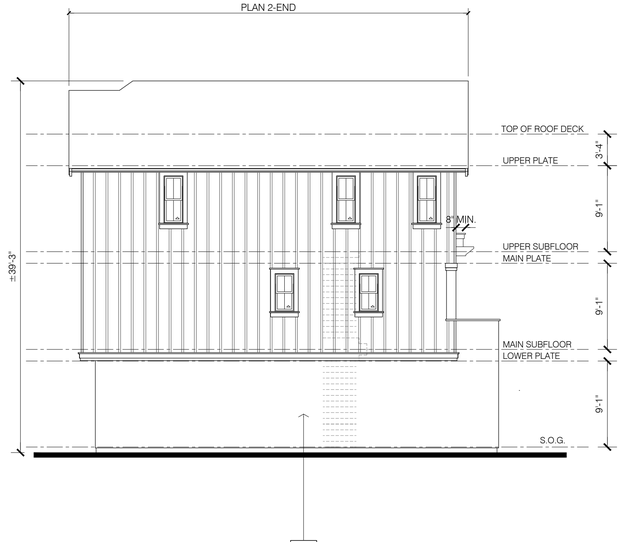
RIGHT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

STREET FACING ELEVATION

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES

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BLDG 1 CONCEPTUAL ELEVATIONS

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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LEFT ELEVATION

BLDG 3 - BLDG 2 SIM. LEFT & RIGHT ELEVATION

FINISH SCHEDULE

1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



FRONT ELEVATION



FENESTRATION CALCULATION:
FACADE / FENESTRATION = 118 SQ. FT./ 1,168 SQ. FT.
= 10%

RIGHT ELEVATION

STREET FACING ELEVATION (BLDG. 3)



REAR ELEVATION

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BLDG 2 (BLDG 3 SIM) CONCEPTUAL ELEVATIONS

A1.1.2

SCALE: 1/8" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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RIGHT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



FRONT ELEVATION

LEFT ELEVATION

STREET FACING ELEVATION



REAR ELEVATION

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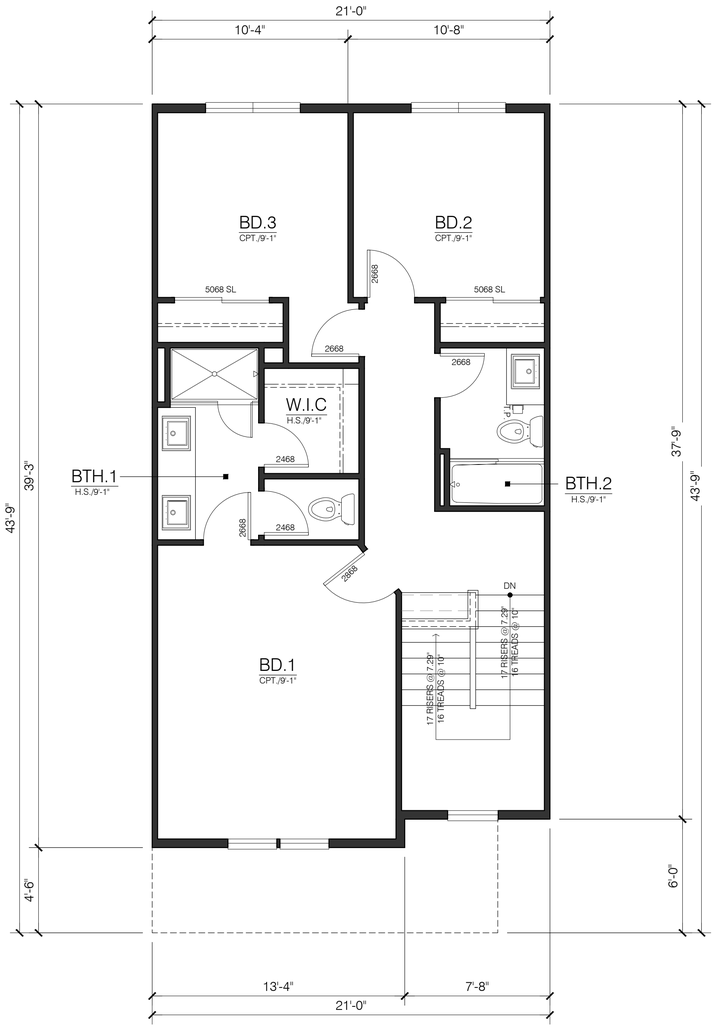
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BLDG 4 CONCEPTUAL ELEVATIONS

A1.1.3

SCALE: 1/8" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

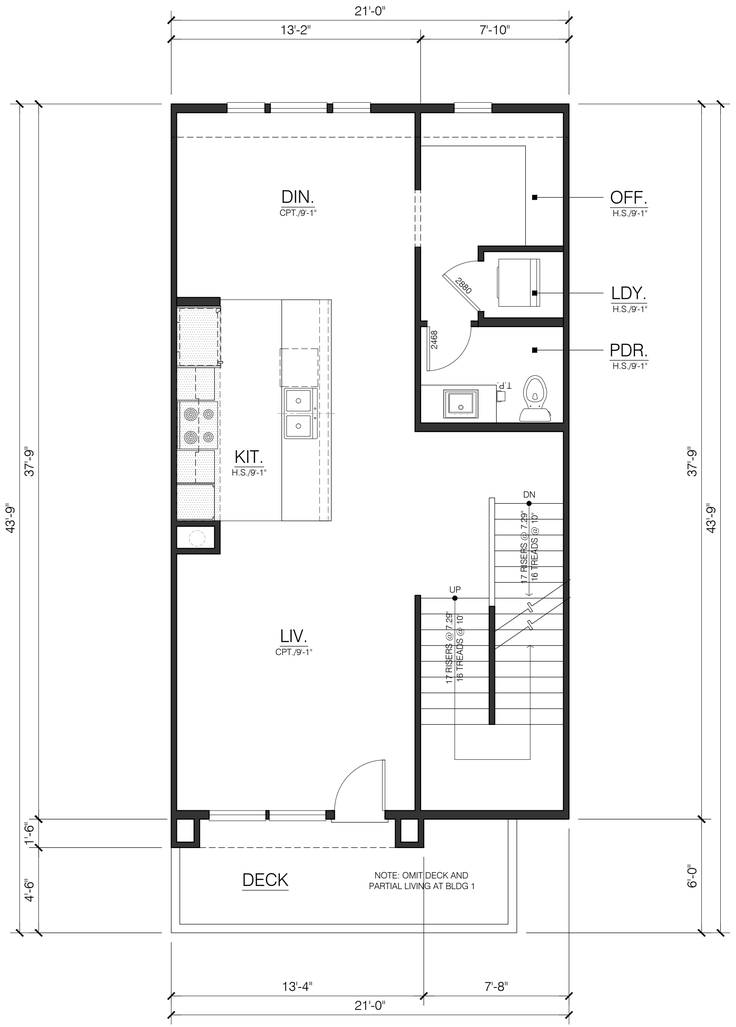
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PLAN 1

3RD LIVING: 726 SQ. FT.

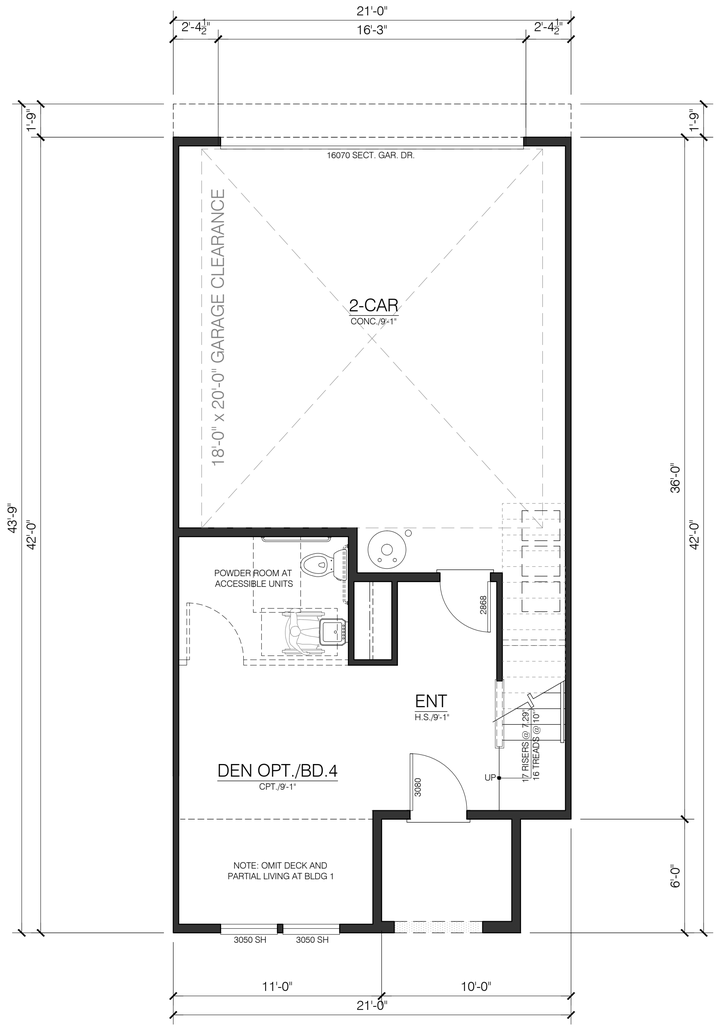
3RD FLOOR PLAN



PLAN 1

2ND LIVING:	793 SQ. FT.
TOTAL LIVING:	1868 SQ.FT.
DECK:	109 SQ. FT.

2ND FLOOR PLAN



PLAN 1

1ST LIVING:	349 SQ. FT.
GARAGE:	473 SQ. FT.
PORCH:	44 SQ. FT.

1ST FLOOR PLAN

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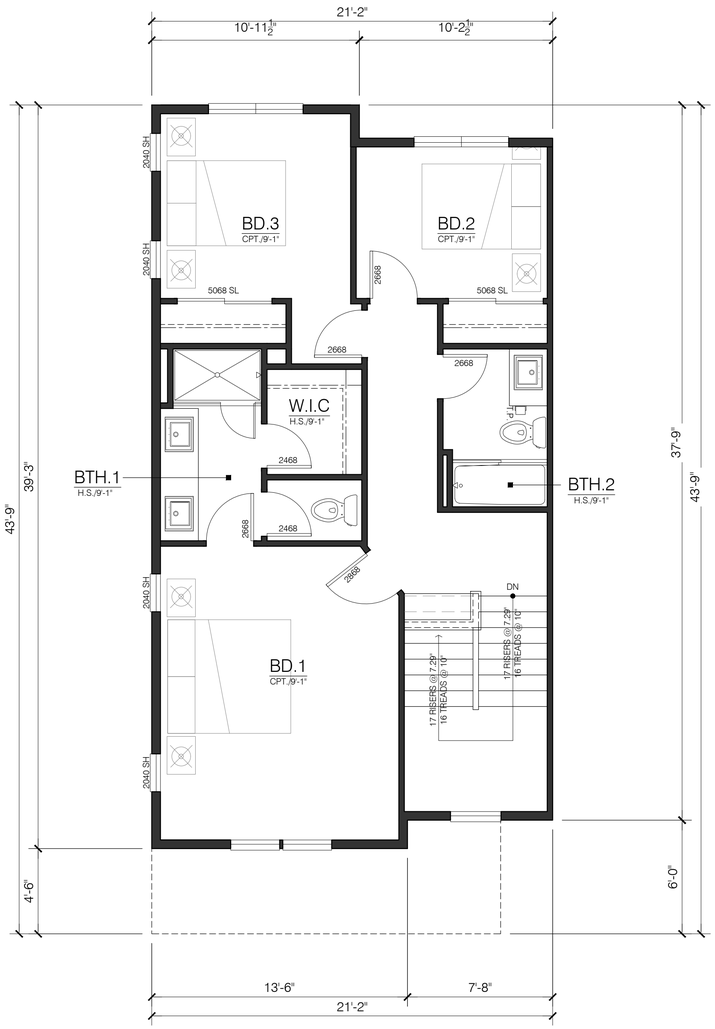
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PLAN 1 INTERIOR

A2.1.1

SCALE: 1/4" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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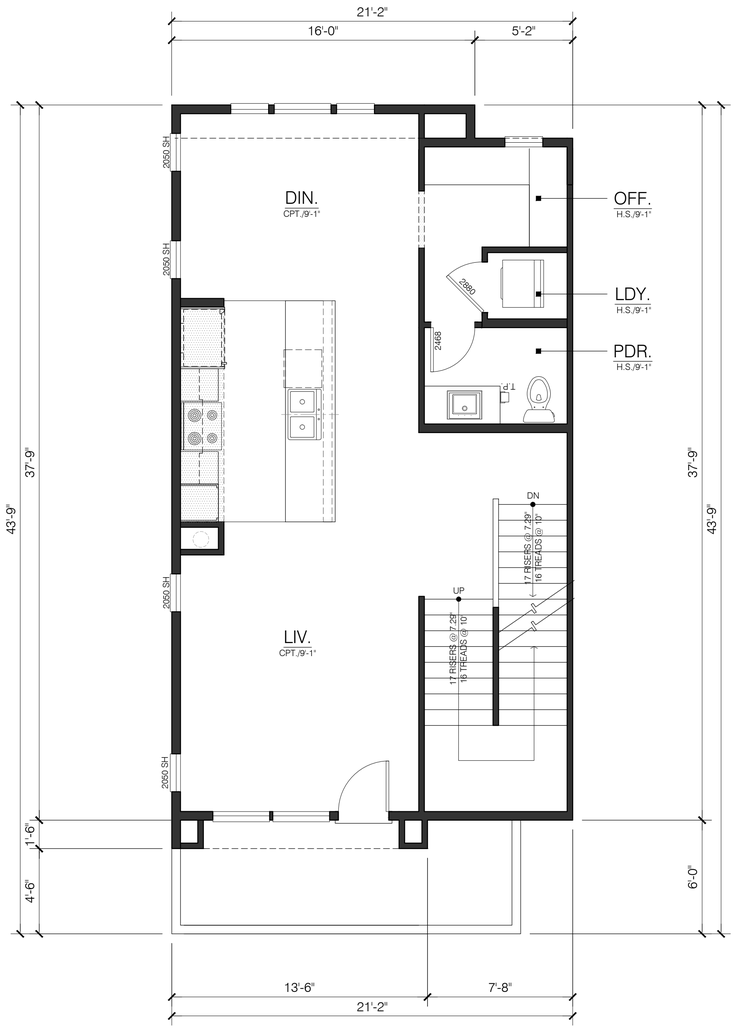


PLAN 1 END
3RD LIVING: 715 SQ. FT.

3RD FLOOR PLAN

PLAN 1 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.1.1

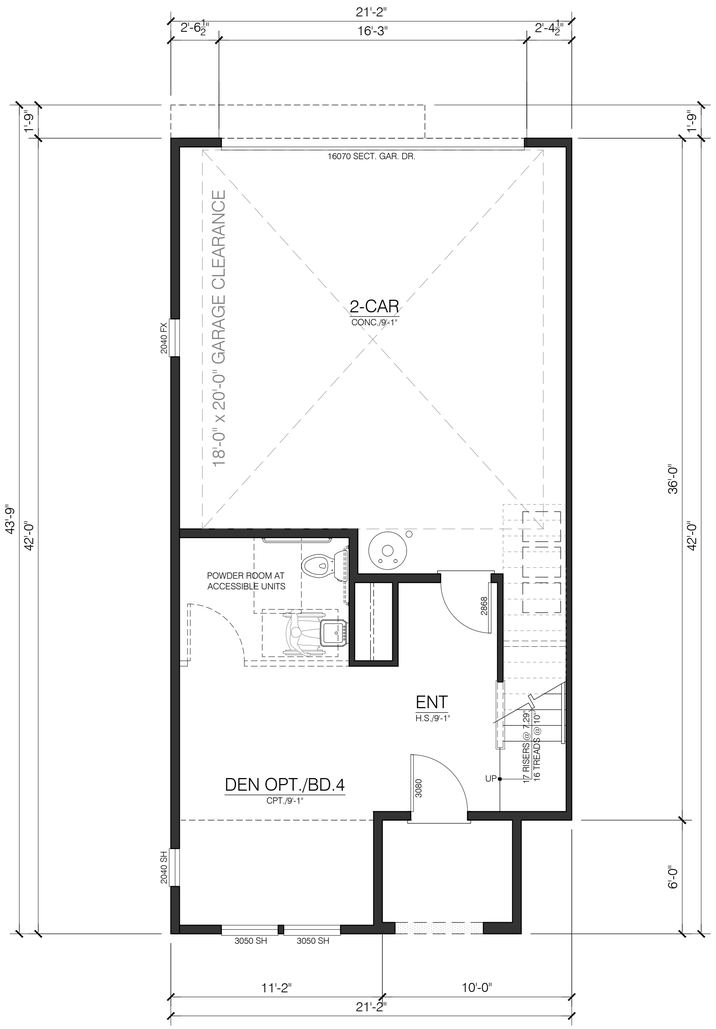


PLAN 1 END
2ND LIVING: 785 SQ. FT.
TOTAL LIVING: 1853 SQ.FT.
DECK: 109 SQ. FT.

2ND FLOOR PLAN

PLAN 1 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.1.1



PLAN 1 END
1ST LIVING: 353 SQ. FT.
GARAGE: 477 SQ. FT.
PORCH: 44 SQ. FT.

1ST FLOOR PLAN

PLAN 1 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.1.1

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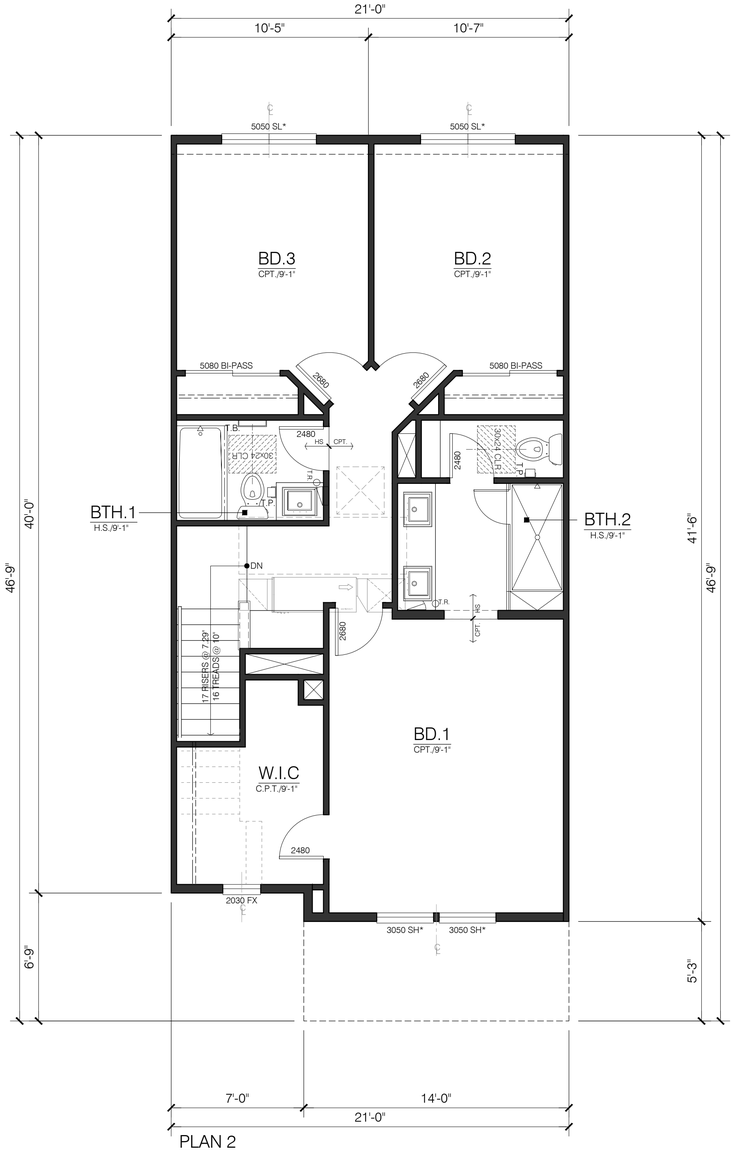
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PLAN 1 END

A2.1.2

SCALE: 1/4" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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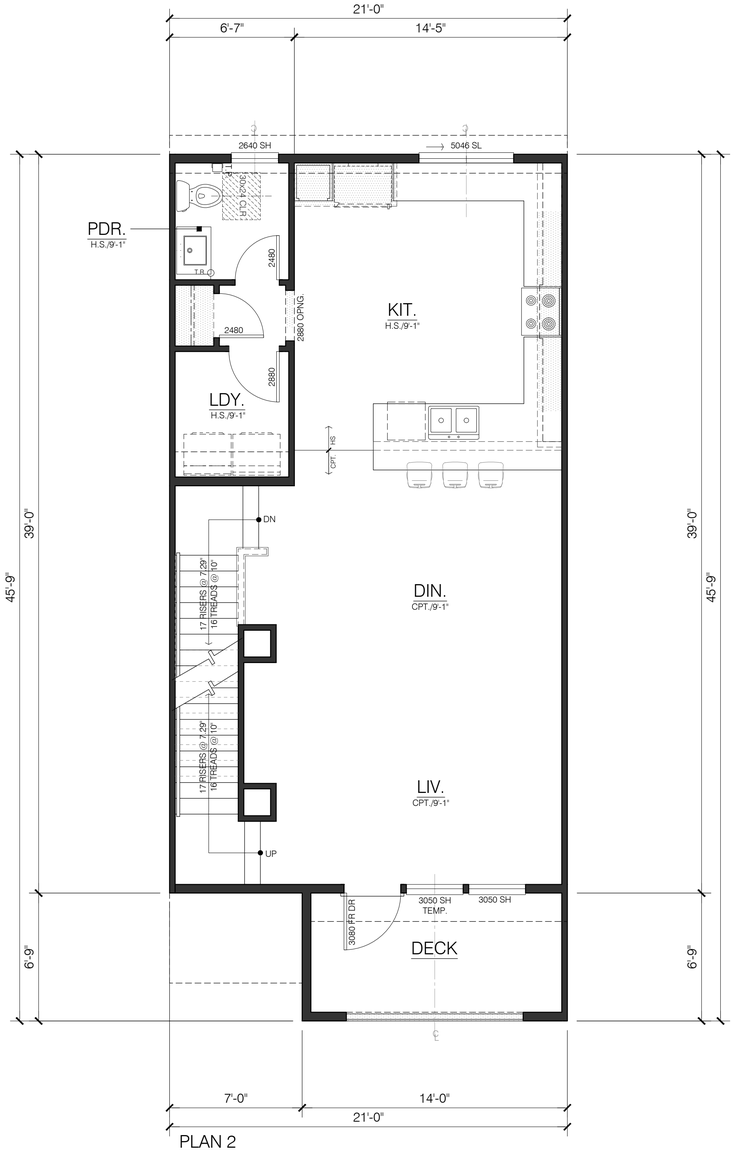


PLAN 2

3RD LIVING: 814 SQ. FT.

3RD FLOOR PLAN

PLAN 2

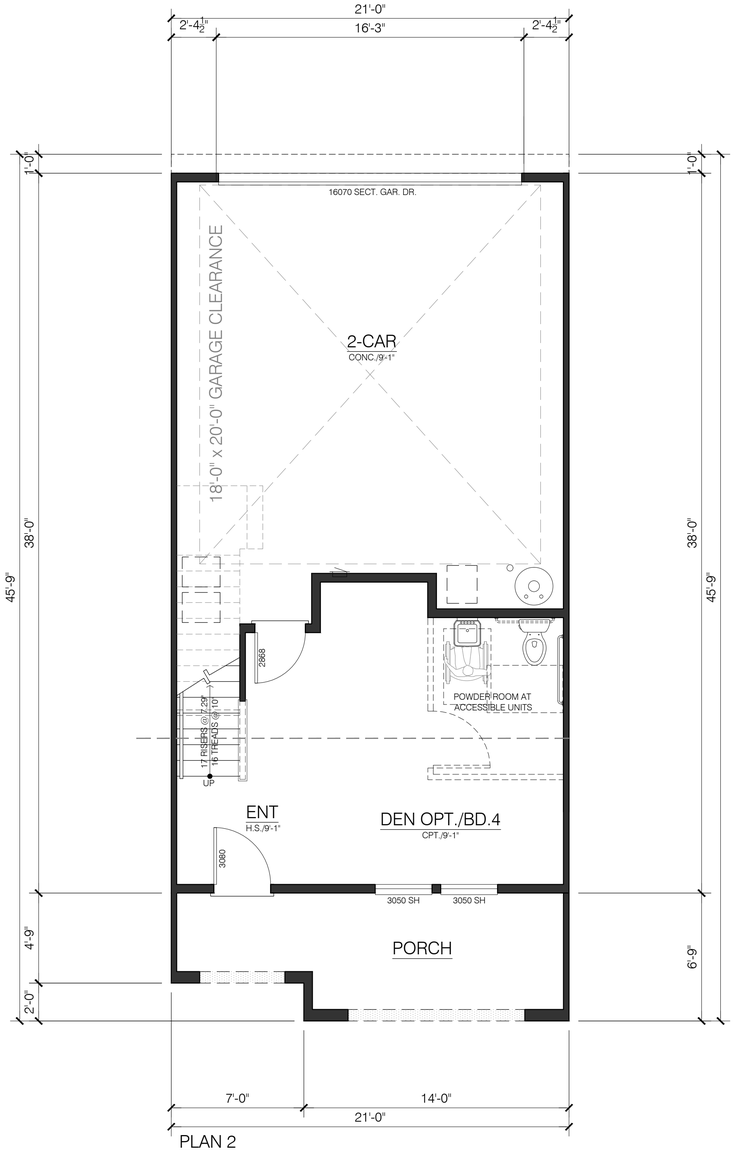


PLAN 2

2ND LIVING: 819 SQ. FT.
TOTAL LIVING: 1954 SQ.FT.
DECK: 95 SQ. FT.

2ND FLOOR PLAN

PLAN 2



PLAN 2

1ST LIVING: 321 SQ. FT.
GARAGE: 477 SQ. FT.
PORCH: 128 SQ. FT.

1ST FLOOR PLAN

PLAN 2

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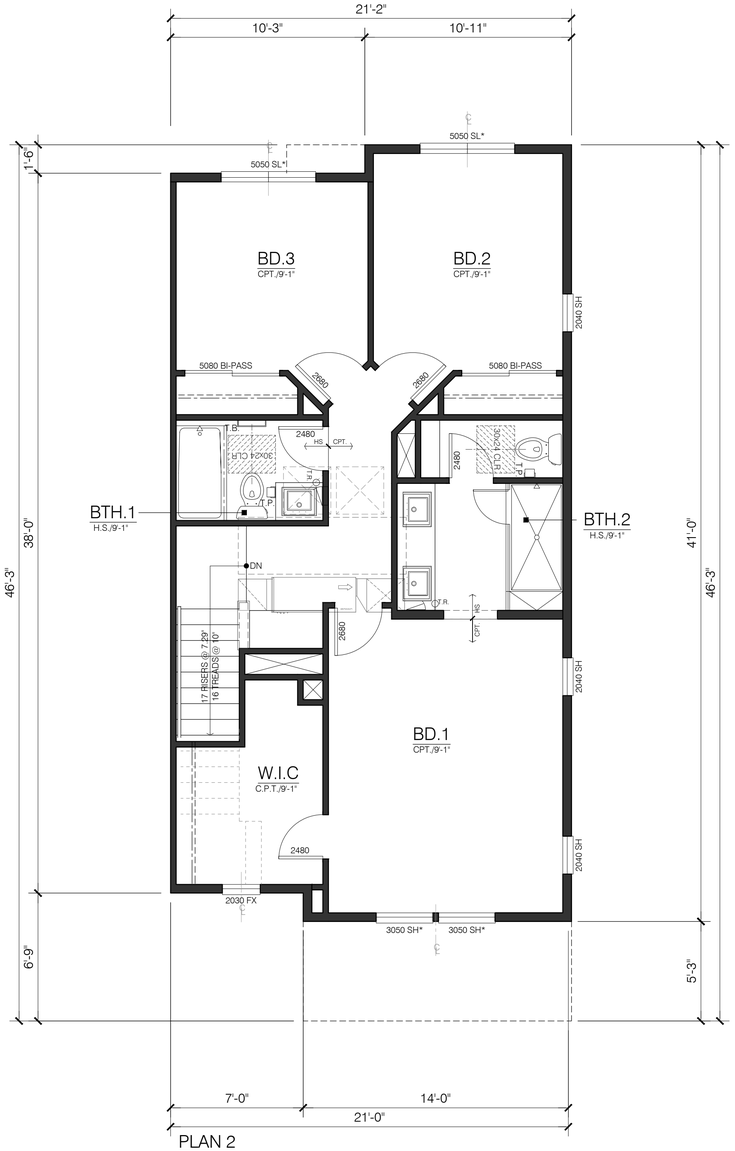
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PLAN 2 INTERIOR

A2.2.1

SCALE: 1/4" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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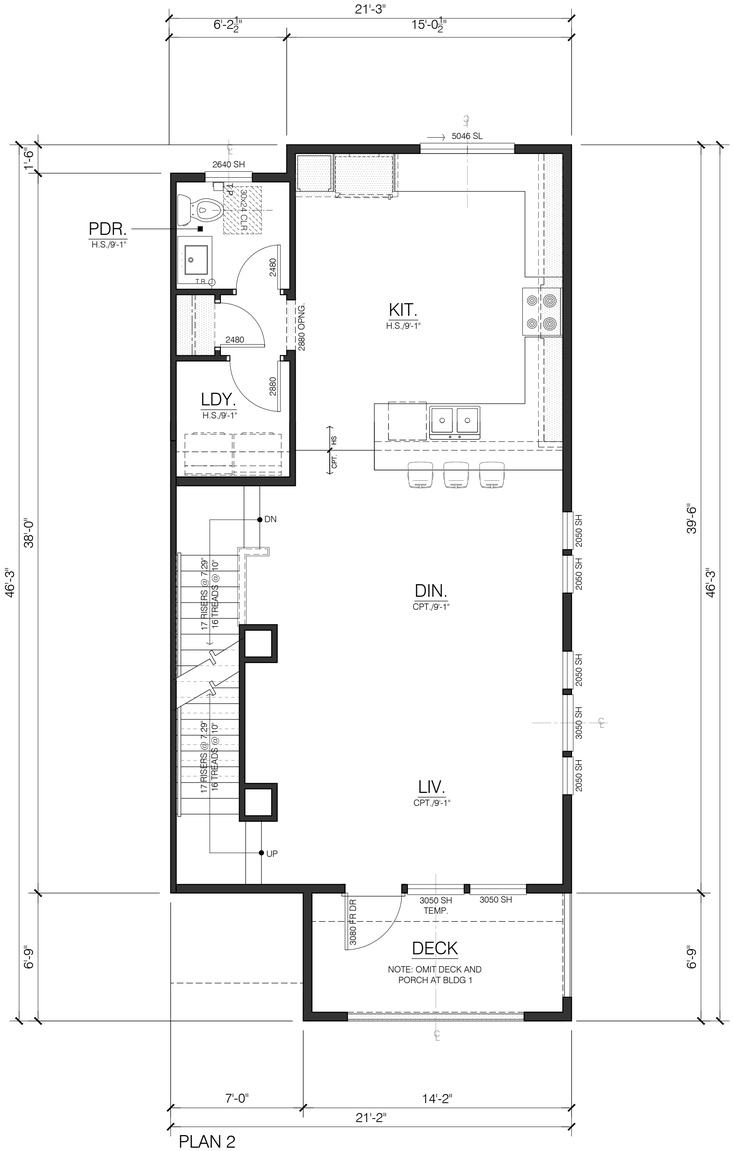
PLAN 2

3RD LIVING: 795 SQ. FT.

3RD FLOOR PLAN

PLAN 2 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.2.1



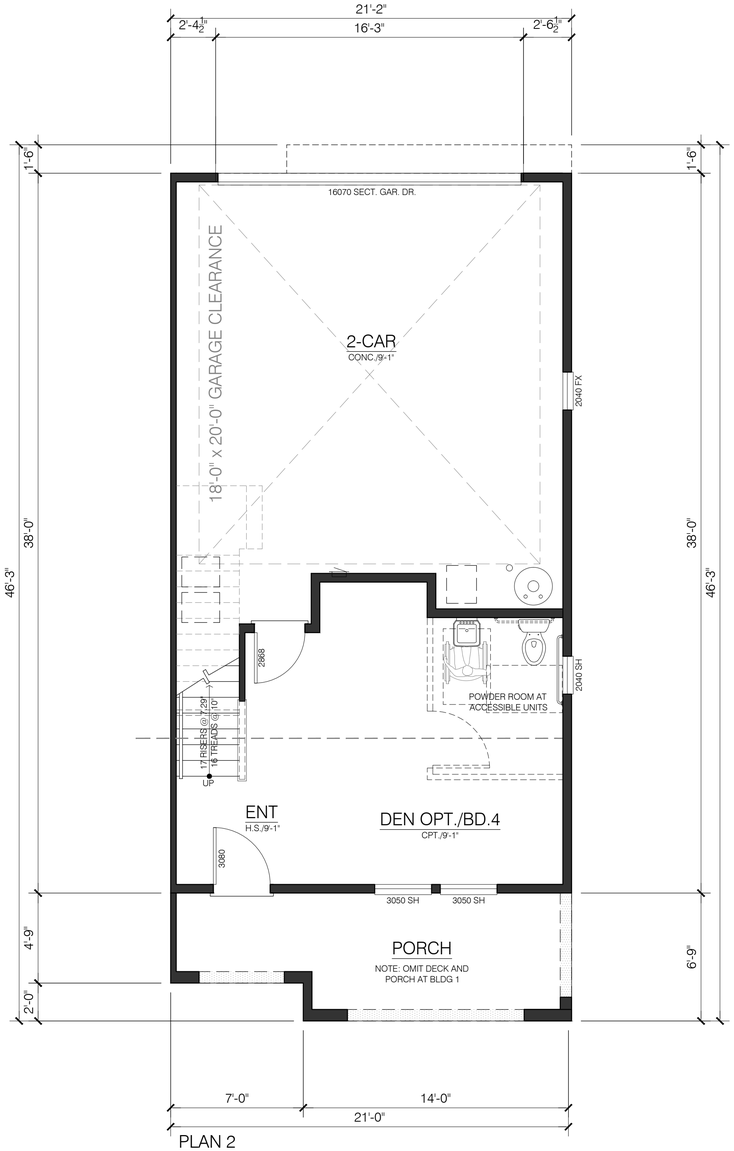
PLAN 2

2ND LIVING: 827 SQ. FT.
TOTAL LIVING: 1946 SQ.FT.
DECK: 95 SQ. FT.

2ND FLOOR PLAN

PLAN 2 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.2.1



PLAN 2

1ST LIVING: 324 SQ. FT.
GARAGE: 480 SQ. FT.
PORCH: 128 SQ. FT.

1ST FLOOR PLAN

PLAN 2 END

FOR ADDITIONAL INFORMATION NOT SHOWN, SEE A2.2.1

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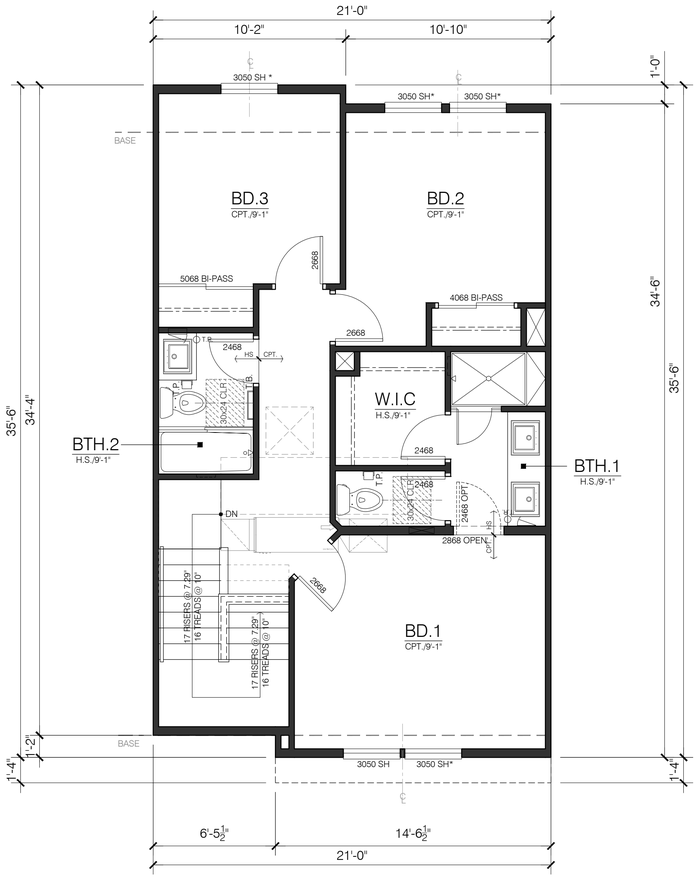
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PLAN 2 END

A2.2.2

SCALE: 1/4" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

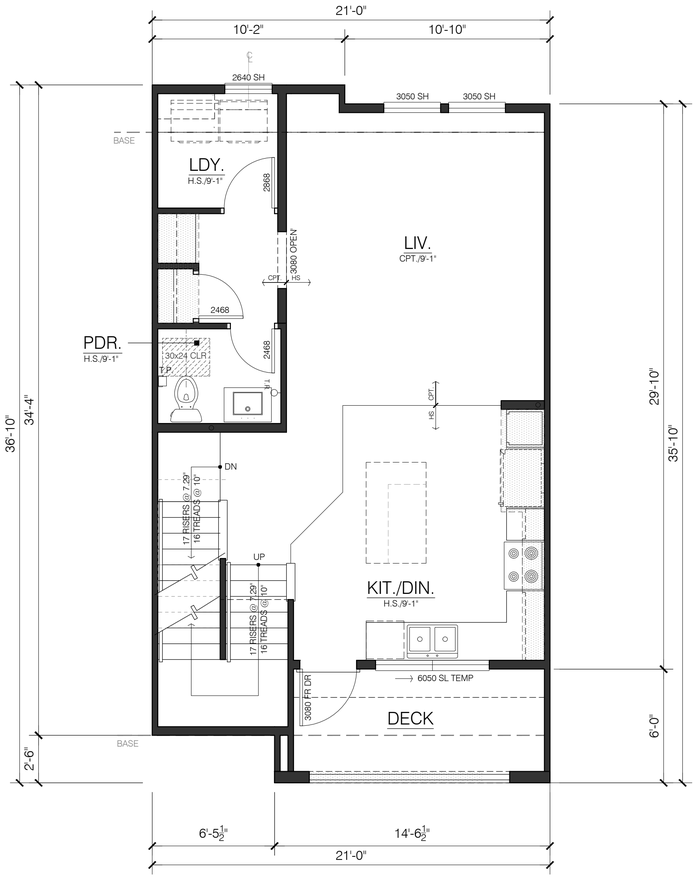
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PLAN 3

3RD LIVING: 653 SQ. FT.

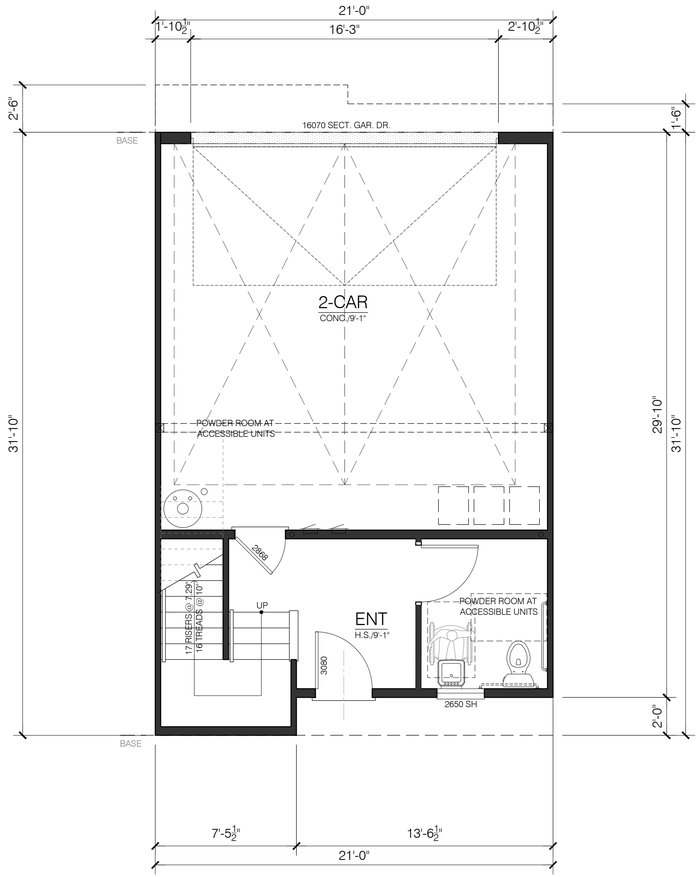
3RD FLOOR PLAN



PLAN 3

2ND LIVING: 663 SQ. FT.
TOTAL LIVING: 1516 SQ.FT.
DECK: 81 SQ. FT.

2ND FLOOR PLAN



PLAN 3 1ST LIVING: 200 SQ. FT.
GARAGE: 441 SQ. FT.

1ST FLOOR PLAN

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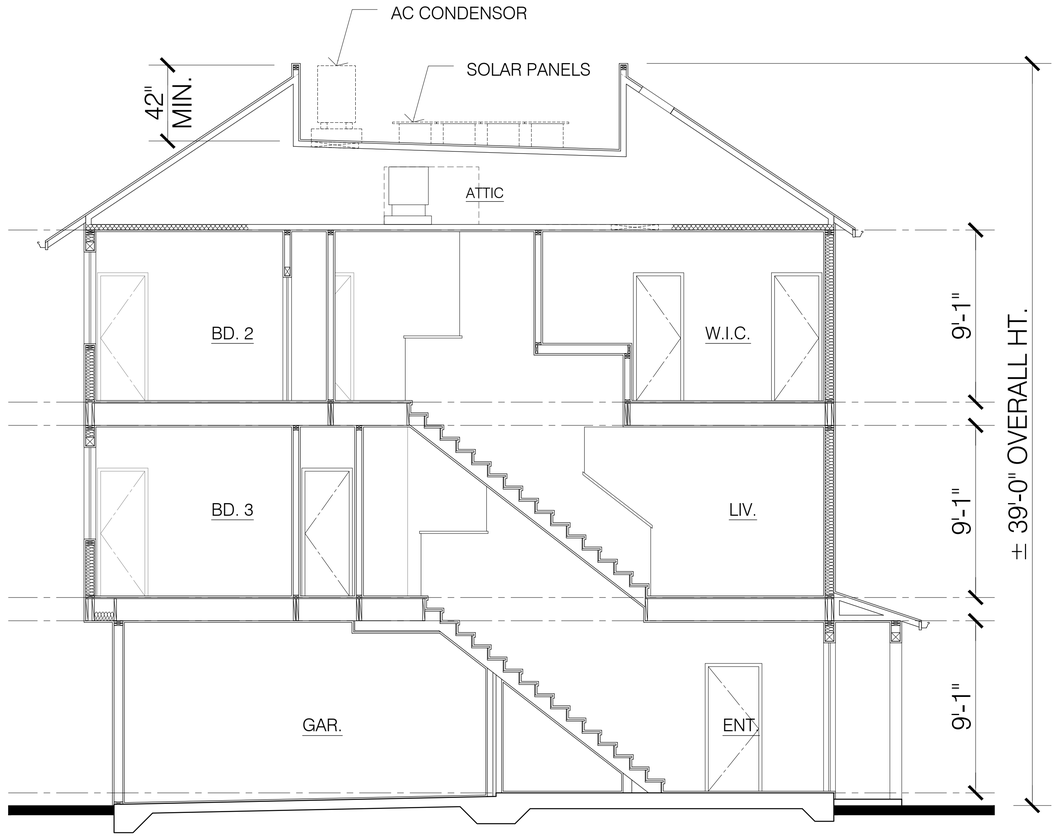
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PLAN 3

A2.3.1

SCALE: 1/4" = 1'-0"
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PROJECT: 317073

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CONCEPT SECTION - PLAN 1

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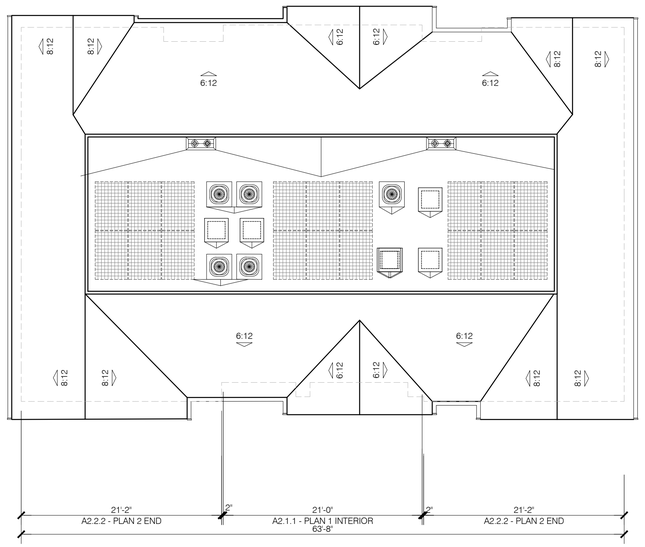
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CONCEPT SECTION

A2.4.1

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PROJECT: 317073

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ROOF PLAN

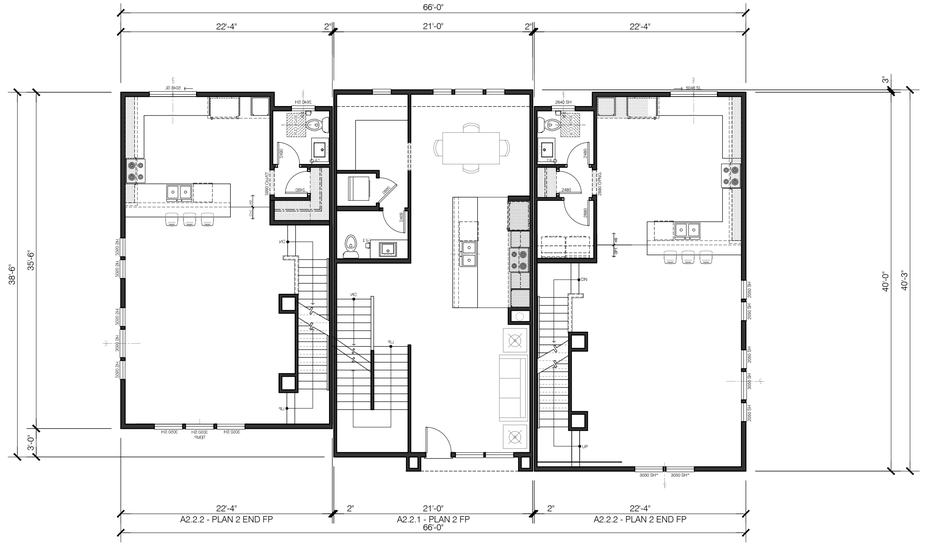
BUILDING 1 - 3 PLEX



MAIN FLOOR PLAN

BUILDING 1 - 3 PLEX

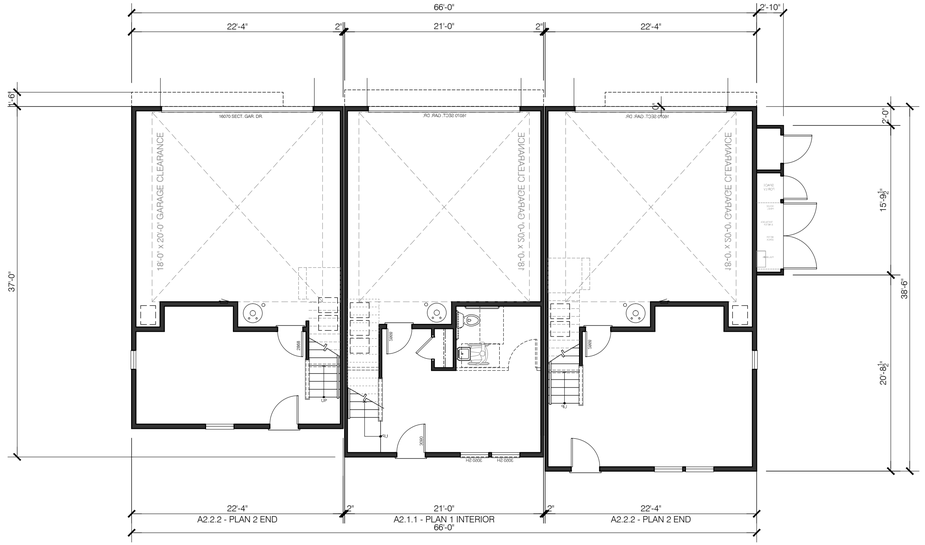
2,480 SQ. FT.



UPPER FLOOR PLAN

BUILDING1 - 3 PLEX

2,498 SQ. FT.



GROUND FLOOR PLAN

BUILDING 1 - 3 PLEX

2,453 SQ. FT.

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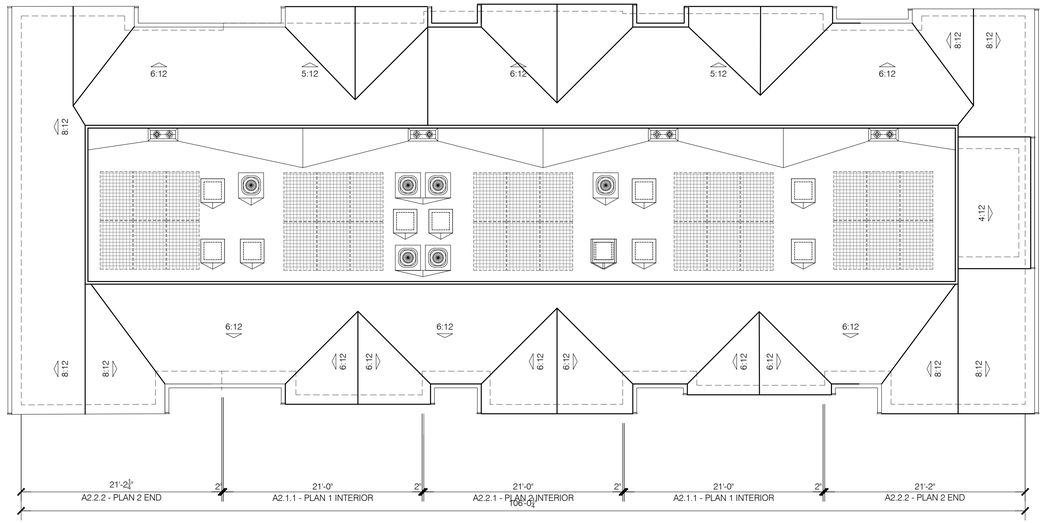
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BLDG.1 PLANS AND ROOF PLAN

A3.1.1

SCALE: 1/8" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

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ROOF PLAN

BUILDING 3 (BLDG. 2 SIM.) - 5 PLEX



MAIN FLOOR PLAN

4,092 SQ. FT.

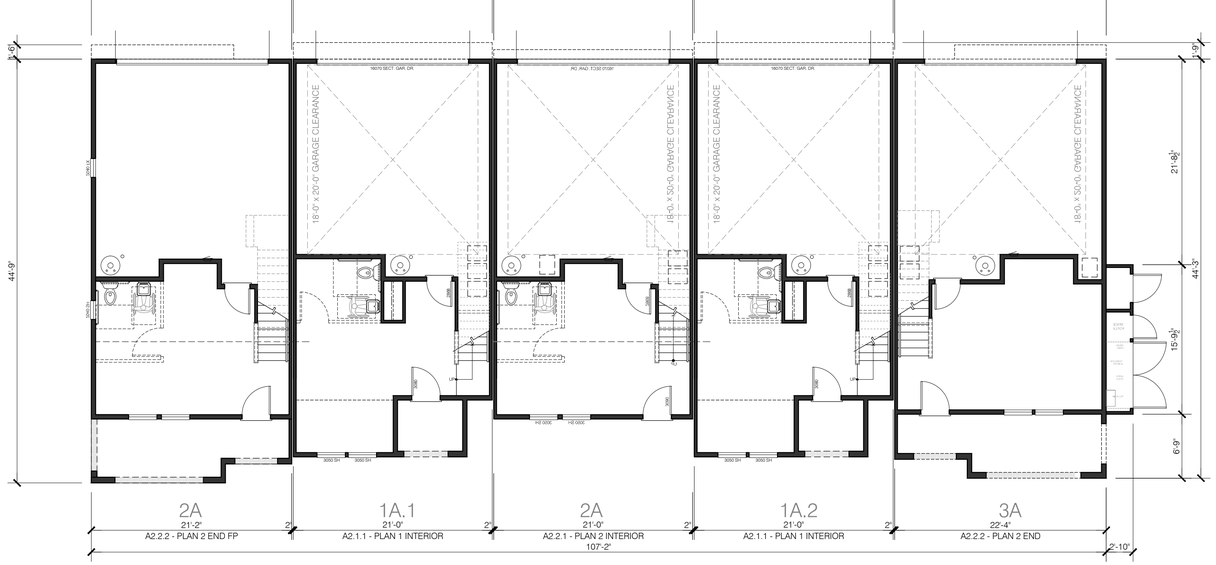
BUILDING 3 (BLDG. 2 SIM.) - 5 PLEX



UPPER FLOOR PLAN

4,174 SQ. FT.

BUILDING 3 (BLDG. 2 SIM.) - 5 PLEX



GROUND FLOOR PLAN

4,506 SQ. FT.

BUILDING 3 (BLDG. 2 SIM.) - 5 PLEX

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BLDG.3 (BLDG.2 SIM) PLANS AND ROOF PLAN

A3.2.1

SCALE: 1/8" = 1'-0"
DATE: 08.06.25
PROJECT: 317073

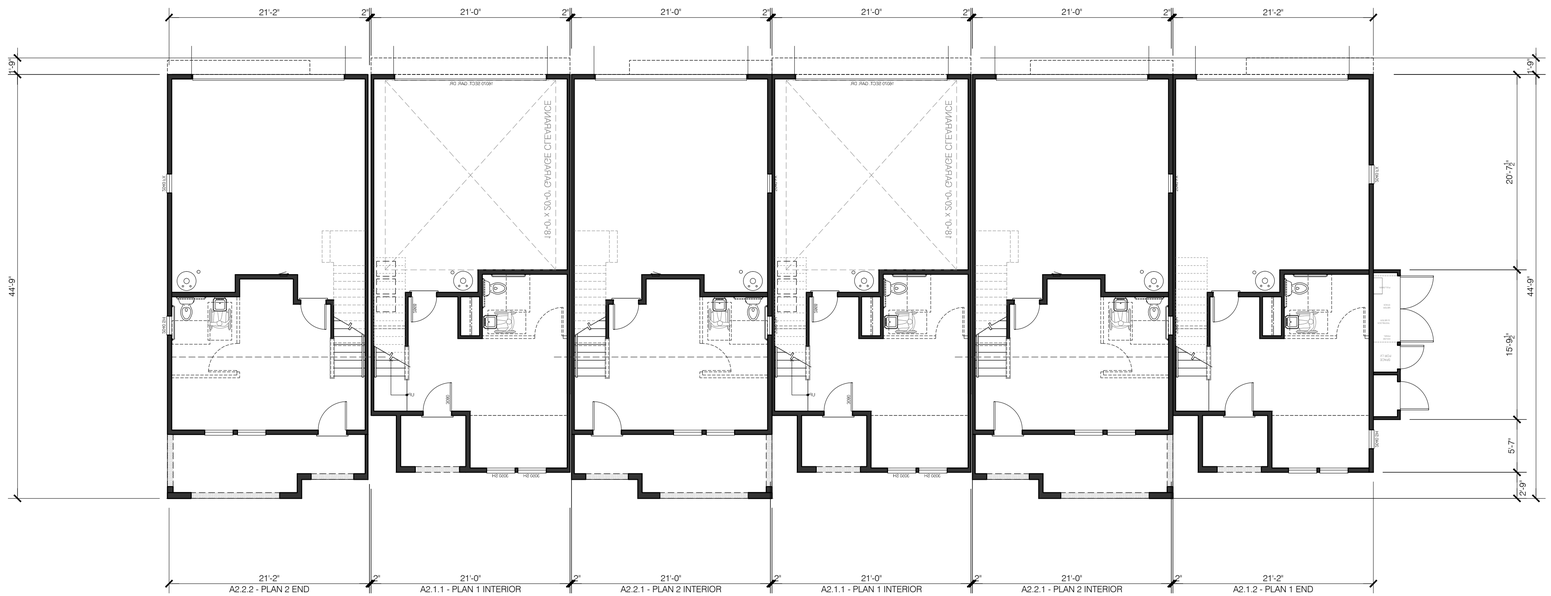
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MAIN FLOOR PLAN

4,885 SQ. FT.

BUILDING 4 - 6 PLEX



GROUND FLOOR PLAN

5,422 SQ. FT.

BUILDING 4 - 6 PLEX

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HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

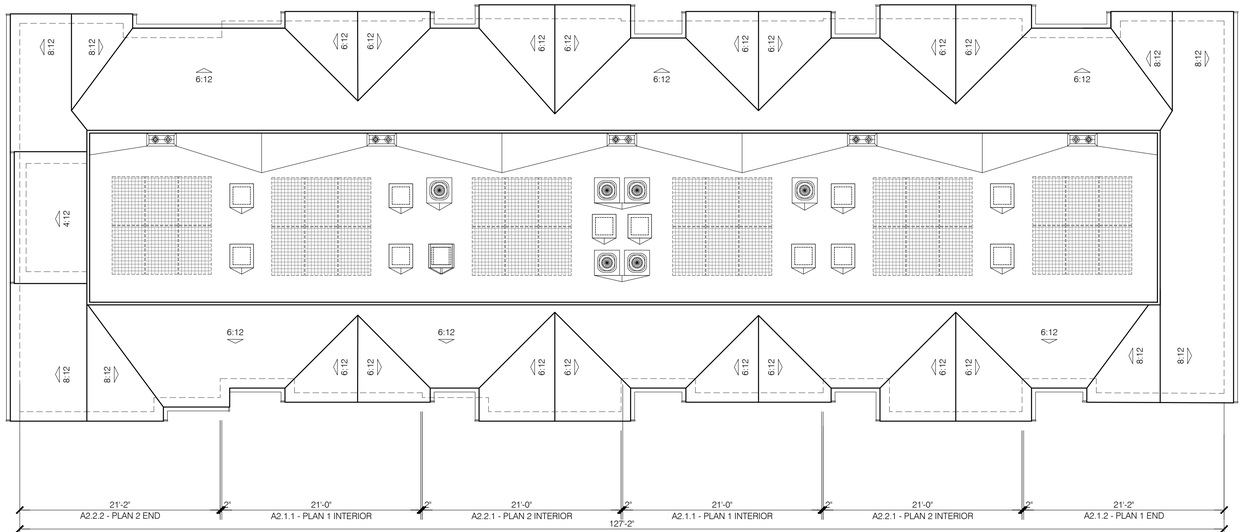
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f. 415-288-0288

BLDG.4 GROUND AND MAIN FLOOR

A3.3.1

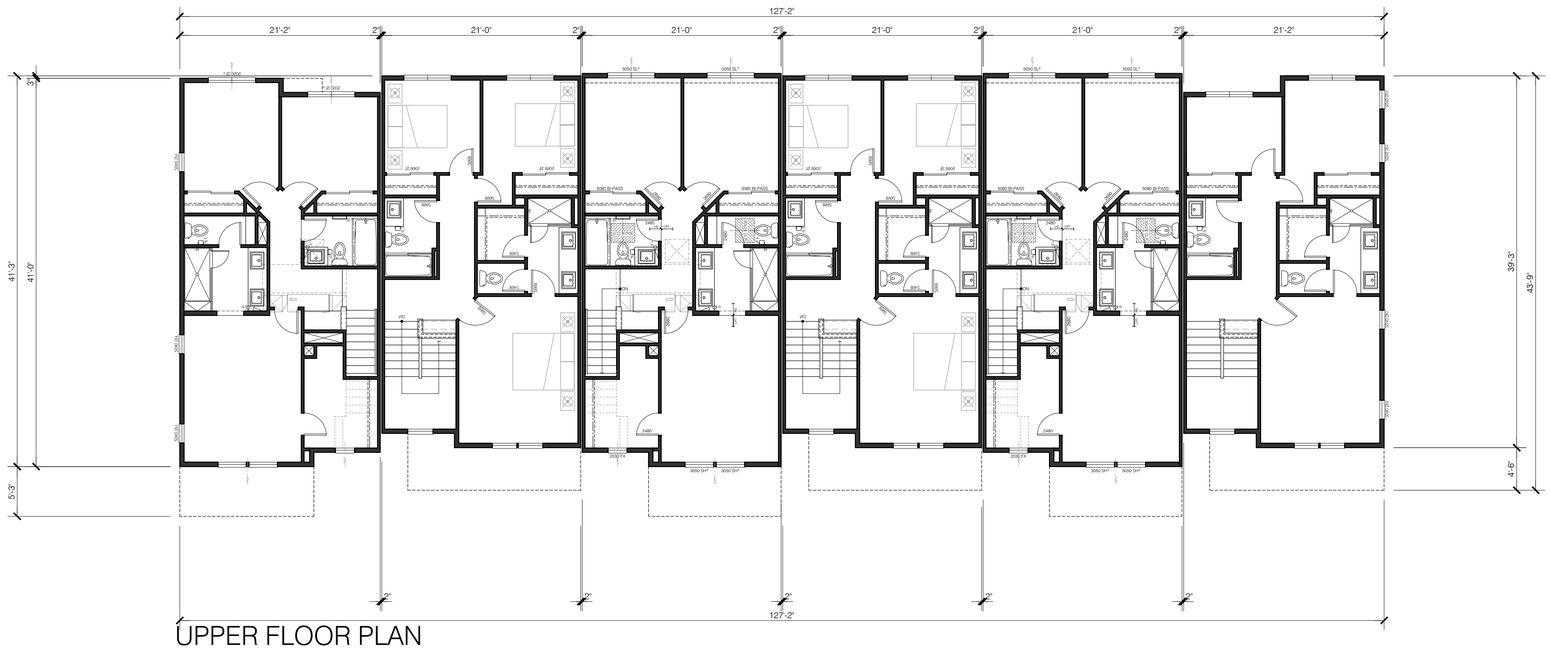
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DATE: 08.06.25
PROJECT: 317073

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ROOF PLAN

BUILDING 4 - 6 PLEX



UPPER FLOOR PLAN

BUILDING 4 - 6 PLEX

5,022 SQ. FT.

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES

ERBA LANE

SCOTTS VALLEY, CA 95066

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

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BLDG.4 UPPER FLOOR PLAN AND ROOF PLAN

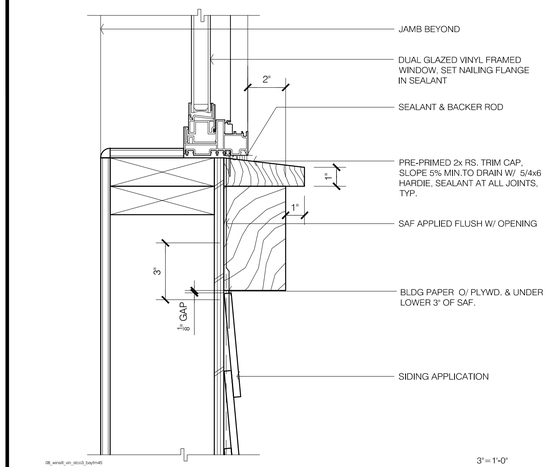
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PROJECT: 317073

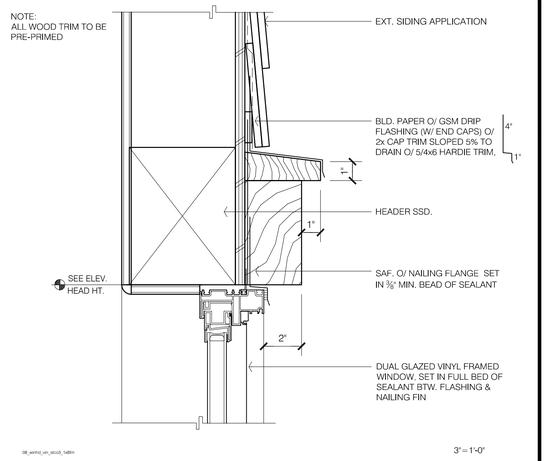
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NOT USED 7

NOT USED 5



CONCEPTUAL VIN. WIN SILL AT LAP SIDING (BD & BATTEN SIM.) 3



CONCEPTUALVIN. WIN.HD. 'B'-LAP SIDING (BD & BATTEN SIM.) 1

NOT USED 8

NOT USED 6

NOT USED 4

CONCEPT. VIN. WIN. JAMB AT LAP SIDING (BD & BATTEN SIM.) 2

CITY VENTURES
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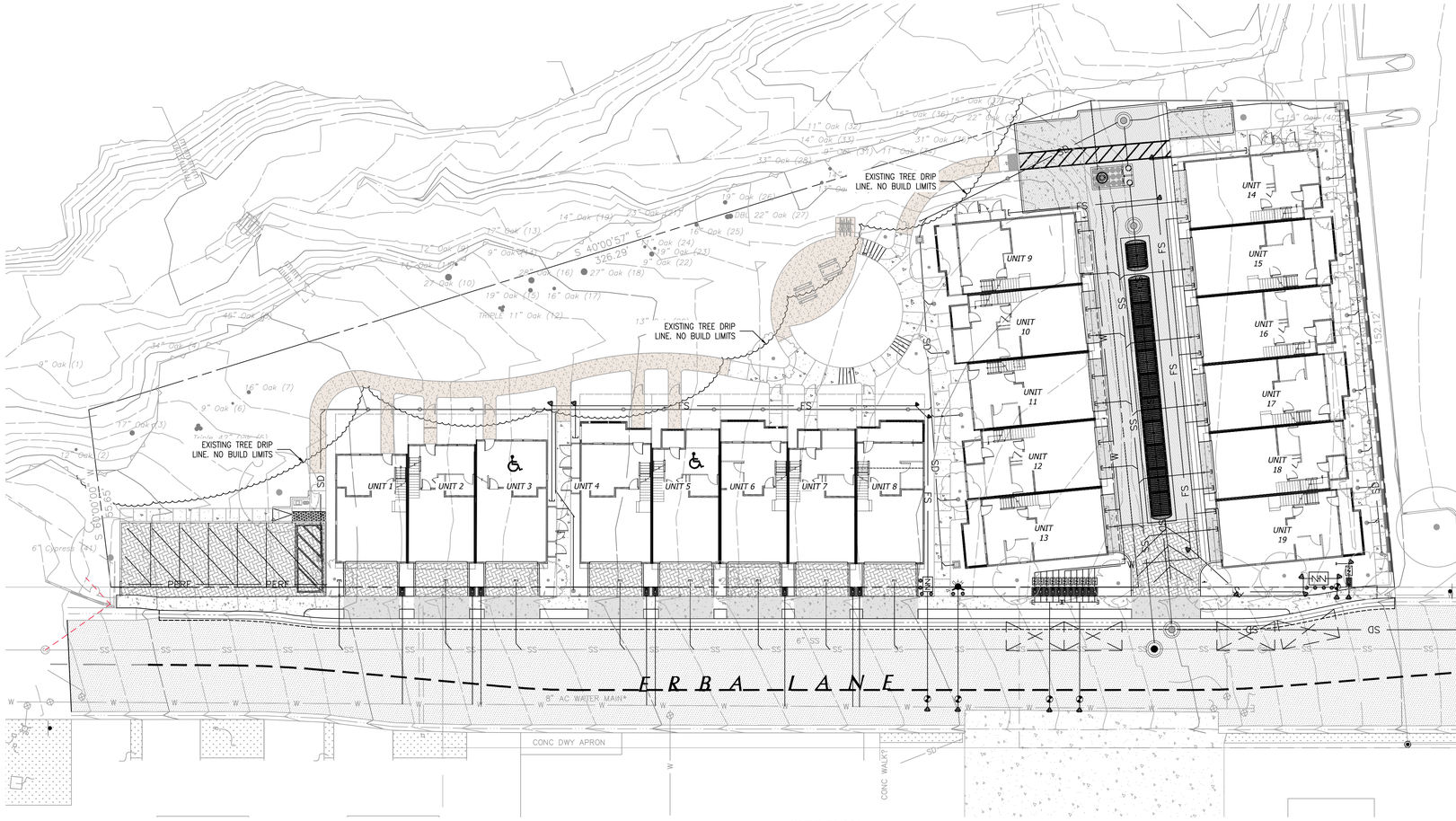
CONCEPT DETAILS

A4.1.1

SCALE: AS NOTED
DATE: 08.06.25
PROJECT: 317073

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RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22



SITE PLAN
SCALE: 1" = 20'

GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
4. THE WITHIN PLANS ARE COPYRIGHTED AS AN UNPUBLISHED WORK BY C2G/CIVIL CONSULTANTS GROUP, INC. ALL IDEAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF C2G/CIVIL CONSULTANTS GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF C2G/CIVIL CONSULTANTS GROUP, INC. COPYRIGHT 2023 TODD R. CREAMER, D.B.A. AS C2G/CIVIL CONSULTANTS GROUP, INC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
6. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

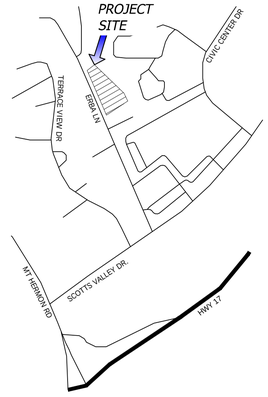
UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

VICINITY MAP



INDEX OF SHEETS

C0.1 - COVER
C0.2 - TENTATIVE MAP
C1.1 - EXISTING SITE AND DEMOLITION PLAN
C2.1 - IMPROVEMENT PLAN
C3.1 - GRADING AND DRAINAGE PLAN
C3.2 - GRADING AND DRAINAGE PLAN
C4.1 - UTILITY PLAN
C4.2 - UTILITY PLAN
C5.1 - STORM WATER CONTROL PLAN
C6.1 - EROSION CONTROL PLAN
C6.2 - EROSION CONTROL PLAN
C7.1 - DETAILS
C7.2 - DETAILS
C7.3 - CITY OF SCOTTS VALLEY DETAILS
C7.4 - SVWD DETAILS
C7.5 - SVWD DETAILS

NORTH
SCALE: 1"=20'
0 20 40 60

CIVIL ENGINEER:
C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:
ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE, STE 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4453

JOINT TRENCH:
TARRAR UTILITY CONSULTANTS
813 FIRST STREET
BRENTWOOD, CA 94513
OFFICE: 925.240.2595

OWNER:
CITY VENTURES
1185 OLD MASON STREET, STE A
SAN FRANCISCO, CA 94123
OFFICE: 415.964.1097

LANDSCAPE ARCHITECT:
ROACH & CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CA 95825
OFFICE: 916.827.4020

ARCHITECT:
HUNT HALE JONES
444 SPEAR STREET, STE 105
SAN FRANCISCO, CA 94105
OFFICE: 415.512.1300

UTILITY/NOTIFICATIONS

GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

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	1770	925

NET VOLUME = 845 CU.YDS. OF CUT

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.

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

COVER

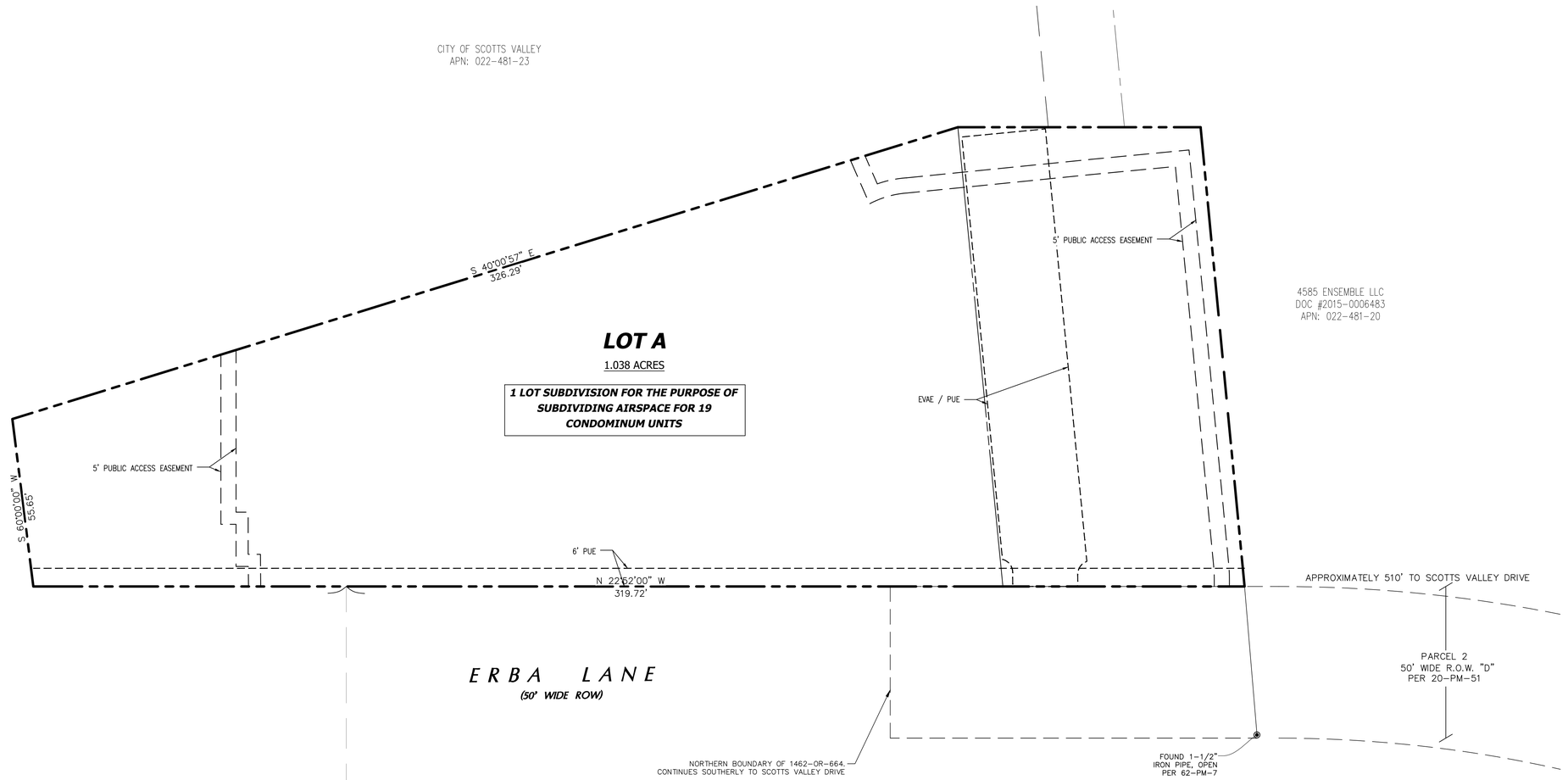
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C0.1
Of	16 Sheets

Drawing: Z:\Shared\Civil\2021.01 - City Ventures SV - 01\Erba Lane\Design\[A3] Sheets\2021.01A - C0.1.dwg Layout: C01 - COVER Last Saved: Wed Aug 06, 2025 - 3:40pm Last Plotted: Wed Aug 06, 2025 - 4:26pm By: JamesBuiyang



LEGEND

- PAE
- EVAE / PUE
- BOUNDARY LINE
- LOT LINE

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
EUE	EXCLUSIVE USE EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
CA	COMMON AREA
PSDE	PRIVATE STORM DRAIN EASEMENT

REFERENCE DATA

100 MEASURED DISTANCE
$(100)^1$ DATA PER 2015-0034997
$(100)^2$ DATA PER 20-PM-51
$(100)^3$ DATA PER 62-PM-7

UNIT COUNT

TOTAL OF 19 UNITS

SURVEYOR'S STATEMENT

THE SUBJECT PROJECT SITE WAS SURVEYED (BOTH BOUNDARY AND TOPOGRAPHIC) BY ALPHA LAND SURVEYS, INC.

ZONING

EXISTING

THE EXISTING LOT IS ZONED R-H (HIGH DENSITY RESIDENTIAL)
(SEE SCOTTS VALLEY, CALIFORNIA - CODE OF ORDINANCES CHAPTER 17.24)

MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
6,000 SQ. FT.	60 FT.	60 FT.

MAXIMUM LOT DENSITY: 3,000 S.F. / DWELLING UNIT

PROPOSED

THE PROPOSED LOT IS ZONED HIGN DENSITY R-H (NO CHANGE)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERN BOUNDARY OF LOT 1 AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP OF THE RE-SUBDIVISION OF PART OF PARCEL A AS SHOWN ON VOLUME 13 OF PARCEL MAPS AT PAGE 32" FILED IN VOLUME 20 OF PARCEL MAPS AT PAGE 51, SANTA CRUZ COUNTY RECORDS.

NORTH 61°39'50" EAST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS MAP ARE BASED ON THE CITY OF SCOTTS VALLEY BENCHMARK NO.16, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SCOTTS VALLEY DRIVE AND QUIEN SABE ROAD.

ELEVATION = 560.40 (NO DATUM PROVIDED)

NOTE

BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE, RECORDED MAPS AND OTHER APPURTENANT RECORDS AS SHOWN IN THE REFERENCE DOCUMENTS.

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY FIELD WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

EASEMENT NOTES

THE AREA DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) IS FOR EMERGENCY VEHICLE ACCESS.

THE PUBLIC UTILITIES EASEMENT (PUE) IS DEDICATED FOR PUBLIC USE OF UTILITIES, INCLUDING ACCESS, CONSTRUCTION, INSTALLATION AND MAINTENANCE OF WORKS, IMPROVEMENTS AND THEIR APPURTENANCES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES.

NORTH

SCALE: 1"=20'
0 20 40 60

REVISIONS	BY

VESTING TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

C2G /CIVIL CONSULTANTS GROUP, INC.
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RIDGEWOOD WEST
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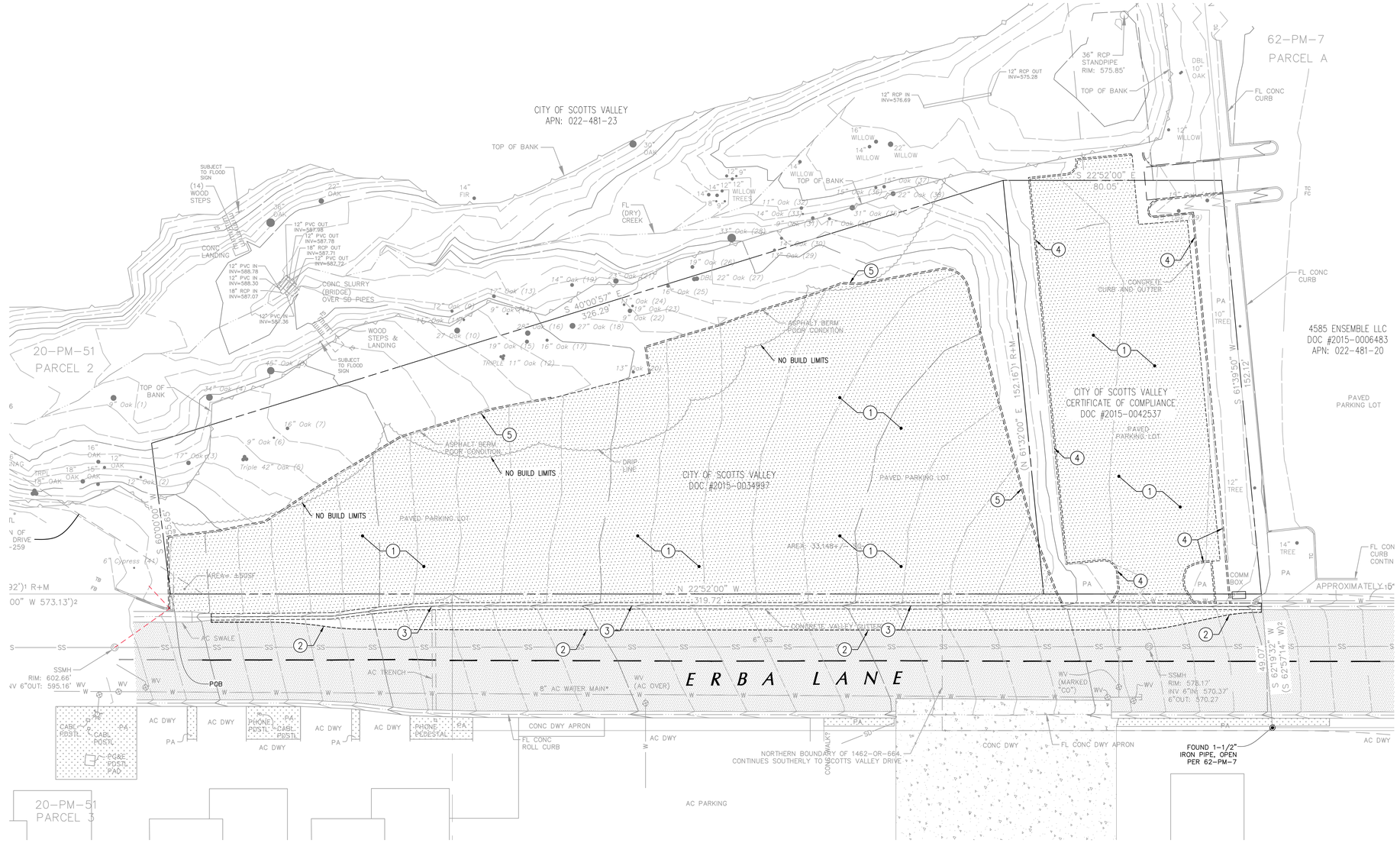
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Of	16 Sheets

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EXISTING TREE SCHEDULE

Tree ID	Trunk Size		Description	Action
	Circumfrance (inches)	Diameter (inches)		
1	28	9	Coast Live Oak	Remain
2	58	18	Coast Live Oak	Remain
3	54	17	Coast Live Oak	Remain
4	107	34	Coast Live Oak	Remain
5	132	42	Coast Live Oak	Remain
6	29	9	Coast Live Oak	Remain
7	49	16	Coast Live Oak	Remain
8	141	45	Coast Live Oak	Remain
9	38	12	Coast Live Oak	Remain
10	85	27	Coast Live Oak	Remain
11	33	11	Coast Live Oak	Remain
12	33	11	Coast Live Oak	Remain
13	53	17	Coast Live Oak	Remain
14	28	9	Coast Live Oak	Remain
15	61	19	Coast Live Oak	Remain
16	88	28	Coast Live Oak	Remain
17	49	16	Coast Live Oak	Remain
18	86	27	Coast Live Oak	Remain
19	44	14	Coast Live Oak	Remain
20	42	13	Coast Live Oak	Remain
21	72	23	Coast Live Oak	Remain
22	27	9	Coast Live Oak	Remain
23	59	19	Coast Live Oak	Remain
24	34	11	Coast Live Oak	Remain
25	51	16	Coast Live Oak	Remain
26	61	19	Coast Live Oak	Remain
27	68	22	Coast Live Oak	Remain
28	104	33	Coast Live Oak	Remain
29	41	13	Coast Live Oak	Remain
30	45	14	Coast Live Oak	Remain
31	28	9	Coast Live Oak	Remain
32	33	11	Coast Live Oak	Remain
33	44	14	Coast Live Oak	Remain
34	35	11	Coast Live Oak	Remain
35	97	31	Coast Live Oak	Remain
36	47	15	Coast Live Oak	Remain
37	46	15	Coast Live Oak	Remain
38	68	22	Coast Live Oak	Remain
39	48	15	Coast Live Oak	Remain
40	47	15	Coast Live Oak	Remain
41	25	6	Monterey Cypress	Remain

*CONTRACTOR TO PROVIDE PROTECTIVE FENCING PER ARBORISTS RECOMMENDATION FOR THE TREES LISTED ABOVE TO "REMAIN". (DETAIL 1 ON THIS SHEET IS FOR GENERAL REFERENCE ONLY)



AVERAGE SLOPE CALCULATION *(PER SV HILLSIDE RESIDENTIAL REGULATIONS)*

$$\frac{0.00229}{A} \; I \; L \qquad S = \frac{0.00229}{1.038} \; (1) \; (3{,}600)$$

S = AVERAGE SLOPE

I = CONTOUR INTERVAL IN FEET

L = COMB. LENGTH OF CONTOUR LINES WITHIN PARCEL

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

S = 8.84%

I = 1 FOOT INTERVAL
L =3,600
A = 1.038 ACRES

DEMOLITION AND SITE PREPARATION NOTES

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

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

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

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

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

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

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

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

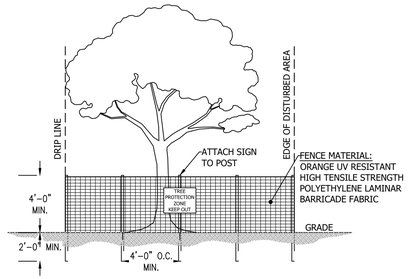
TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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

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

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

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



1 TREE PROTECTION

Scale: NTS

NOTES:

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

(X) *SHEET NOTES:*

1. REMOVE ASPHALT SECTION
2. SAWCUT AC PAVEMENT
3. REMOVE ROLLED CURB & GUTTER
4. REMOVE CURB
5. REMOVE AC BERM

NORTH

SCALE: 1"=20'
0 20 40 60

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

EXISTING SITE AND DEMOLITION PLAN

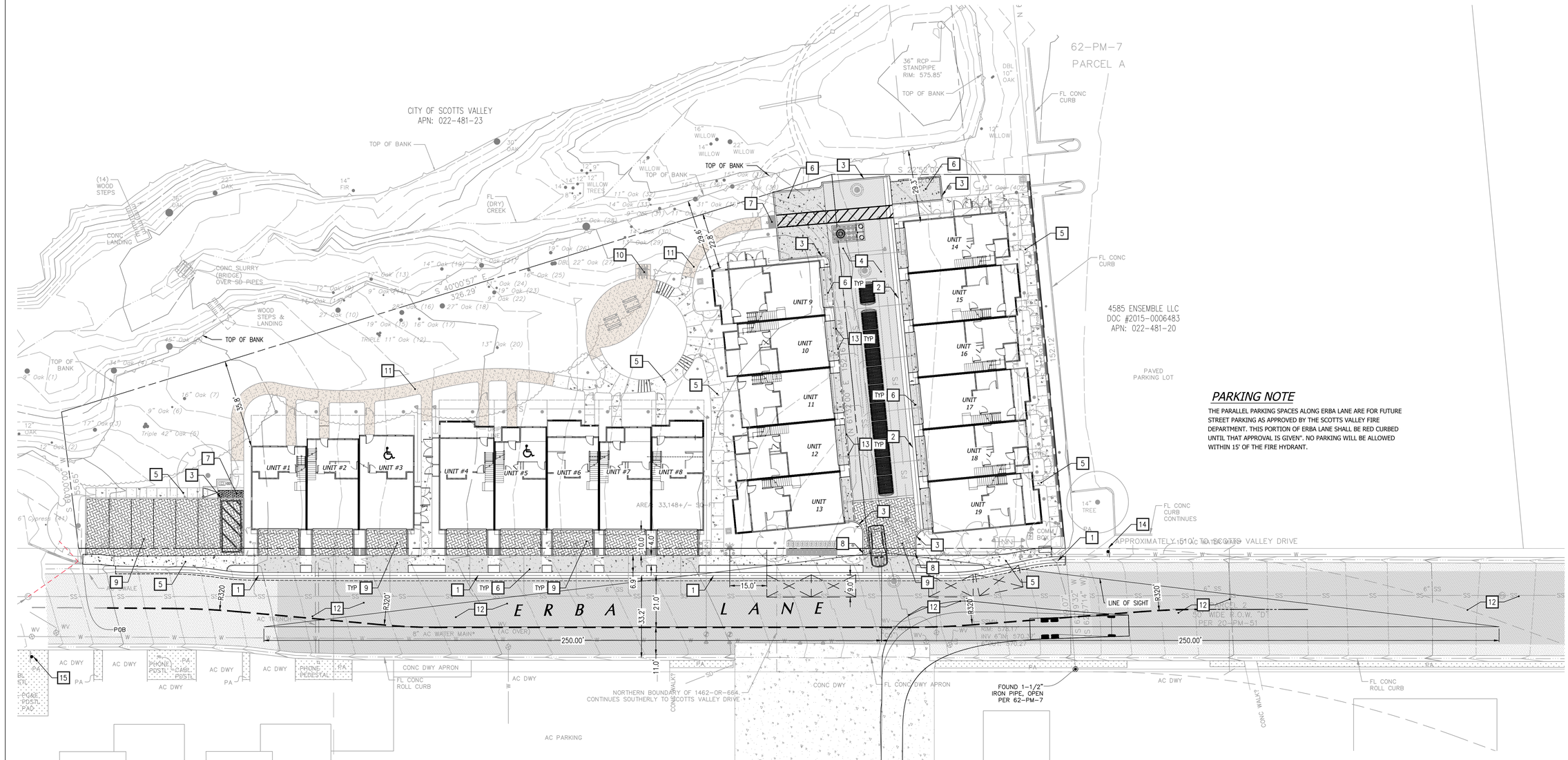
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C1.1
Of	16 Sheets

Drawing: Z:\Drawn\Civil\2021.01 - City Ventures SV - D\Civil Land Design\2021\Sheets\2021.01A - C1.1 - EX SITE - DEMO.dwg Layout: C1.1 - EX SITE - DEMO Last Saved: Wed Aug 06, 2025 - 2:56pm By: JamalBushong Last Plotted: Wed Aug 06, 2025 - 8:50am



PARKING NOTE

THE PARALLEL PARKING SPACES ALONG ERBA LANE ARE FOR FUTURE STREET PARKING AS APPROVED BY THE SCOTTS VALLEY FIRE DEPARTMENT. THIS PORTION OF ERBA LANE SHALL BE RED CURBED UNTIL THAT APPROVAL IS GIVEN". NO PARKING WILL BE ALLOWED WITHIN 15' OF THE FIRE HYDRANT.

NEW IMPERVIOUS AREAS	
DESCRIPTION	**AREA (SF)**
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MAIN DRIVE - AC PAVEMENT SECTION
- PEDESTRIAN ONLY CONCRETE SECTION
- VEHICULAR CONCRETE SECTION
- EXISTING AC TO REMAIN
- PERVIOUS PAVERS
- DECOMPOSED GRANITE
- EXISTING AC TO BE REMOVED
- GRING AND OVERLAY EXISTING AC

CURBING AND MISC ITEMS LEGEND

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

IMPROVEMENT NOTES

1. TYPE "A" CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
2. TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
3. TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C7.1
4. ASPHALT CONCRETE SEE DETAIL 4, SHEET C7.1
5. PEDESTRIAN ONLY CONCRETE SECTION - SEE DETAIL 6, SHEET C7.1
6. VEHICULAR CONCRETE SECTION - SEE DETAIL 5, SHEET C7.1
7. TRUNCATED DOMES - SEE DETAIL 7, SHEET C7.1
8. CURB TAPER - SEE DETAIL 2, SHEET C7.1
9. PERVIOUS PAVER SECTION- SEE DETAIL 8, SHEET C7.2
10. CONCRETE PAD FOR BIKE PARKING - SEE LANDSCAPE PLANS
11. DECOMPOSED GRANITE - SEE LANDSCAPE PLANS
12. GRIND AND OVERLAY EXISTING STREET - RESTRIPE ACCORDINGLY
13. 8"-WIDE FLUSH CONCRETE CURB
14. INSTALL W1-4 (LEFT) SIGN PER MUTCD
15. INSTALL W1-4 (RIGHT) SIGN PER MUTCD

STRIPING NOTE

NOTE: BOTH SIDES OF ONSITE DRIVE ISLE SHALL BE PAINTED RED IN FRONT OF CURB WITH 3" STRIPE AND NOTED WITH 2" WHITE LETTERING "NO PARKING FIRE LANE"

NORTH

SCALE: 1"=20'

0 20 40 60

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SITE IMPROVEMENTS

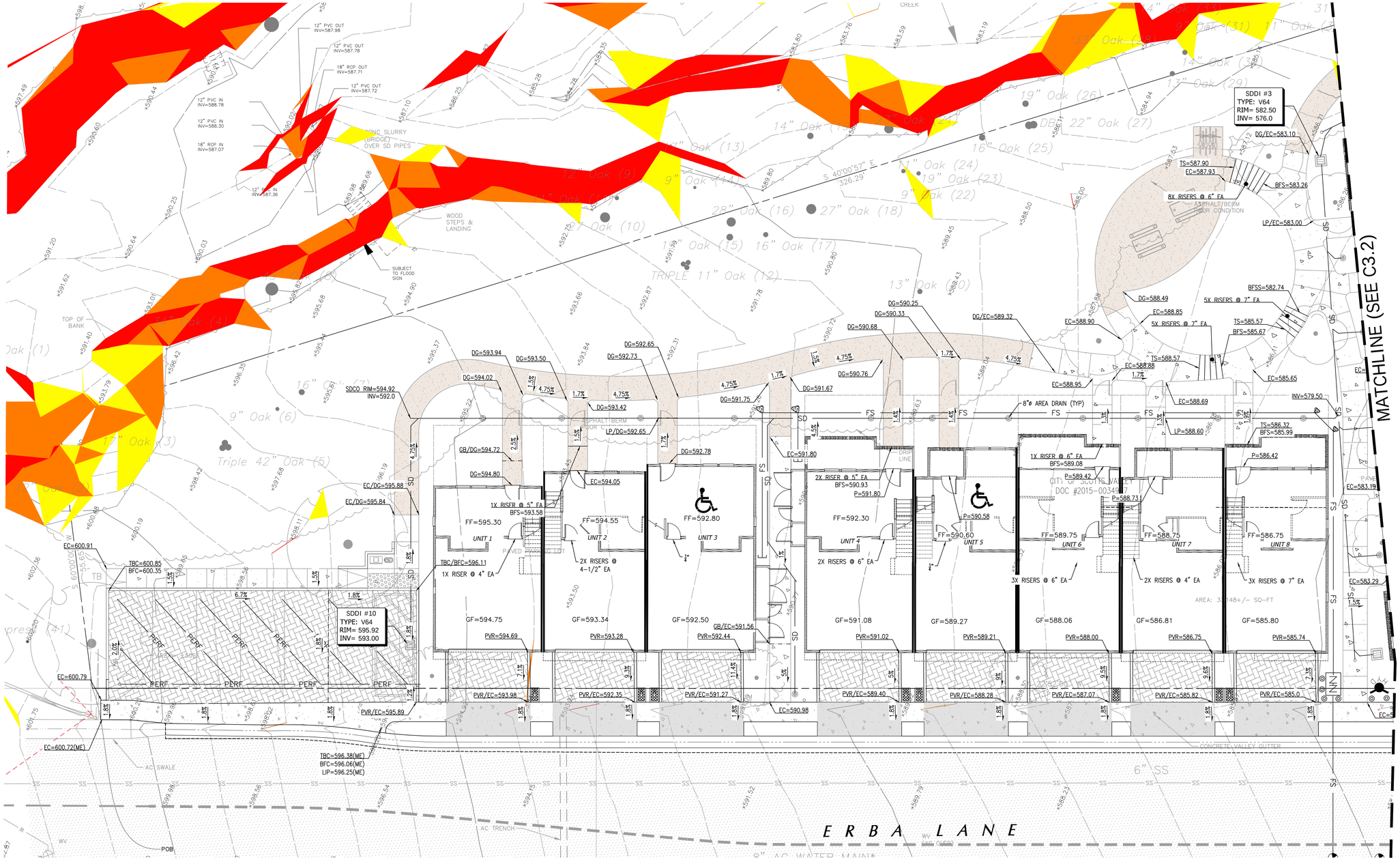
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Sheet:	C2.1
Of	16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures SV - @Civil Land Design\CAD\Sheets\2021.01A - C2.1 - MP PLAN.dwg Layout: C2.1 - SITE MAP Last Sheet: Wed Aug 06, 2025 - 2:15pm Last Plotted: Wed Aug 06, 2025 - 2:57pm By: JamieBuenrostro



GENERAL GRADING NOTES

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

ABBREVIATIONS

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

LEGEND

- PERF — PERFORATED PIPE
- SD — STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- 250 — GRADING CONTOUR
- 250 — EXISTING CONTOUR
- RETAINING WALL

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	25.01%	30.00%	2768.48	
2	30.01%	39.99%	4458.27	
3	40.00%	1340.40%	5165.48	

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

GRADING AND DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER
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No. C 64561
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STATE OF CALIFORNIA

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ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: 1" = 10'
Drawn: JB/DD
Job: 2021.01A
Sheet: C3.1
Of 16 Sheets

Last Plotted: Wed Aug 06, 2025 - 5:05pm By: JamalBuitrong
Last Saved: Wed Aug 06, 2025 - 4:47pm
Layout: C31 - GRADING AND DRAINAGE.dwg
Drawing: Z:\Shared\Civil\2021.01 - City Ventures SV - D1\Erba Lane\Design\CAD\Sheets\2021.01A - C31 - GRADING AND DRAINAGE.dwg



LEGEND

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BW	BACK OF WALK	PVR	PERVIOUS PAVER
CONC	CONCRETE	SD	STORM DRAIN
DWY	DRIVEWAY	SDAD	STORM DRAIN AREA DRAIN
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HP	HIGH POINT	UG	UNDERGROUND

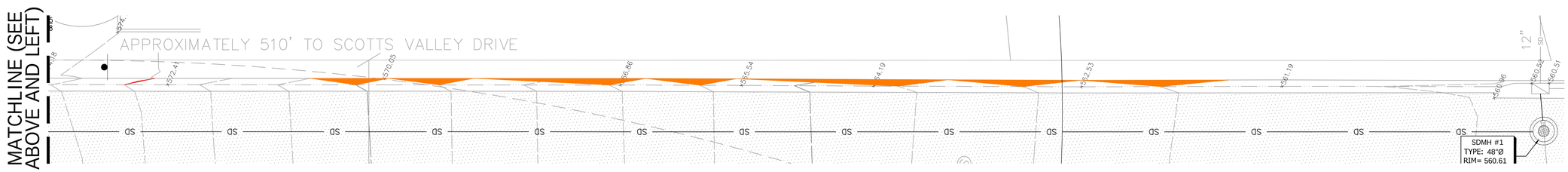
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NORTH

SCALE: 1"=10'

0 10 20 30



REVISIONS	BY

GRADING AND DRAINAGE PLAN

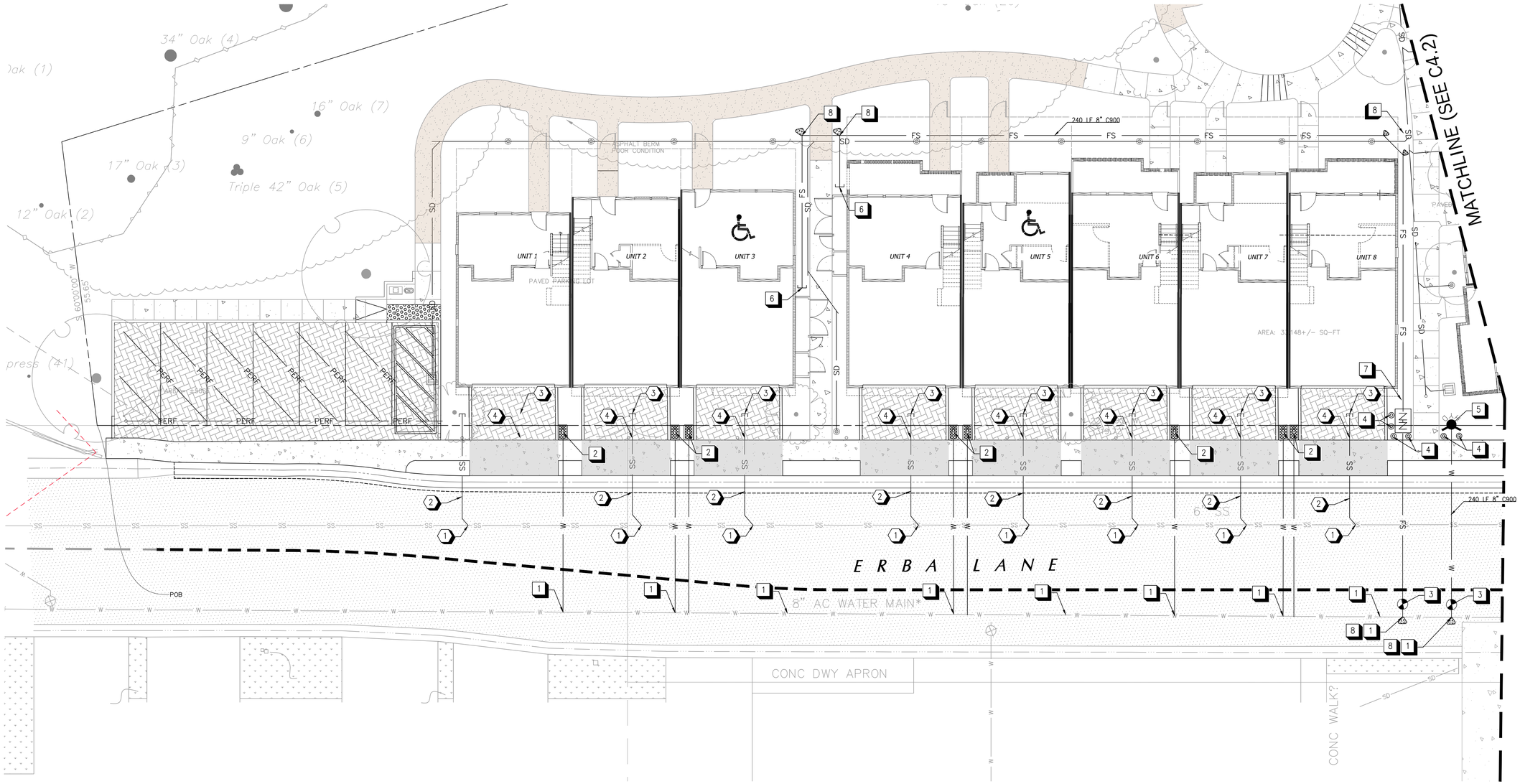
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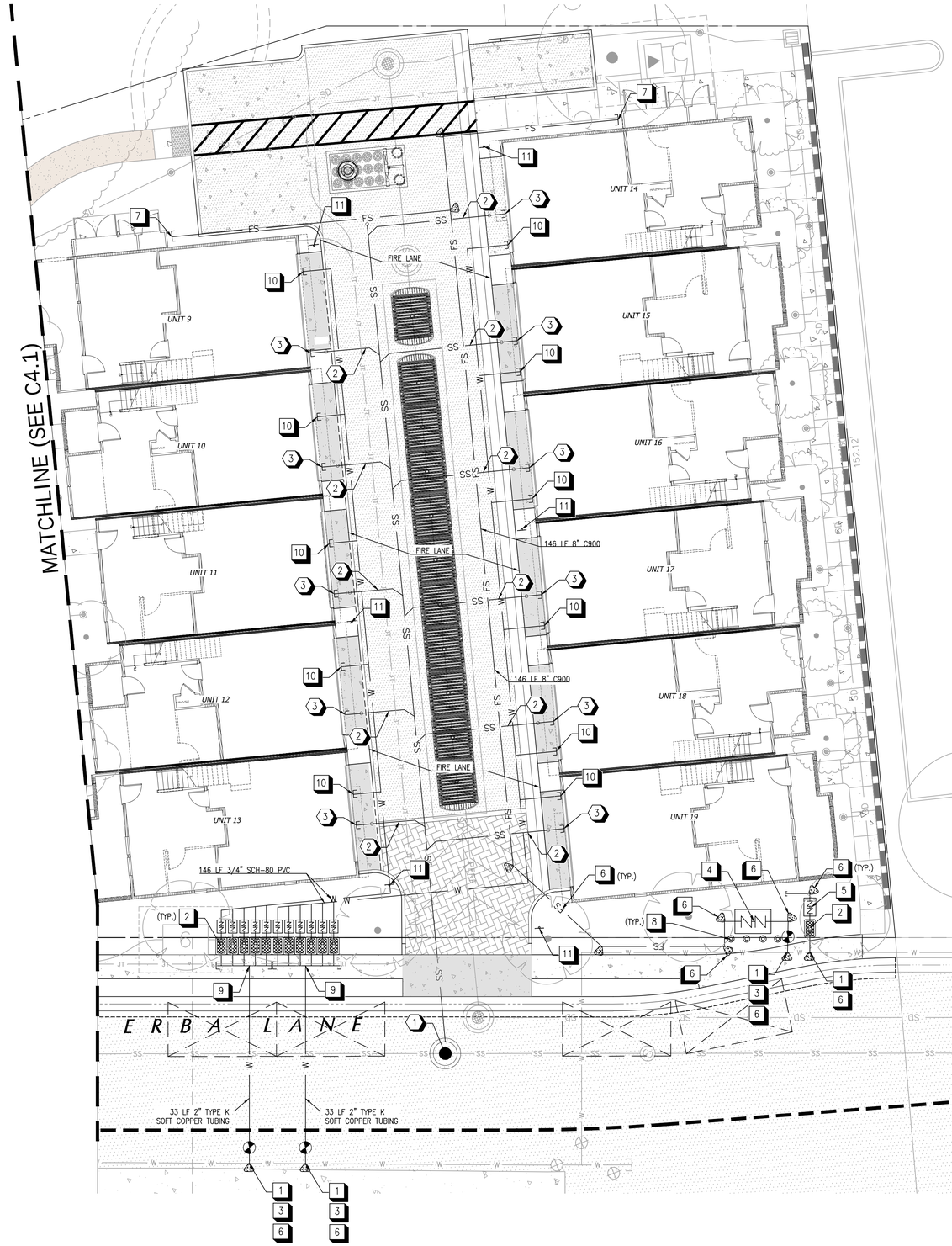
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APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: 1" = 10'
Drawn: JB/DD
Job: 2021.01A
Sheet: C3.2
Of 16 Sheets

Drawing: Z:\Shared\Civil\2021.01 - City Ventures SV - 01\Erba Lane\Design\CAD\Sheets\2021.01A - C3.2 - GRADING AND DRAINAGE.dwg Layout: C3.2 - GRADING AND DRAINAGE Last Saved: Wed Aug 06, 2025 - 4:42pm Last Plotted: Wed Aug 06, 2025 - 5:08pm By: Jamie Mayfield


34" Oak (4)
16" Oak (7)
9" Oak (6)
17" Oak (3)
Triple 42" Oak (5)
12" Oak (2)
press (41)
PERF
PERF
PERF



LEGEND

- FIRE HYDRANT
- WATER METER
- STORM DRAIN/SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- SS — SEWER
- FS — FIRE SUPPRESSION
- THRUST BLOCK

X WATER NOTES

1. P.O.C. TO (E) WATER MAIN. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. 5/8" DOMESTIC WATER METER AND BACKFLOW PER SVWD STD. 2, SHEET C7.4. SERVICE TAP PER SVWD STD. 1, SHEET C7.4.
3. GATE VALVE PER SVWD STD. 11, SHEET C7.4
4. 8" BACKFLOW PREVENTOR PER SVWD STD. 9, SHEET C7.4
5. 1" IRRIGATION BACKFLOW PREVENTOR PER SVWD STD. 8, SHEET C7.4
6. THRUST BLOCK PER SVWD STD. 19, SHEET C7.5
7. 8" FIRE SERVICE PER SVWD STD. 9, SHEET C7.4
8. BOLLARD PER SVWD STD. 20, SHEET C7.5
9. 1" BRANCHED SERVICE INSTALLATION PER SVWD STD. 3, SHEET C7.4
10. POINT OF CONNECTION TO RESIDENCE
11. "NO PARKING - FIRE LANE" SIGN

GENERAL WATER NOTES

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

1. SVWD CUSTOMER ON-SITE DESIGN MANUAL
2. DEPARTMENT OF HEALTH SERVICES REGULATIONS.

X SANITARY SEWER NOTES

1. POINT OF CONNECTION TO EXISTING SS MAIN. CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATION, DEPTH, SIZE, & MATERIAL PRIOR TO THE START OF CONSTRUCTION.
2. INSTALL 4" SEWER LATERAL @ 2.0% MIN.
3. POINT OF CONNECTION TO BUILDING SEWER LATERAL
4. CLEANOUT PER DETAIL SS-04, SHEET C7.3

UTILITY PROVIDERS

WATER:	SCOTTS VALLEY WATER DISTRICT
GAS AND ELECTRIC:	PG&E
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

UTILITY PLAN

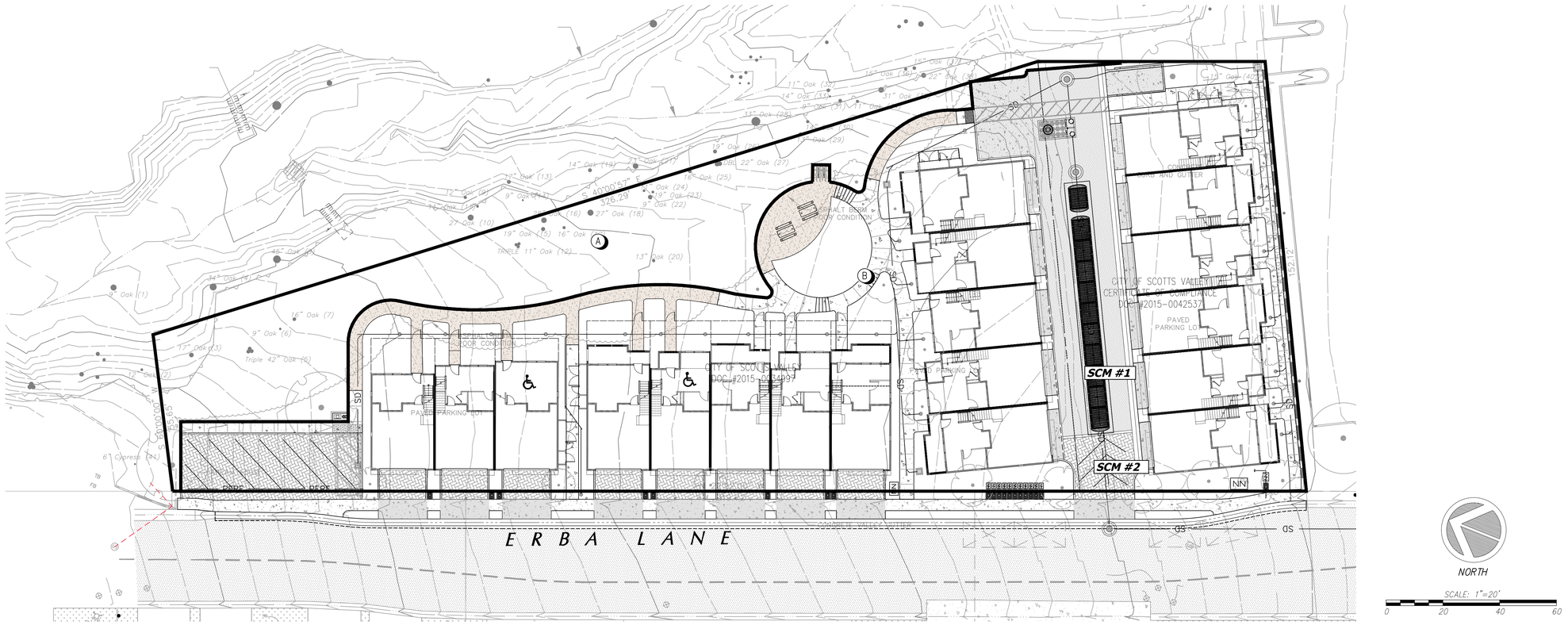
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Sheet:	C4.2
Of	16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 35' - 81\Erba Lane\Design\CAD\Sheets\2021.01A - C4.2 - UTILITY PLAN.dwg Layout: C4.2 - UTILITY PLAN Last Saved: Wed Aug 06, 2025 - 4:43pm Last Plotted: Wed Aug 06, 2025 - 5:19pm By: JamieBushong



CONCEPTUAL GENERAL SITE AND STORM DRAINAGE FACILITY MAINTENANCE

PAVEMENTS:

1. COLLECT TRASH AND SWEEP PAVEMENTS REGULARLY TO PREVENT ACCUMULATION OF SOIL, DEBRIS, AND TRASH.

LANDSCAPING:

1. REMOVE DEBRIS AND TRASH REGULARLY.
2. PRUNE OR CUT BACK PLANTS FOR HEALTH AND TO ENSURE STORMWATER IS ABLE TO FLOW INTO INLETS AND THROUGH CURB CUTS.
3. CONTROL WEEDS BY MANUAL METHODS.
4. EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROTECT SOILS FROM EROSION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.

STORM DRAIN INLETS AND PIPES

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

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, DEAD VEGETATION, AND ACCUMULATED SEDIMENT.
2. VISUALLY INSPECT ALL FACILITIES TO DETERMINE IF ANY MAINTENANCE ACTIVITIES ARE REQUIRED IN ORDER TO BE PREPARED FOR THE UPCOMING SEASON.
3. INSPECT DRAINAGE OUTLETS FOR SIGNS OF EROSION OR PLUGGING. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA. ROCK RIP RAP OR A CONCRETE SPLASH PAD MAY BE NEEDED TO AVOID FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
4. INSPECT SOIL SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA, AND COVER THE AREA WITH MULCH OR EROSION CONTROL BLANKET TO PREVENT FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, OR IF THERE IS EVIDENCE OF INSTABILITY, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

ANNUALLY, AT THE END OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT.
2. DETERMINE IF ANY MAINTENANCE, REPAIR, OR REHABILITATION ACTIVITIES SHOULD BE SCHEDULED, SINCE MANY OF THESE ACTIVITIES NEED TO BE PERFORMED DURING THE DRY SEASON.
3. MANUALLY FLUSH ALL IRRIGATION VALVES SERVING SUBSURFACE DRIP IRRIGATION ZONES.

CONCEPTUAL MAINTENANCE SCHEDULE FOR UG CHAMBERS

UNDERGROUND STORAGE CHAMBERS ARE INTENDED TO:

1. STORE STORMWATER ONSITE AND BELOW GRADE.
2. POND WATER BEFORE OVERFLOWING TO A DRAIN INLET.
3. INFILTRATE COMPLETELY FOLLOWING EACH RAIN EVENT.

UNDERGROUND STORAGE CHAMBERS ARE NOT INTENDED TO:

1. ALLOW COLLECTION OF SEDIMENT.
2. BE ACCESSED BY ANYONE OTHER THAN AUTHORIZED PERSONNEL

THE RECOMMENDED ROUTINE MAINTENANCE ACTIVITIES FOR UNDERGROUND STORAGE CHAMBERS ARE:

ON AN AS-NEEDED BASIS:

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

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. OPEN INSPECTION PORT AND LOOK FOR SIGNS OF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH COLLECTION WITHIN THE UG CHAMBERS. IF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, REMOVE BY MEANS OF A VACUUM TRUCK. IF SIGNIFICANT SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. ORIFICE SHALL BE INSPECTED AND ANY BLOCKAGE OF ANY KIND (I.E. SEDIMENT, TRASH, ETC.) SHALL BE REMOVED
3. PRE-TREATMENT / CONTAMINANT SCREENING INLET SHALL BE INSPECTED AND ALL TRASH, LEAVES, DEBRIS AND/OR SEDIMENT SHALL BE REMOVED
4. INSPECT CHANNEL ADJACENT TO DRIVEWAY OUT TO COX ROAD. ALL TRASH AND DEBRIS SHALL BE REMOVED.

ANNUALLY, AT THE END OF THE RAINY SEASON:

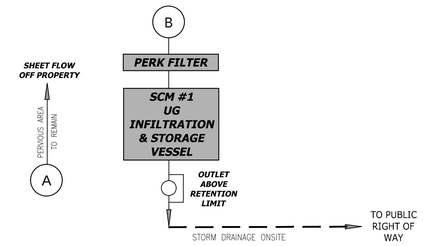
1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT IN THE PRE-TREATMENT / CONTAMINANT SCREENING INLET.
2. 1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT FOUND OTHER INLETS
3. DO NOT INSTALL ANY MATERIAL INTO THE UNDERGROUND STORM CHAMBER VOID SPACE.

MAJOR FACILITY CHANGES OR RENOVATION:

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

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

		A	B	TOTAL
PROPOSED	TOTAL AREA	10,367	34,877	*45,244*
	IMPERVIOUS AREA	0	26,345	26,345
	ROOF	0	14,067	14,067
	AC	0	3,635	3,635
	CONCRETE	0	5,766	5,766
	PAVERS	0	2,877	2,877
	EQUIV. IMPERVIOUS AREA	0	23,900	23,900
	*PAVERS ASSUMED 60% IMPERVIOUS			
	LANDSCAPE/NATURAL AREAS	10,367	8,531	18,898
	RUNOFF COEFICIENT	0.25	0.68	0.58
	TIME OF CONCENTRATION	10	10	10
	RAINFALL INTENSITY (10YR)	2.4	2.4	2.4
	RUNOFF RATE (CFS)	*0.143*	*1.303*	*1.445*
	(25 YR)	*0.171*	*1.563*	*1.735*
	(50 YR)	*0.193*	*1.759*	*1.951*
	(100 YR)	*0.214*	*1.954*	*2.168*



1 ONSITE DRAINAGE DIAGRAM

Scale: NTS

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 26,345 EISA = 23,900

PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- MINIMIZE IMPERVIOUS SURFACES

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF GROUNDWATER INFILTRATION.
- IMPLEMENTATION OF PERVIOUS PAVERS

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION ADDRESSED BY UNDERGROUND STORAGE BELOW CHAMBER RELEASE STRUCTURE.

PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY DECREASING ONSITE IMPERVIOUS AREA BY APPROXIMATELY 6,000 SQUARE FEET. DECREASING THE IMPERVIOUS AREA REDUCES THE ONSITE RUNOFF TO BE LESS THAN PRE-DEVELOPMENT RATES.

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REVISIONS	BY

STORM WATER CONTROL PLAN

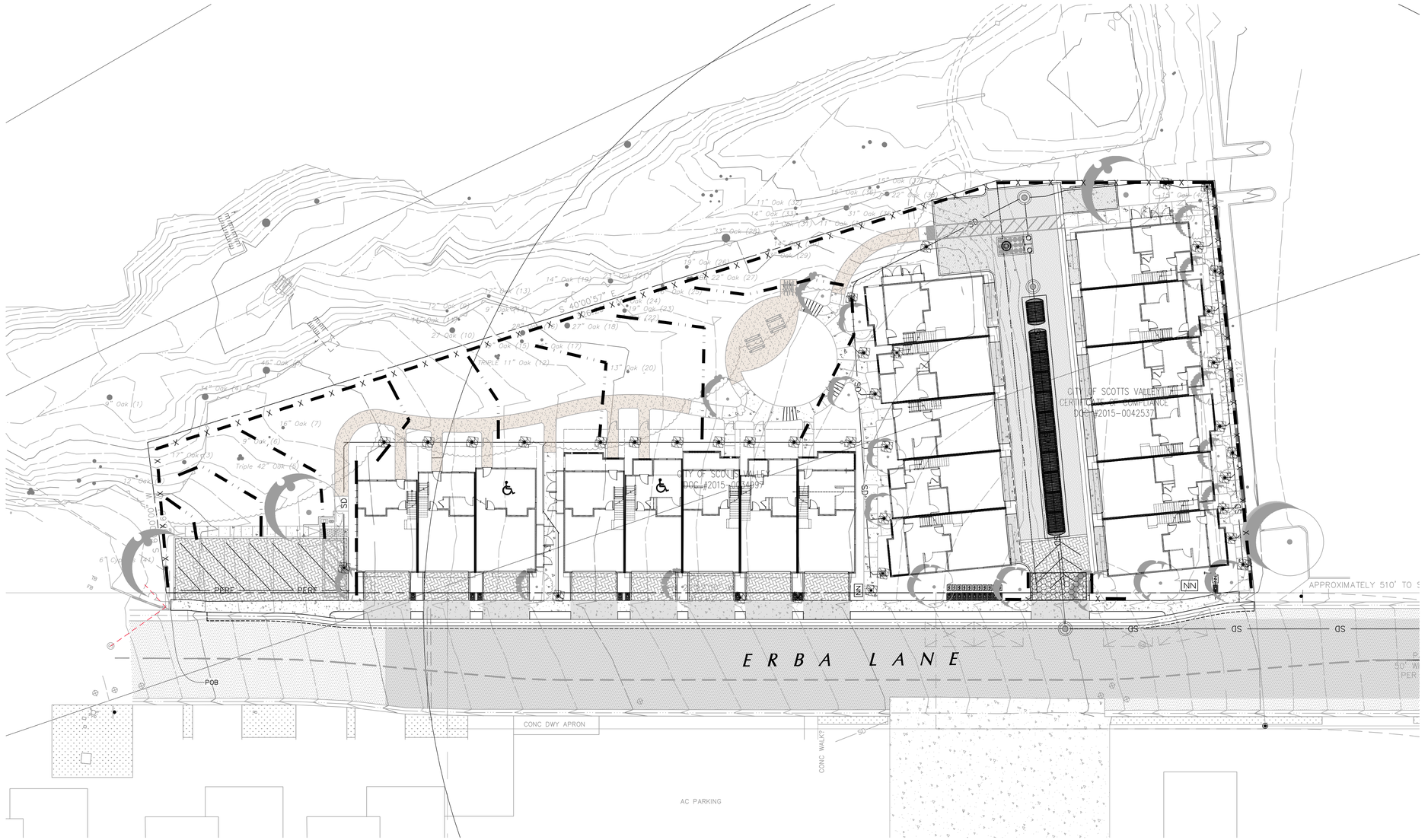
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/27 CIVIL STATE OF CALIFORNIA

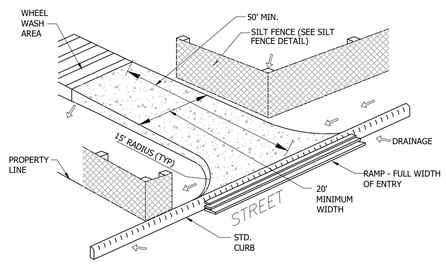
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4440 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
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Job:	2021.01A
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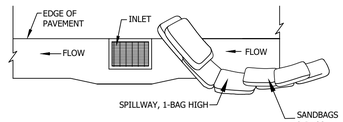
Drawing: Z:\Shared\CAD\2021\21 - City Ventures\21 - D\Erba Lane\Design\CAD\Sheets\2021ERA - C5.1 - SWPP.dwg Layout: C5.1 - SWPP Last Saved: Wed Aug 06, 2025 - 4:45pm Last Plotted: Wed Aug 06, 2025 - 5:11pm By: Jamalbuthong


ERBA LANE
CITY OF SCOTTS VALLEY
DOC. #2015-0042537
CITY OF SCOTTS VALLEY
CERTIFICATE OF COMPLIANCE
DOC. #2015-0042537
APPROXIMATELY 510' TO S
POB
CONC DWY APRON
CONC WALK
AC PARKING
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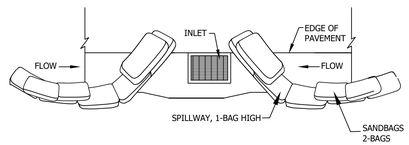
1 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS



TYPICAL PROTECTION FOR INLET ON GRADE

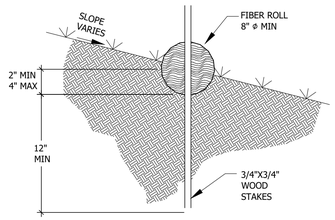
NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.



TYPICAL PROTECTION FOR INLET ON SUMP

2 INLET PROTECTION DETAIL

Scale: NTS



CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4 :1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.

- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

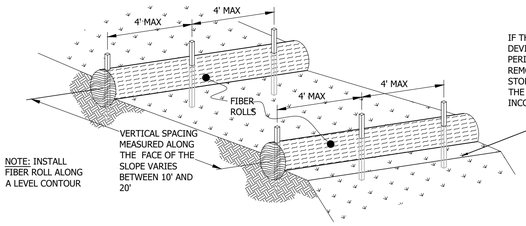
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.

- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.

- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.

- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.



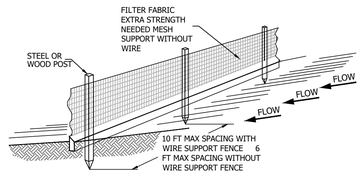
IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

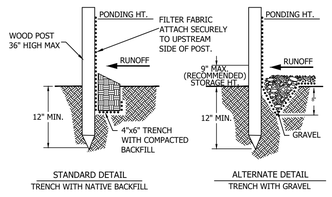
3 FIBER ROLLS

Scale: NTS

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

4 SILT FENCE

Scale: NTS

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.

1. IDENTIFY ALL STORM DRAINS. DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
5. MINIMIZE CUTS AND FILLS.
6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
7. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT

1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF CAPITOLA.

STRUCTURES TO CONTROL AND CONVEY RUNOFF

1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT

1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS

1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

EROSION CONTROL NOTE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
2. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
3. ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
4. SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
5. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

TRACKING CONTROL

1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK

1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK

1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT

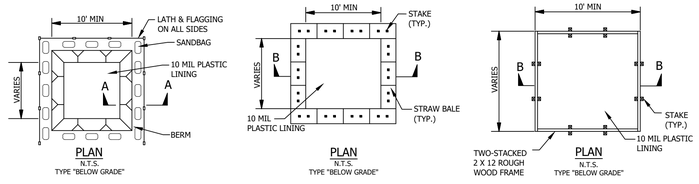
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

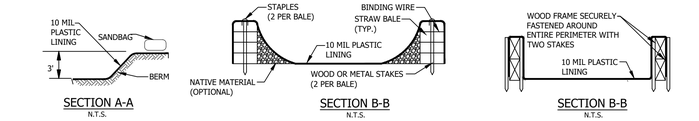
HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE

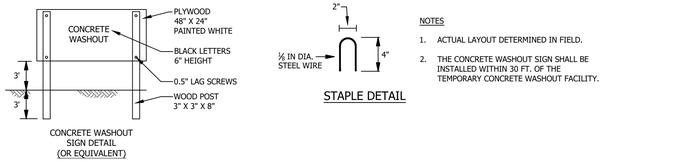
1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES

1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.







NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

5 CONCRETE WASHOUT

Scale: NTS

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

EROSION CONTROL DETAILS

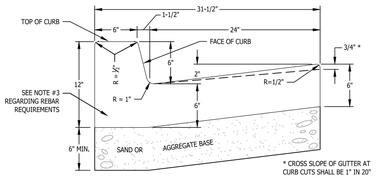
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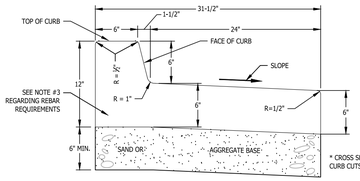
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Of	16 Sheets

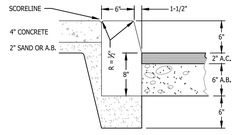
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Last Plotted: Wed Aug 06, 2025 - 2:57pm By: JamesBuhong



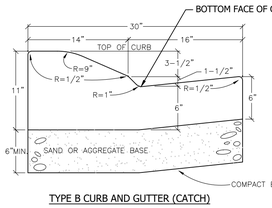
TYPE A CURB AND GUTTER (CATCH)



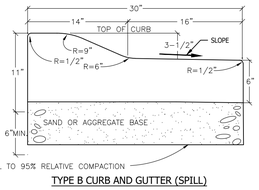
TYPE A CURB AND GUTTER (SPILL)



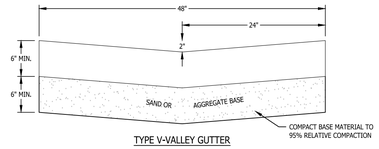
TYPE C CURB



TYPE B CURB AND GUTTER (CATCH)



TYPE B CURB AND GUTTER (SPILL)

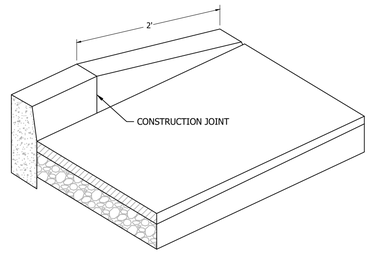


TYPE V-VALLEY GUTTER

1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20' INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.
3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

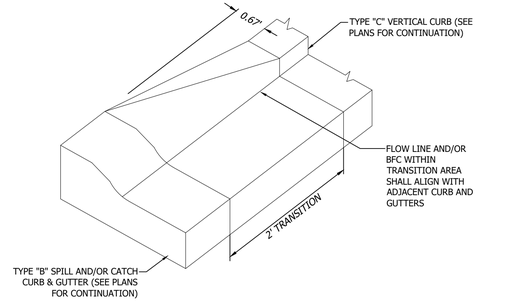
1 CONCRETE CURBS & GUTTERS

Scale: NTS



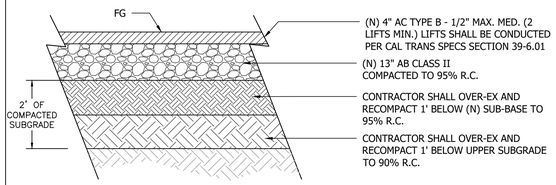
2 CURB TAPER DETAIL

Scale: NTS

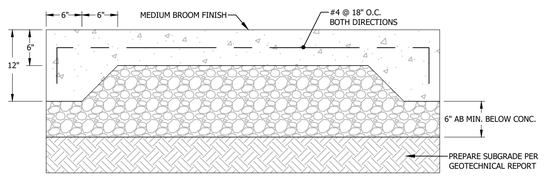


3 CURB TRANSITION

Scale: NTS



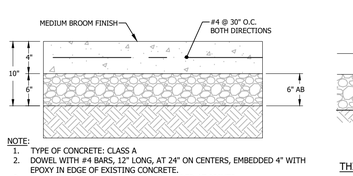
4 PAVEMENT SECTION



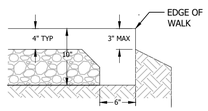
NOTE:
1. TYPE OF CONCRETE: CLASS A
2. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
3. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.
4. SEE DETAIL 6, SHEET C6.2 FOR CONCRETE JOINT REQUIREMENTS

5 VEHICULAR CONCRETE SECTION

Scale: NTS



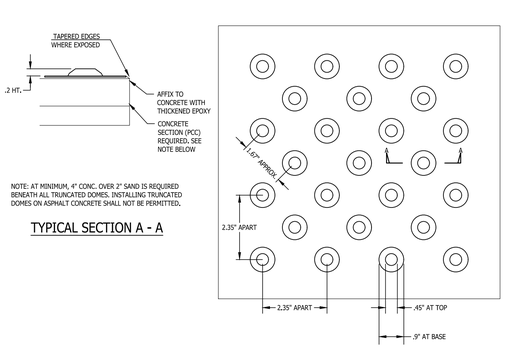
NOTE:
1. TYPE OF CONCRETE: CLASS A
2. DOWEL WITH #4 BARS, 12" LONG, AT 24" ON CENTERS, EMBEDDED 4" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
3. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS.
4. SEE DETAIL 6, SHEET C6.2 FOR CONCRETE JOINT REQUIREMENTS
5. PREPARE SUBGRADE PER GEOTECHNICAL REPORT



THICKENED EDGE @ SWALE

6 PEDESTRIAN ONLY CONCRETE SECTION

Scale: NTS



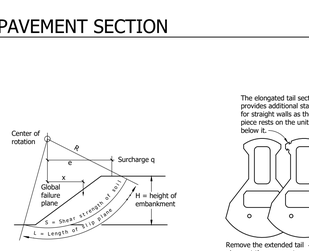
NOTE: AT MINIMUM, 4" CONC. OVER 2" SAND IS REQUIRED BENEATH ALL TRUNCATED DOMES. INSTALLING TRUNCATED DOMES ON ASPHALT CONCRETE SHALL NOT BE PERMITTED.

TYPICAL SECTION A - A

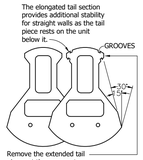
TYPICAL PLAN

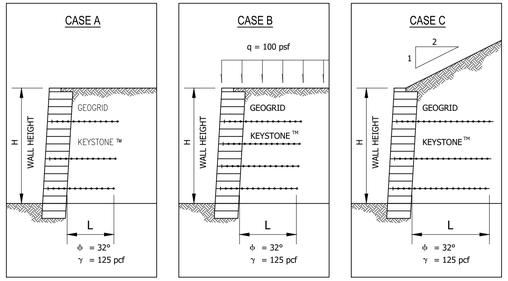
7 TRUNCATED DOMES, OFF-SET PATTERN

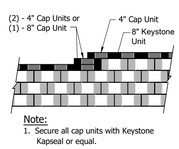
Scale: NTS



Slope stability analysis diagram

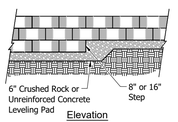






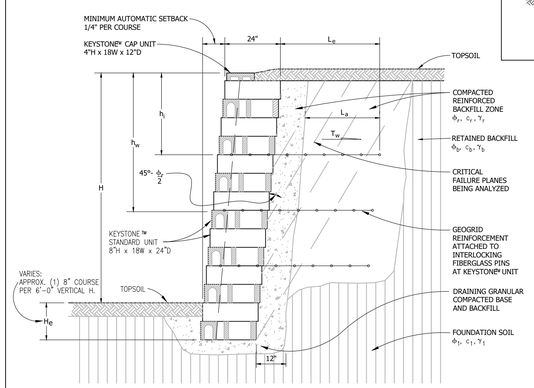
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



Elevation

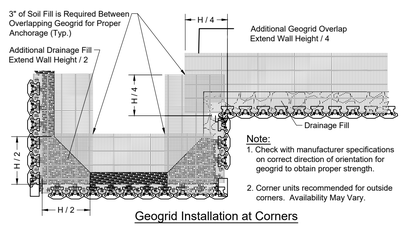
Leveling Pad



TYPICAL WALL SECTION TERMS

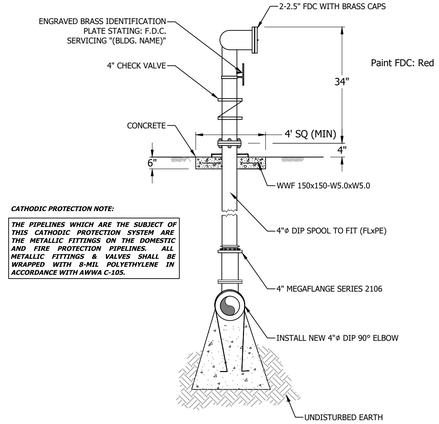
BASIC GEOGRID PLACEMENT CHART *

WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	5	DISTANCE ABOVE BASE IN FEET
4	A		–							
4	B		–							
4	C		1	2.5	1.5					
5	A		–							
5	B		1	2.5	2					
5	C		2	3.7	1.3	3.3				
6	A		1	2.5	2.7					
6	B		2	2.5	1.3	3.3				
6	C		3	4.3	.7	2	4			



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



CATHODIC PROTECTION NOTE:

THE PIPELINES WHICH ARE THE SUBJECT OF THIS CATHODIC PROTECTION SYSTEM ARE THE METALLIC FITTINGS ON THE DOMESTIC AND FIRE PROTECTION PIPELINES. ALL METALLIC FITTINGS & VALVES SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C-105.

8 KEYSTONE BLOCK RETAINING WALL

Scale: NTS

9 FIRE DEPTARTMENT CONNECTION (FDC)

Scale: NTS

REVISIONS	BY

DETAILS

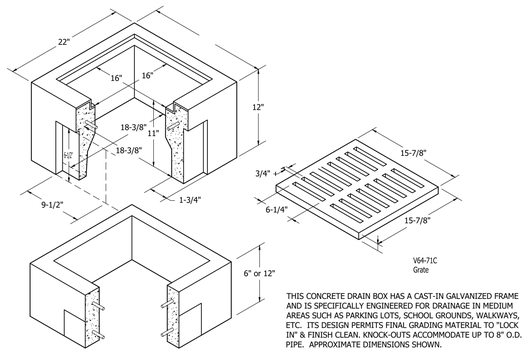
REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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RIDGEWOOD WEST
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SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	NONE
Drawn:	JB/DD
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Of	16 Sheets

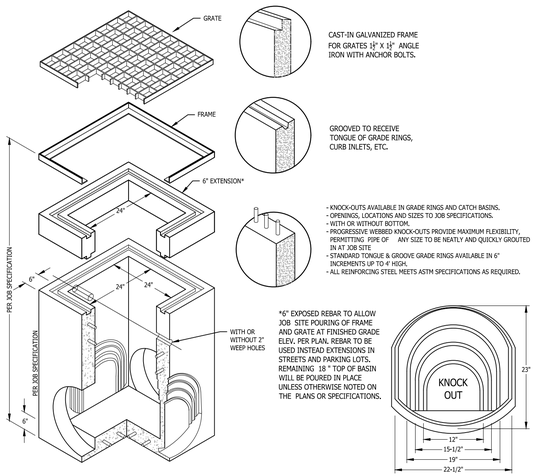
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THIS CONCRETE DRAIN BOX HAS A CAST-IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PERMITS FINAL GRADING MATERIAL TO "LOCK IN" & FINISH CLEAN. KNOCK-OUTS ACCOMMODATE UP TO 8" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN.

4 V64 CHRISTY BOX

Scale: NTS



CAST-IN GALVANIZED FRAME FOR GRATES 18" X 18" ANGLE IRON WITH ANCHOR BOLTS.

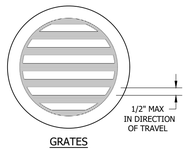
GROOVED TO RECEIVE TONGUE OF GRADE RINGS, CURB INLETS, ETC.

- KNOCK-OUTS AVAILABLE IN GRADE RINGS AND CATCH BASINS.
- OPENINGS, LOCATIONS AND SIZES TO JOB SPECIFICATIONS.
- WITH OR WITHOUT BOTTOM.
- PROGRESSIVE WEBBED KNOCK-OUTS PROVIDE MAXIMUM FLEXIBILITY, PERMITTING PIPE OF ANY SIZE TO BE NEATLY AND QUICKLY GROUTED IN AT JOB SITE
- STANDARD TONGUE & GROOVE GRADE RINGS AVAILABLE IN 6" INCREMENTS UP TO 4' HIGH.
- ALL REINFORCING STEEL MEETS ASTM SPECIFICATIONS AS REQUIRED.

*6" EXPOSED REBAR TO ALLOW JOB SITE POURING OF FRAME AND GRATE AT FINISHED GRADE ELEV. PER PLAN. REBAR TO BE USED INSTEAD EXTENSIONS IN STREETS AND PARKING LOTS. REMAINING 18 " TOP OF BASIN WILL BE POURED IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS.

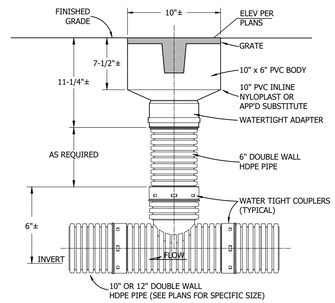
2 U23 CHRISTY BOX DROP INLET (2' X 2')

Scale: NTS



GRATES

NOTE:
ALL GRATES IN SIDEWALKS OR OTHER CONCRETE SURFACES SHALL BE STANDARD, LIGHT-DUTY BRONZE WITH LOCKING BAR (ADA APPROVED. ALL OTHER GRATESSHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.

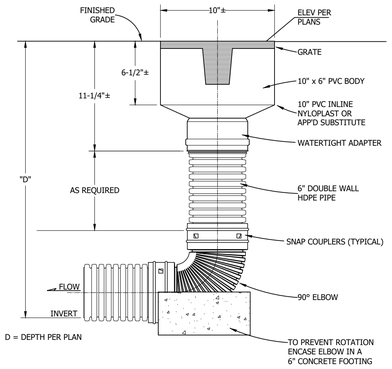


3 10" DIAMETER INLINE AREA DRAIN

Scale: NTS



GRATES



4 10" DIAMETER TERMINAL AREA DRAIN

Scale: NTS

NOTES:
1. TRENCH WIDTH DETERMINED BY PIPE DIAMETER.
2. SAW CUT ALL HARD SCAPE AREAS.

5 STANDARD UTILITY TRENCH

Scale: NTS

DETAIL NOTES

1. MAX WATER ELEVATION (BIO-RET ELEVATION)
2. INSTALL 6" PERFORATED PIPE WITH PERFORATIONS FACING DOWN, CONNECT TO OVERFLOW STRUCTURE. PERF PIPE TO CONNECT TO OVERFLOW SYSTEM.
3. 75% SAND (ASTM C-33) & 25% PEAT MIX
4. 3/4" CLEAN DRAIN ROCK WRAPPED IN MIRIFFI FILTER FABRIC (OR SUBSTITUTE APPROVED BY ENGINEER) W/ 2' MIN. OVERLAP.
5. INSTALL 6" SOLID PIPE (INVERT ELEVATION VARIES)
6. INSTALL OVERFLOW INLET (BYPASS FOR LARGER STORM EVENTS)
7. MODIFIED TYPE A CURB AND GUTTER PER DETAIL 1, SHEET C4.2

6 BIOFILTRATION SECTION

Scale: NTS

7 SEWER/STORM CLEAN OUT DETAIL

Scale: NTS

8 PERVIOUS PAVEMENT SECTION

Scale: NTS

STANDARD CHAMBER SECTION

4" PVC COUPLER CONNECTION DETAIL

Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19
Approx. Weight / Pallet	2,600 lbs (1,179 kg)

NOTES:
1. REFERENCE "HYDROSTOR HS180 – CROSS SECTION (D-7-200A)" FOR ALL ACCEPTABLE FILL MATERIAL

[1]THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY

[1]THERMOPLASTIC LINERS OPTIONS INCLUDE:
–POLYVINYL CHLORIDE (PVC), 30 MIL (0.75 mm) PVC
–LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL (0.75 mm) LLDPE
–REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR–5

[2] 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAIL)

DETAIL A
THERMOPLASTIC LINER DETAIL

LINER DETAIL

NOTES:
1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)

4" (100 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

6" (150 mm) & 8" (200 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

INSPECTION PORT

End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)

END CAP

CHAMBER

9 HS180 STORMWATER CHAMBER STANDARD DETAIL *(OR SUBSTITUTE APPROVED BY ENGINEER)*

Scale: NTS

REVISIONS	BY

DETAILS

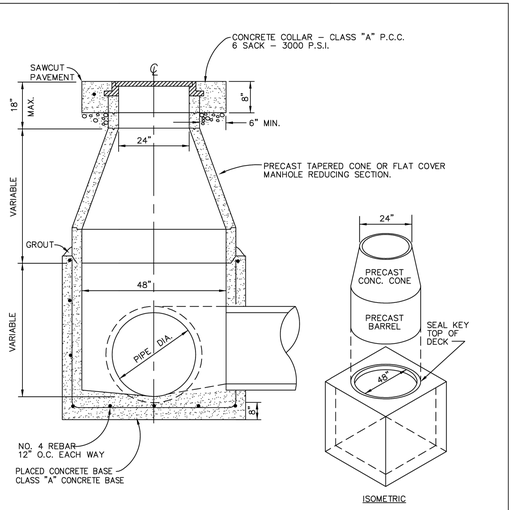
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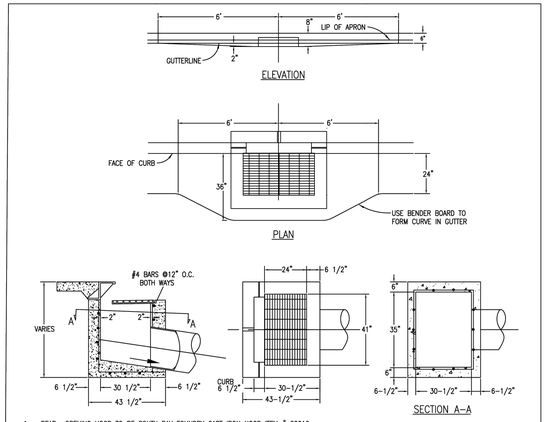
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1. ALL JOINTS BETWEEN PRECAST SECTIONS SHALL BE SEALED, INSIDE AND OUTSIDE.
2. INTERIOR OF MANHOLE SHALL HAVE A SMOOTH TROWELED SURFACE,
3. PIPES LARGER THAN 48" REQUIRE SPECIAL DESIGN.

CITY OF SCOTTS VALLEY STANDARD DETAIL	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-06
STORM DRAIN MANHOLE		SCALE: NONE
		DATE: 12/06/17



1. REAR– OPENING HOOD TO BE SOUTH BAY FOUNDRY CAST IRON HOOD ITEM # C2010.
2. FRAME AND GRATE TO BE HOT DIPPED GALVANIZED STEEL, HEAVY TRAFFIC BICYCLE PROOF SOUTH BAY FOUNDRY GRATE ITEM # E2020, FRAME ITEM # E2060.
3. BUTTER FLOWLINE SHALL DROP 2" MIN FROM 6' ON EACH SIDE OF CATCH BASIN.
4. FRAME AND GRATE TO BE STATE BICYCLE PROOF GRATE TYPE 24-13.
5. CONCRETE SHALL BE CLASS "A", 6 SACK MIN.
6. UNLESS SPECIFICALLY SHOWN ON THE IMPROVEMENT PLANS, ALL DROP INLETS SHALL BE CAST IN PLACE. WHERE THE USE OF PRECAST CONCRETE STRUCTURES IS SPECIFIED OR ALLOWED BY THE IMPROVEMENT PLANS OR BY THE CITY ENGINEER, THE PRECAST PORTION SHALL TERMINATE NOT LESS THAN 1-FOOT BELOW THE GUTTER FLOWLINE AND THE REMAINING PORTION OF THE DROP INLET STRUCTURE SHALL BE CAST IN PLACE. UNDER NO CIRCUMSTANCES SHALL MONOLITHIC PRECAST STRUCTURES BE USED.
7. THE UPPER 1-FOOT OF THE DROP INLET STRUCTURE (MEASURED DOWN FROM THE GUTTER FLOWLINE) SHALL BE FORMED AND POURED CONCURRENT WITH OR SUBSEQUENT TO THE INSTALLATION OF ADJACENT PORTIONS OF CURB AND GUTTER.

CITY OF SCOTTS VALLEY STANDARD DETAIL	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-03
DROP INLET WITH APRON		SCALE: NONE
		DATE: 12/06/17

REVISIONS	BY

CITY OF SCOTTS VALLEY DETAILS

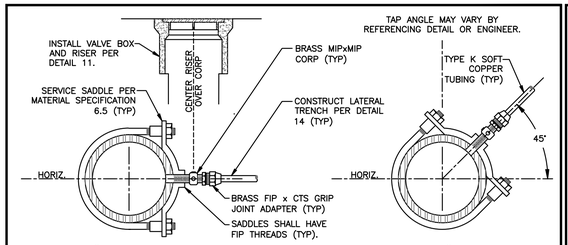
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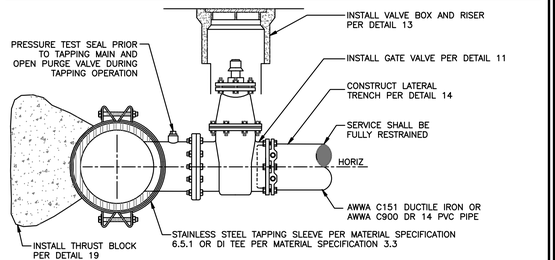
RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: NONE
Drawn: JB/DD
Job: 2021.01A
Sheet: C7.3
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 – City Ventures SV – D\Erba Lane\Design\CAD\Sheets\2021.01A – C7.3 – SV DETAILS.dwg Layout: C7.3 – SV DETAILS Last Saved: Thu May 29, 2025 – 4:30pm Last Printed: Wed Aug 06, 2025 – 2:57pm By: JamieBuchanan



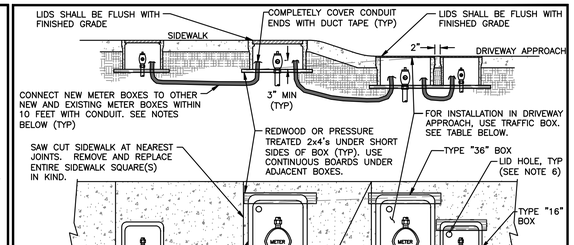
2" CONNECTION SMALLER THAN 2" CONNECTION



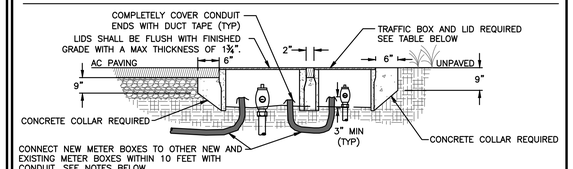
4" AND LARGER CONNECTION

NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



BEHIND-CURB INSTALLATION

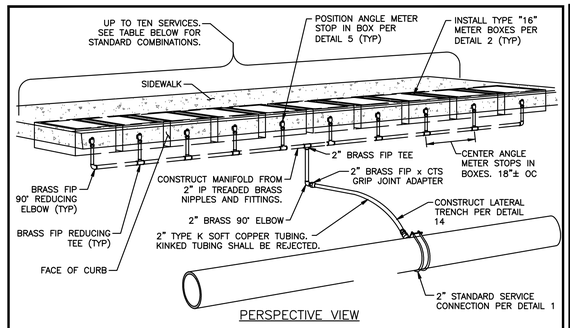


INSTALLATION IN AREAS WITHOUT CURB

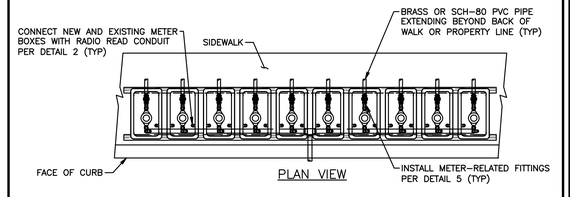
BOX TYPE	NON-TRAFFIC	TRAFFIC
TYPE "16"	CHRISTY B16 BOX W/ B16^{F} LID OR EQUAL	CHRISTY B1017 BOX W/ B1017-JH LID OR EQUAL
TYPE "36"	CHRISTY B36 BOX W/ B36^{F} LID OR EQUAL	CHRISTY B1730 BOX W/ B1730-51JH LID OR EQUAL
TYPE "36"	" FL36T BOX W/ FL36^{F} LID OR EQUAL	

NOTES
1. INSTALL CONDUIT AS SHOWN WHEREVER METER BOXES ARE WITHIN 10' OF OTHER NEW OR EXISTING BOXES.
2. CONDUIT SHALL BE NON-METALLIC, FLEXIBLE, CORRUGATED CONDUIT.
3. WHERE CONDUIT CONNECTS LESS THAN 12 BOXES, CONDUIT SHALL BE ¾" MINIMUM DIAMETER.
4. WHERE CONDUIT CONNECTS 12 OR MORE BOXES, CONDUIT SHALL BE 1" MINIMUM DIAMETER.
5. ELECTRONICS AND WIRING WILL BE FURNISHED AND INSTALLED BY CITY FORCES.
6. LID HOLE SHALL BE 1⅜" Ø AND IN UPPER LEFT CORNER OF LID 2½" MIN FROM LID EDGES.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 2
METER BOX INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



PERSPECTIVE VIEW

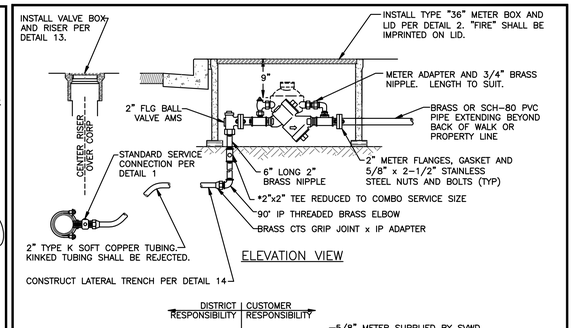


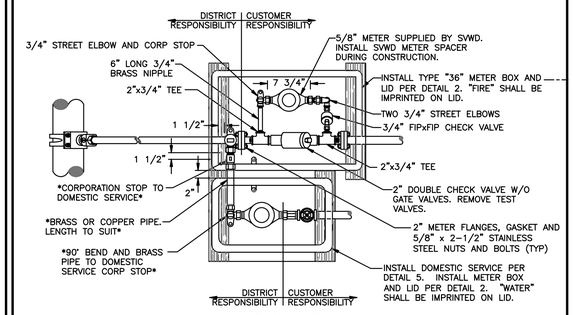
PLAN VIEW

NUMBER OF 1-INCH SERVICES	0	1	2	3	4
MAXIMUM NUMBER OF ¾-INCH SERVICES	10	7	5	2	0

NOTES
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICES SHALL NOT BE COMBINED WITH OTHER SERVICES IN THIS MANNER.
3. PERMISSION TO INSTALL SERVICES IN OTHER CONFIGURATIONS NOT SHOWN HERE MAY BE GRANTED BY THE ENGINEER. IN THIS CASE, THE DEVELOPER SHALL SUBMIT CALCULATIONS WHICH DEMONSTRATE TO THE SATISFACTION OF THE ENGINEER THAT THE RESIDUAL PRESSURE IS GREATER THAN A SINGLE SERVICE WHEN ALL SERVICES ARE FULLY OPEN.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 3
1-INCH AND SMALLER MULTIPLE BRANCHED SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

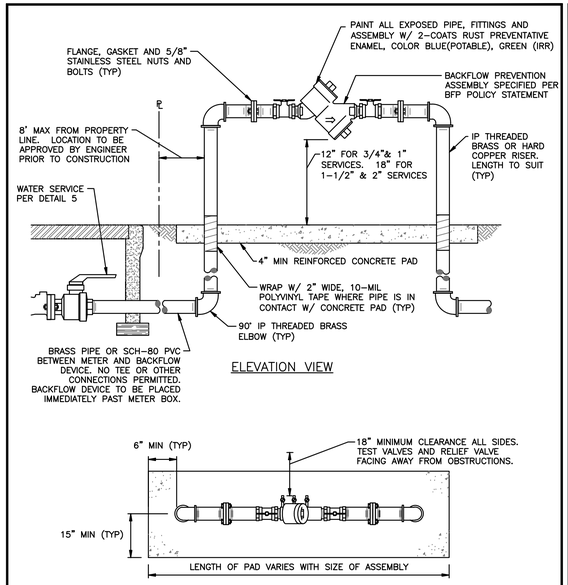




PLAN VIEW

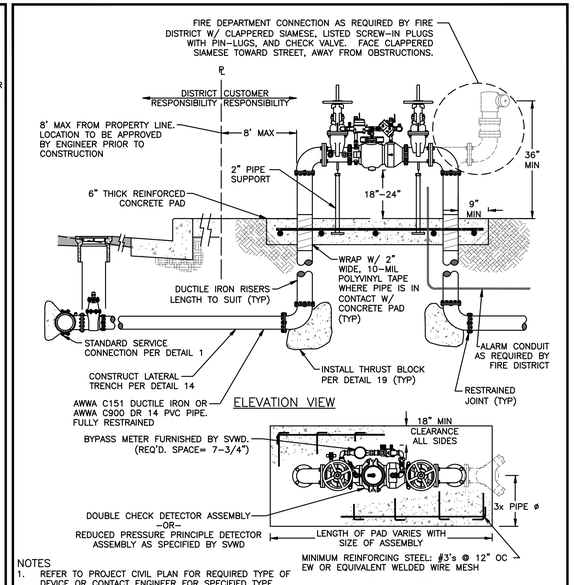
NOTES
* REQUIRED ONLY FOR COMBO SERVICE INSTALLATIONS.
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS.
4. CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT PER DETAIL 2.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 4
COMBINATION 2-INCH FIRE AND DOMESTIC SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



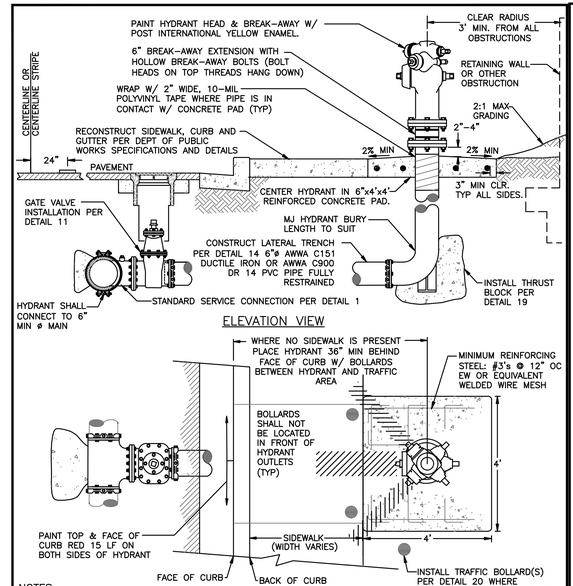
NOTES
1. APPROVED BACKFLOW ASSEMBLY SHALL BE INSTALLED SUCH THAT IT IS READILY ACCESSIBLE FOR REPAIR AND INSPECTION.
2. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.
4. ALL ABOVE GROUND PIPE, FITTINGS AND ASSEMBLY SHOULD BE PAINTED WITH TWO COATS OF ENAMEL.
5. AN ENCLOSURE OR CAGE MAY BE INSTALLED AT THE OPTION OF THE PROPERTY OWNER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 8
2-INCH AND SMALLER BACKFLOW PREVENTION ASSEMBLY INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



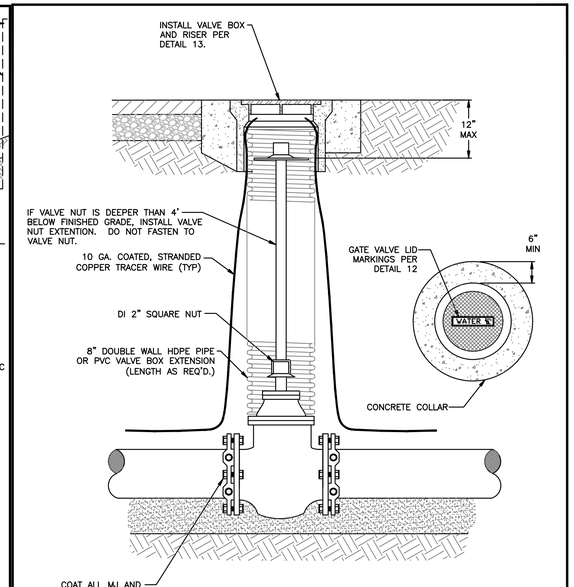
NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED GRANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DISTRICT

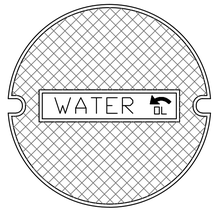
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: NONE
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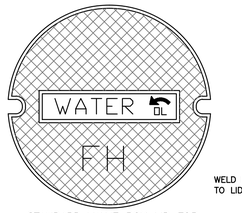
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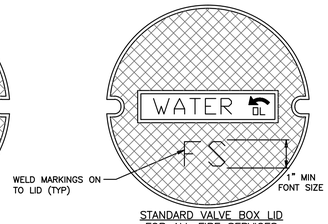
STANDARD VALVE BOX LID
FOR MAIN LINE VALVES



STANDARD VALVE BOX LID
FOR ALL NORMALLY CLOSED
ZONE VALVES



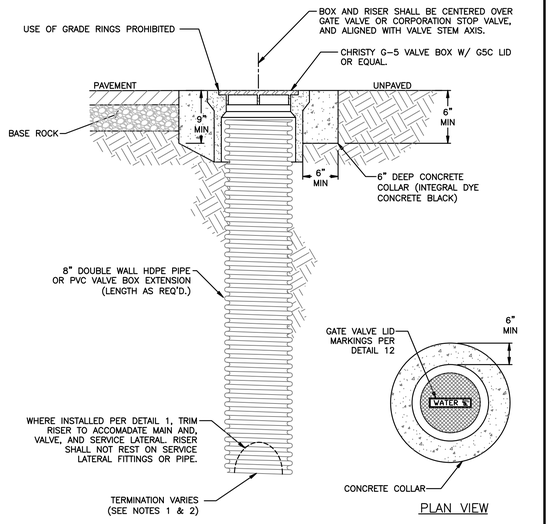
STANDARD VALVE BOX LID FOR
ALL FIRE HYDRANT VALVES



STANDARD VALVE BOX LID
FOR ALL FIRE SERVICES

LABELING OPTIONS	LABEL	LID COLOR
BUTTERFLY VALVE	BFV	BLUE
BLOW OFF VALVE	BO	BLUE
TEST STATION	TS	BLUE
ZONE VALVE	ZV	BLUE
FIRE SERVICE	FS	BLUE
FIRE HYDRANT	FH	YELLOW
RAW WATER	RAW	TAN

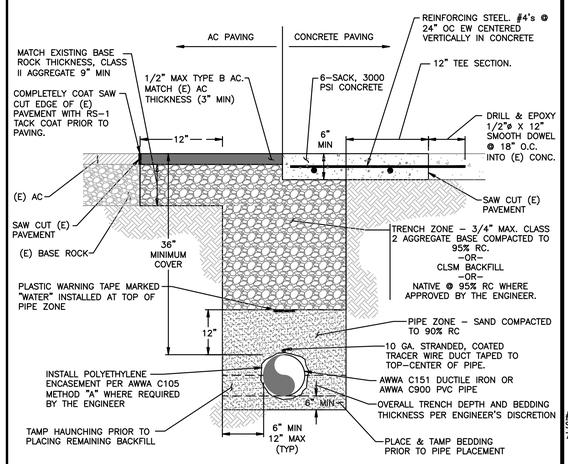
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 12
VALVE BOX LID MARKINGS
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



PLAN VIEW

NOTES
1. RISER TERMINATION FOR GATE VALVE INSTALLATION SHALL OCCUR AT VALVE FLANGE (SEE DETAIL 11).
2. RISER TERMINATION FOR SERVICE CONNECTION (2" & SMALLER) SHALL OCCUR 1" BELOW CORP STOP.
3. VALVE BOX LID SHALL BE OILED PRIOR TO PAVING OR CLEANING TO ENSURE THAT LID MARKINGS ARE LEGIBLE.
4. INSTALL VALVE BOX LID FLUSH WITH FINAL PAVING OR GROUND SURFACE.

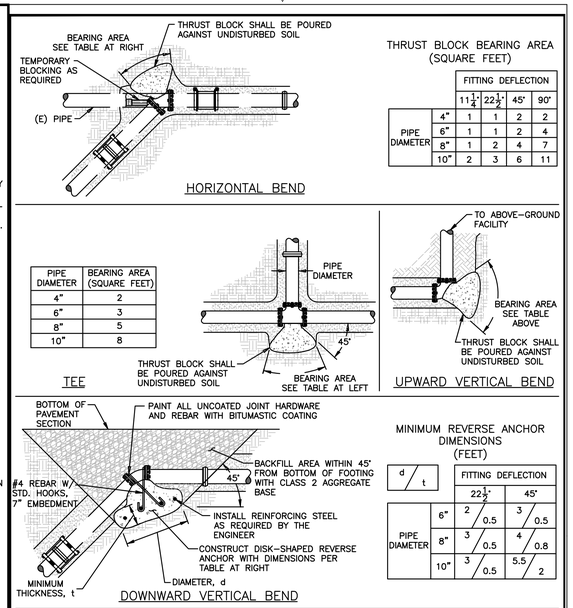
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 13
VALVE BOX INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



STANDARD WATER MAIN TRENCH

NOTES
1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN,
2. WHERE WATER MAIN INSTALLATION CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. REFER TO SVWD TECHNICAL SPECIFICATIONS FOR COMPACTION TESTING REQUIREMENTS.
4. FOR SERVICE LATERALS, REFER TO DETAIL 14.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 15
STANDARD WATER MAIN TRENCH
NOTES
RESOLUTION 08-11 APPROVED APRIL 14, 2011



THRUST BLOCK BEARING AREA (SQUARE FEET)

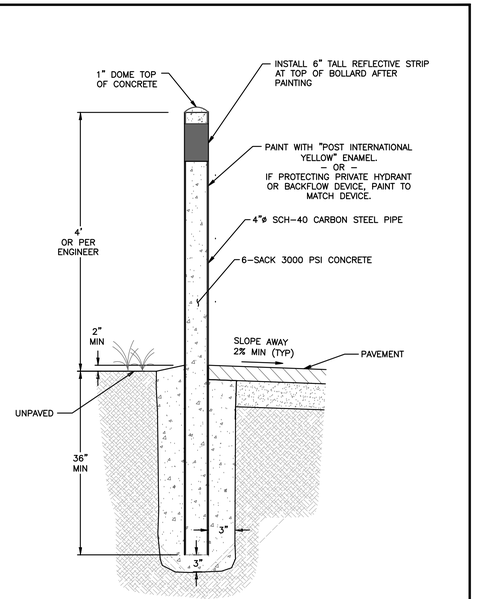
PIPE DIAMETER	FITTING DEFLECTION 11 1/4°	22 1/2°	45°	90°
4"	1	1	2	2
6"	1	1	2	4
8"	1	2	4	7
10"	2	3	6	11

MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

PIPE DIAMETER	d / t	FITTING DEFLECTION 22 1/2°	45°
6"		2 / 0.5	3 / 0.5
8"		3 / 0.5	4 / 0.8
10"		3 / 0.5	5.5 / 2

NOTES
1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED, SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 20
TRAFFIC BOLLARD INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY
WATER DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/27
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

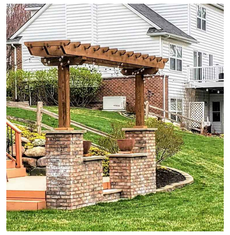
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PUBLIC ART OPTIONS



OPTION 1



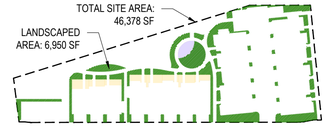
OPTION 2

NOTE:
MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

PRELIMINARY PLANTING NOTES

1. PLANTING SPECIES WITH A "HIGH" RATING IN THE CALIFORNIA INVASIVE PLAN COUNCIL'S CAL-IPC INVENTORY OF INVASIVE PLANTS IS PROHIBITED.
2. GROUNDCOVER MUST BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND MUST BE SPACED TO ACHIEVE FULL COVERAGE OF THE GROUNDCOVER AREA WITHIN ONE YEAR.
3. A MAXIMUM OF 50 PERCENT OF THE REQUIRED LANDSCAPE AREA MAY CONSIST OF MULCH, BARK CHIP, CRUSHED ROCK, PEBBLES, STONE, OR SIMILAR NON-PLANT MATERIALS.
4. LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.
5. PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.
6. TREES MUST BE A MINIMUM 15-GALLON SIZE.
7. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.
8. ALL TREES SHALL COMPLY WITH NON-COMPACTED SOIL AND SEPARATION STANDARDS IN CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS (ODS) VIII.B.4.E TABLE 3.
9. MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY SHALL BE PROVIDED AS FOLLOWS:
   - 9.1. 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS.
   - 9.2. 12 FEET FOR PARKING LOTS.
   - 9.3. 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
10. LANDSCAPING MUST BE INSTALLED PRIOR TO RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.

TOTAL LANDSCAPED AREA



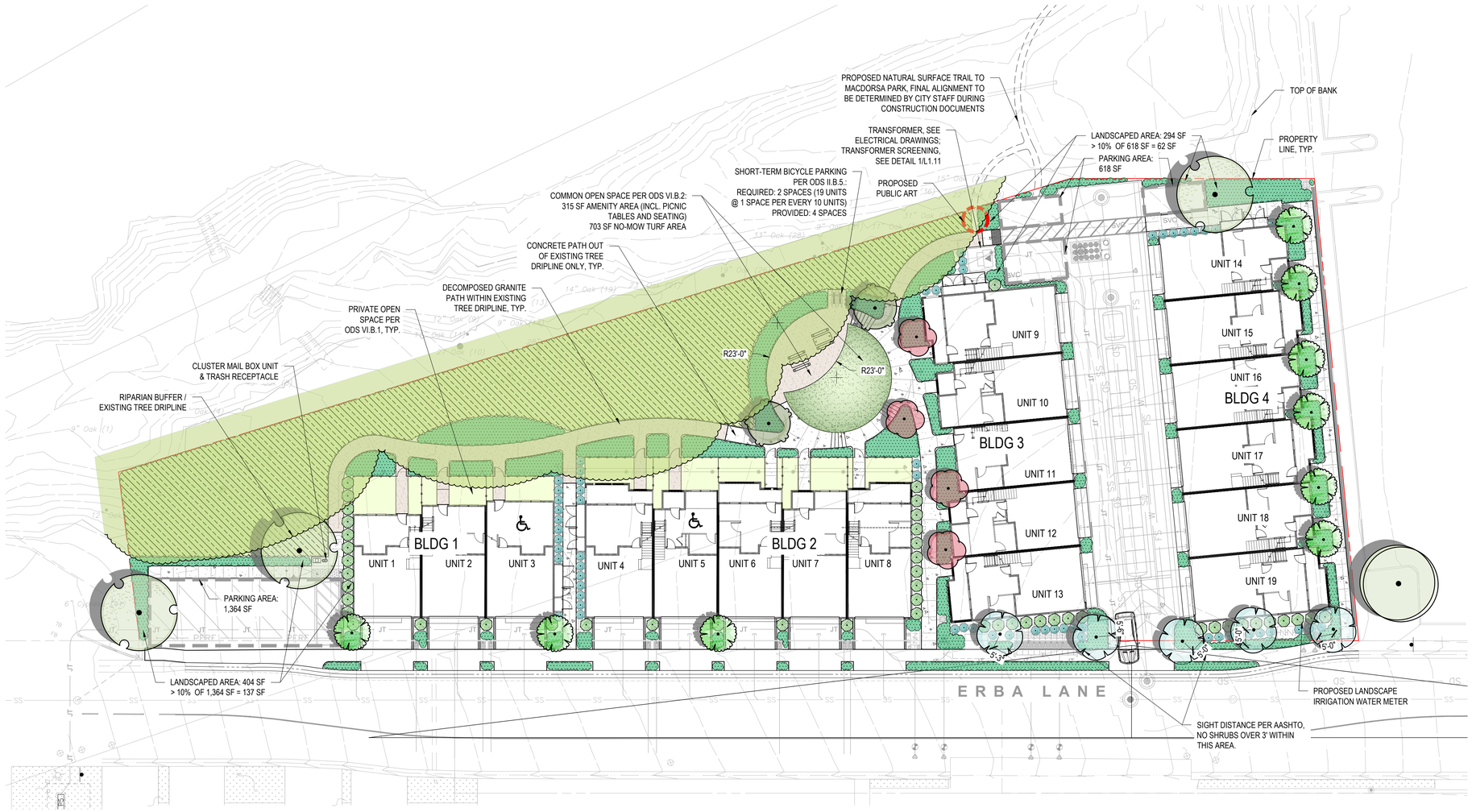
PER SVMC §17.20.040(I)
LANDSCAPED AREA REQUIRED = 46,378 SF X 10% = 4,638 SF
LANDSCAPED AREA PROVIDED = 6,950 SF > 4,638 SF
NOTE: ALL LANDSCAPED AREA WILL BE PERMANENTLY MAINTAINED.

PER ODS VI.B.1. PRIVATE OPEN SPACE: 1,396 SF

PER ODS VI.B.2. COMMON OPEN SPACE: 1,018 SF

PROJECT NARRATIVE

Landscape at Ridgewood West Townhomes provides a rhythmic and natural tree canopy, serving as buffer and screen to the adjacent residences, while grounding the architecture with evergreen planting. Pedestrian circulation, as well as amenity areas, are removed from the street and directly face the preserved riparian canopy. Pockets of naturalized planting abut the preserved open space, while existing natural surface trails under the existing canopy are retained. Residents have full use of private front yard areas, buffered by open rail wood fencing. Passive uses, including picnic tables set in decomposed granite, and a meadow of native and no-mow fescue, provide welcome opportunities to enjoy the view.



TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	ACE PAL	ACER PALMATUM / JAPANESE MAPLE WUCOLS (M)	24" BOX	4
	ARB STR	ARBUTUS UNEDO / STRAWBERRY TREE WUCOLS (L)	24" BOX	2
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L)	15 GAL.	5
	TRI ELE	TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM WUCOLS (M)	15 GAL.	9
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM WUCOLS (L)	15 GAL.	3
		EXISTING TREE TO REMAIN		1

TOTAL NUMBER OF TREES (EXCL. EXISTING): 23
24" TREES REQUIRED: 23 TREES X 25% = 6 TREES
24" BOX TREES PROPOSED: 6 TREES

SHRUB & GROUNDCOVER LEGEND

LARGE EVERGREEN SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. (LOW TO MEDIUM WATER USE). SEE SHEET L1.4 FOR PLANT LIST

MID-GROUND SHRUBS
SMALL MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. SEE SHEET L1.4 FOR PLANT LIST

SHRUBS & GROUNDCOVER
SEE SHEET L1.5-1.6 FOR PLANT LIST

NATIVE GRASSLAND / RESTORATION MIX
NON-IRRIGATED

TURF & NO MOW FESCUE

SEE SHEET L1.4-1.6 FOR PLANT SPECIES AND IMAGES

N
23076

0' 20' 40'
1" = 20'

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CONCEPTUAL LANDSCAPE PLAN

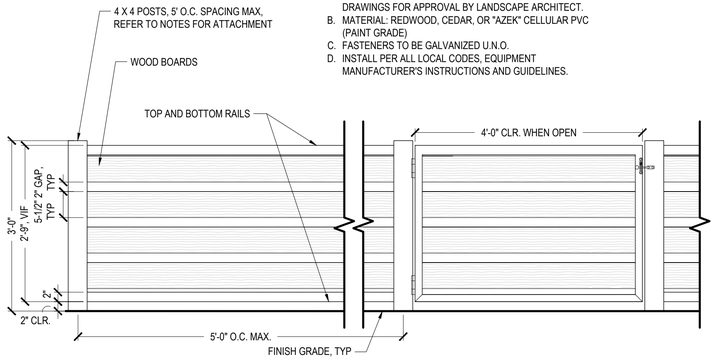
L1.1

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

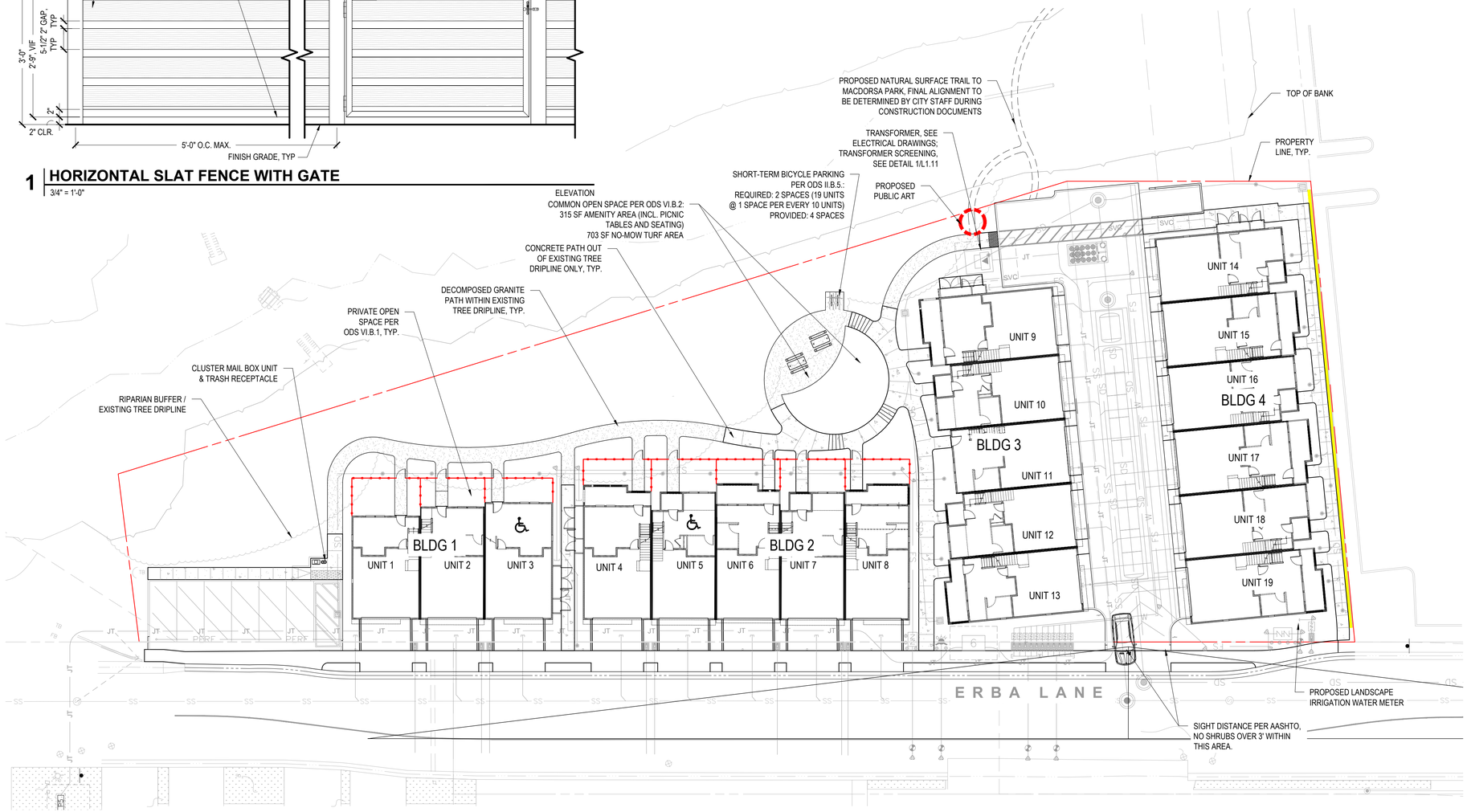
NOTES:

A. ILLUSTRATION FOR DESIGN INTENT ONLY. FENCING CONTRACTOR TO SUBMIT ALL HARDWARE AND SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
B. MATERIAL: REDWOOD, CEDAR, OR "AZEK" CELLULAR PVC (PAINT GRADE)
C. FASTENERS TO BE GALVANIZED U.N.O.
D. INSTALL PER ALL LOCAL CODES, EQUIPMENT MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.



1 HORIZONTAL SLAT FENCE WITH GATE

3/4" = 1'-0"





PRIVATE YARD FENCE AND GATE (OR EQUAL)
HEIGHT: 3'-0" PER SVMC 17.46.110
TOTAL LENGTH: ±266 LINEAR FEET



STUCCO RETAINING WALL (OR EQUAL)
HEIGHT: SEE CIVIL DRAWINGS
TOTAL LENGTH: ±145 LINEAR FEET

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

N

0' 20' 40'
1" = 20'

23076

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CONCEPTUAL FENCE & WALL PLAN

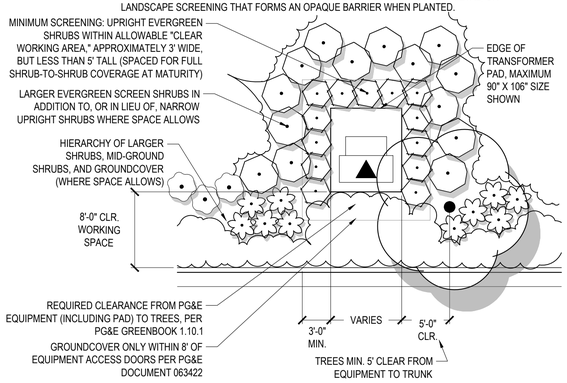
L1.2

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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NOTES

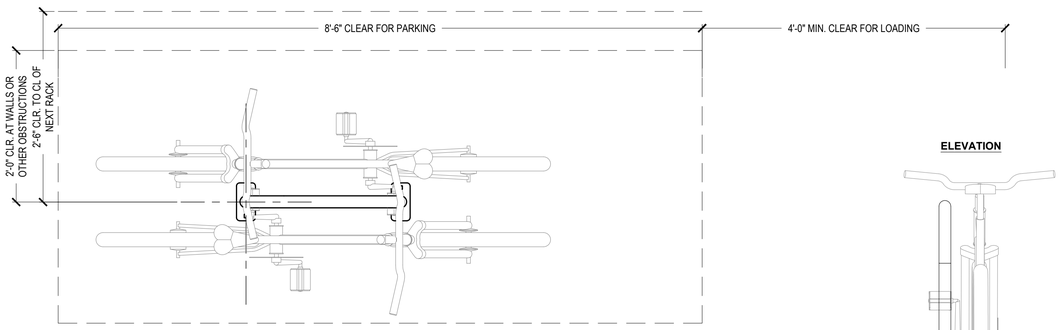
A. TRANSFORMER SHOWN; OTHER EQUIPMENT SIMILAR
B. EQUIPMENT SHALL BE SCREENED OR PAINTED WITH A BLACK, BRONZE, OR MALAGA GREEN (I.E., RAL 6012, ALSO KNOWN AS BLACK GREEN) COLOR.
C. SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED
D. SCREENING SHALL BE MADE OF A PRIMARY EXTERIOR FINISH MATERIAL USED ON OTHER PORTIONS OF THE BUILDING, ARCHITECTURAL GRADE WOOD OR MASONRY, METAL, OR LANDSCAPE SCREENING THAT FORMS AN OPAQUE BARRIER WHEN PLANTED.



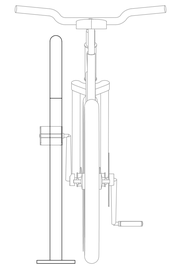
1 TYPICAL TRANSFORMER SCREENING

1/8" = 1'-0" PLAN

PLAN



ELEVATION



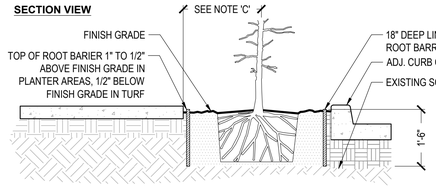
NOTES

A. "RADIUS" BIKE RACK AS MANUFACTURED BY GROUND CONTROL SYSTEMS, CONTACT: 800.630.7225.
B. SURFACE MOUNT USING 'WAK' WEDGE ANCHOR KIT BY MFR.
C. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. QUANTITY SIZE, COLOR, AND OTHER OPTIONS AS SPECIFIED ON PLANS.

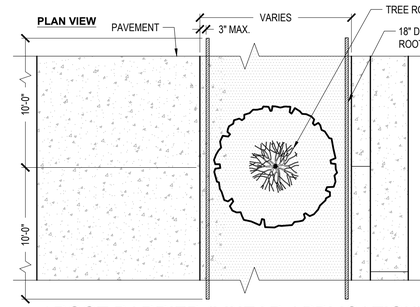
2 BICYCLE RACK(S)

1" = 1'-0" AS NOTED

SECTION VIEW



PLAN VIEW



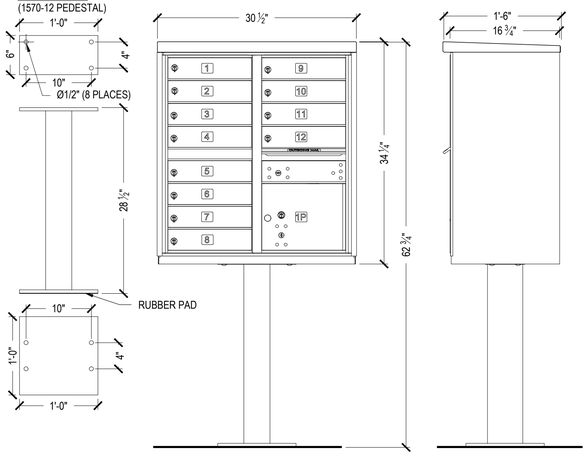
NOTES

A. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (IF PROVIDED).
B. "SURROUND" APPLICATION PROHIBITED.
C. INSTALL ROOT BARRIERS PER LOCAL JURISDICTION REQUIREMENTS, AND ALL TREES 5'-0" OR LESS FROM HARDSCAPE.

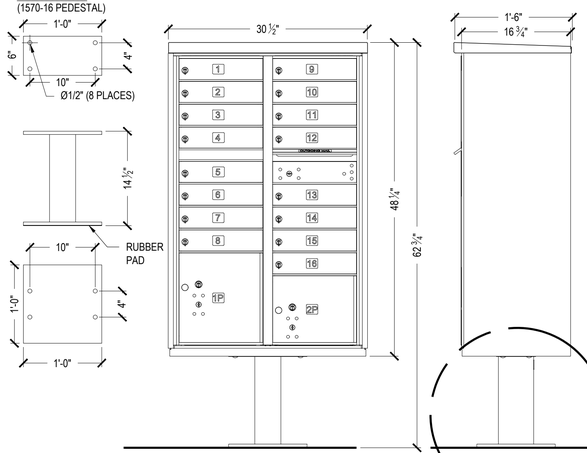
3 ROOT BARRIER (LINEAR APPLICATION)

NO SCALE AS NOTED

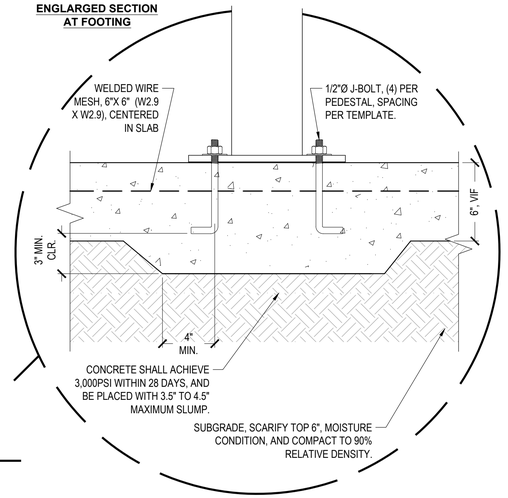
ELEVATIONS
(1570-12 PEDESTAL)



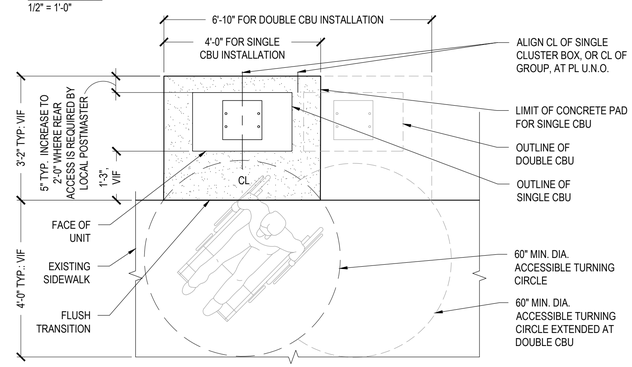
ELEVATIONS
(1570-16 PEDESTAL)



ENGLARGED SECTION AT FOOTING



PLAN AT CBU
1/2" = 1'-0"



NOTES

A. INSTALL CBU'S PLUMB AND LEVEL.
B. CONCRETE PAD SHOWN SHALL BE INSTALLED AT 2% MAX. SLOPE IN ANY DIRECTION. CONTRACTOR SHALL EXAMINE SITE CONDITIONS AND IF REQUIRED, REPORT ANY OBSTRUCTIONS OR ADDITIONAL WORK, INCLUDING REQUIRED RETAINING CONDITIONS, TO BUILDER PRIOR TO SUBMITTING A BID.
C. VERIFY USPS APPROVED NUMBER, QUANTITY AND LOCATION OF CBU'S PRIOR TO INSTALLATION.
D. APPROVED MANUFACTURER/UNIT: CUSTOM HOME ACCESSORIES MODEL #1570-XX (XX= 8, 12, OR 16 UNIT MODELS), COLOR: DARK BRONZE.
E. MAILBOXES MUST NOT INTERFERE WITH REQUIRED VISIBILITY CLEARANCES.
F. WHERE ACCESSIBLE UNITS OCCUR, ACCESSIBLE MAILBOX SLOTS SHALL FALL WITHIN ACCESSIBLE REACH AREA.

3 CLUSTER MAILBOX UNIT (CBU) INSTALLATION

1" = 1'-0" OR AS NOTED AS NOTED

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CONCEPTUAL CONSTRUCTION DETAILS

L1.3

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	CATEGORY
Pistacia chinensis `Red Push` / Red Push Pistache	L	24" Box.	CANOPY TREES
Ulmus parvifolia / Chinese Elm	L	24" Box.	
Quercus agrifolia / Coast Live Oak	VL	15 Gal.	EVERGREEN BUFFER
Quercus ilex / Holly Oak	L	15 Gal.	
Lagerstroemia indica X Fauriei 'Natchez' / Natchez Crape Myrtle	L	15 Gal.	ACCENT TREES
Tristania laurina 'Elegant' / Elegant Water Gum	M	24" Box	
Acer palmatum / Japanese Maple	M	15 Gal.	TREES FOR RESIDENTIAL SPACE
Arbutus unedo / Strawberry tree	L	15 Gal.	
Prunus ilicifolia ssp. lyonii / Catalina Cherry	L	15 Gal.	
Arbutus unedo 'Compacta' / Compact Strawberry Tree	L	5 Gal.	LARGE EVERGREEN SHRUBS
Arctostaphylos densiflora `Howard McMinn` / Howard McMinn Manzanita	L	5 Gal.	
Ceanothus thyrsiflorus 'Skylark' / Skylark Mountain Lilac	L	5 Gal.	
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	L	5 Gal.	
Feijoa sellowiana / Pineapple Guava	M	5 Gal.	
Heteromeles arbutifolia / Toyon	L	5 Gal.	
Laurus nobilis 'Saratoga' / Saratoga Sweet Bay	L	5 Gal.	
Ligustrum japonicum 'Texanum' / Texas Japanese Privet	M	5 Gal.	
Olea europaea `Little Ollie` / Little Ollie Olive	VL	5 Gal.	
Photinia X Fraseri / Photinia	M	5 Gal.	
Pittosporum tobira `Variegata` / Variegated Mock Orange	L	5 Gal.	
Podocarpus macrophyllus `Maki` / Maki Yew Podocarpus	M	5 Gal.	
Prunus caroliniana `Bright `N Tight` Tm / Bright `N Tight Carolina Laurel	L	5 Gal.	
Prunus laurocerasus `Compacta` / Compact English Laurel	M	5 Gal.	
Rhamnus californica `Eve Case` / California Coffeeberry	L	5 Gal.	
Rhaphiolepis X 'Montic' / Majestic Beauty Indian Hawthorn	L	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Viburnum tinus 'Compactum' / Compact Laurustinus	M	5 Gal.	
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	L	5 Gal.	
Xylosma congestum 'Compacta' / Compact Xylosma	L	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	MID-GROUND SHRUBS
Dianella revoluta 'Little Rev' / Little Rev Flax Lily	M	5 Gal.	
Rhaphiolepis indica 'Pink Dancer' / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorne	L	5 Gal.	
Rosmarinus officinalis 'Collingwood ingram' / Rosemary	L	5 Gal.	
Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	M	5 Gal.	


Pistacia c. `Red Push` / Red Push Pistache


Ulmus parvifolia / Chinese Elm


Quercus agrifolia / Coast Live Oak


Quercus ilex / Holly Oak


Lagerstroemia i. X F. 'Natchez' / Crape Myrtle


Tristania laurina 'Elegant' / Elegant Water Gum


Prunus ilicifolia ssp. lyonii / Catalina Cherry


Arctostaphylos d. `Howard Mcminn` / Manzanita


Ceanothus t. 'Skylark' / Skylark Mountain Lilac


Dodonaea v. 'Purpurea' / Purple Hopseed Bush


Feijoa sellowiana / Pineapple Guava


Heteromeles arbutifolia / Toyon


Ligustrum j. 'Texanum' / Texas Japanese Privet


Olea europaea `Little Ollie` / Little Ollie Olive


Photinia X Fraseri / Photinia


Pittosporum t. `Variegata` / Var. Mock Orange


Podocarpus m. `Maki` / Maki Yew Podocarpus


Prunus l. `Compacta` / Compact English Laurel


Rhamnus c. `Eve Case` / California Coffeeberry


Rhaph. X 'Montic' / Majestic Beauty Hawthorn


Teucrium f. `Azureum` / Azure Bush Germander


Viburnum t. 'Compactum' / Compact Laurustinus


Westringia f. 'Morning Light' / Coast Rosemary


Xylosma c. 'Compacta' / Compact Xylosma


Callistemon v. 'Better John' / Bottlebrush


Dianella revoluta 'Little Rev' / Little Rev Flax Lily


Rhaphiolepis i. `Pink Dancer` / Hawthorne


Rhaphiolepis u. 'Minor' / Dwarf Yeddo Hawthorne


Rosmarinus o. 'Collingwood ingram' / Rosemary


Spiraea x b. 'Anthony Waterer' / Anthony Waterer Spiraea

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - TREES & SHRUBS

L1.4

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Acacia redolens `Low Boy` / Low Boy Bank Catclaw	VL	5 Gal.	
Arctostaphylos spp. / Manzanita	M	5 Gal.	
Artemisia californica / California Sagebrush	L	5 Gal.	
Berberis nevinii / Nevin's Barberry	L	5 Gal.	
Berberis pinnata / California Barberry	L	5 Gal.	
Carex divulsa / European Grey Sedge	L	5 Gal.	
Ceanothus spp. / California Lilac	L	5 Gal.	
Cistus spp. / Rockrose	L	5 Gal.	
Dendromecon rigida / Bush Poppy	VL	5 Gal.	NATURAL ORNAMENTAL UNDERSTORY PLANTING
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Eschscholzia californica / California Poppy	VL	5 Gal.	
Festuca idahoensis / Idaho Fescue	VL	5 Gal.	
Lavandula spp. / Lavender	L	5 Gal.	
Lupinus albifrons / Bush Lupine	VL	5 Gal.	
Rhamnus californica / California Coffeeberry	L	5 Gal.	
Rhamnus ilicifolia / Hollyleaf Redberry	L	5 Gal.	
Rosa californica / California Wild Rose	L	5 Gal.	
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Abelia X grandiflora 'Canyon Creek' / Canyon Creek Glossy Abelia	M	5 Gal.	
Achillea millefolium / Common Yarrow	L	5 Gal.	
Agapanthus africanus 'Blue' / Blue African Lily	M	5 Gal.	
Anigozanthos spp. / Kangaroo Paw	L	5 Gal.	
Bulbine frutescens / Bulbine	L	5 Gal.	
Buxus spp. / Boxwood	M	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	
Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia	M	5 Gal.	
Carpenteria californica / Bush Anemone	M	5 Gal.	
Ceanothus maritimus 'Valley Violet' / Valley Violet Maritime Ceanothus	L	5 Gal.	SHRUBS & GROUNDCOVERS
Cistus spp. / Rockrose	L	5 Gal.	
Coleonema pulchrum 'Dwarf Pink' / Dwarf Pink Breath Of Heaven	M	5 Gal.	
Dianella spp. / Flax Lily	M	5 Gal.	
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Erigeron glaucus 'Wr' / Wayne Roderick Seaside Daisy	L	5 Gal.	
Escallonia X 'Compacta' / Compact Escallonia	M	5 Gal.	
Grevillea X 'Noellii' / Noel Grevillea	L	5 Gal.	
Hemerocallis X 'Stella De Oro' / Stella De Oro Daylily	M	5 Gal.	
Hesperaloe parviflora 'Perpa' / Brakelights Red Yucca	L	5 Gal.	


Acacia r. `Low Boy` / Low Boy Bank Catclaw


Artemisia californica / California Sagebrush


Berberis nevinii / Nevin's Barberry


Berberis pinnata / California Barberry


Carex divulsa / European Grey Sedge


Ceanothus spp. / California Lilac


Cistus spp. / Rockrose


Dendromecon rigida / Bush Poppy


Dietes iridioides / Fortnight Lily


Eschscholzia californica / California Poppy


Festuca idahoensis / Idaho Fescue


Lavandula spp. / Lavender


Lupinus albifrons / Bush Lupine


Myrica californica / Pacific Wax Myrtle


Rhamnus californica / California Coffeeberry


Rhamnus ilicifolia / Hollyleaf Redberry


Rosa californica / California Wild Rose


Rosmarinus o. 'Huntington Carpet' / Rosemary


Salvia spp. / Sage


Abelia x g. 'Canyon Creek' / Glossy Abelia


Achillea millefolium / Common Yarrow


Agapanthus africanus 'Blue' / Blue African Lily


Anigozanthos spp. / Kangaroo Paw


Bulbine frutescens / Bulbine


Buxus spp. / Boxwood


Callistemon v. 'Better John' / Bottlebrush

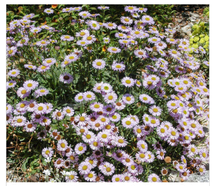

Camellia s. `Shishi Gashira` / Camellia


Carpenteria californica / Bush Anemone


Ceanothus m. 'Valley Violet' / Ceanothus


Coleonema p. 'Dwarf Pink' / Breath Of Heaven


Dianella spp. / Flax Lily


Erigeron g. 'Wr' / Wayne Roderick Seaside Daisy


Escallonia X 'Compacta' / Compact Escallonia


Grevillea X 'Noellii' / Noel Grevillea


Hemerocallis X 'Stella De Oro' / Daylily


Hesperaloe p. 'Perpa' / Brakelights Red Yucca

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS

L1.5

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	M	5 Gal.	
Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	L	5 Gal.	
Lavandula dentata spp. / Lavender	L	5 Gal.	
Leucadendron X 'Safari Sunset' / Safari Sunset Conebush	L	5 Gal.	
Liriope muscari 'Big Blue' / Big Blue Lilyturf	M	5 Gal.	
Loropetalum chinense rubrum `Fire Dance` / Purple Leaf Fringe Flower	L	5 Gal.	
Pelargonium spp. / Geranium	L	5 Gal.	
Philadelphus lewisii / Wild Mockorange	M	5 Gal.	
Phormium spp. / New Zealand Flax	L	5 Gal.	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	L	5 Gal.	
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	M	5 Gal.	
Punica granatum 'Nana' / Dwarf Pomegranate	L	5 Gal.	SHRUBS & GROUNDCOVERS
Rhaphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	L	5 Gal.	
Rhaphiolepis indica `Pink Dancer` / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	L	5 Gal.	
Rosa floribunda / Floribunda Rose	M	5 Gal.	
Rosmarinus officinalis `Collingwood Ingram` / Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Santolina chamaecyparissus / Lavender Cotton	L	5 Gal.	
Spiraea X Bumalda `Anthony Waterer` / Anthony Waterer Spiraea	M	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Westringia fruticosa spp. / Coast Rosemary	L	5 Gal.	
Zauschneria californica 'Catalina' / Catalina California Fuchsia	L	5 Gal.	
Native - No-Mow Sod / Native - No-Mow Sod Mix	H	Sod	NATIVE GRASSLAND / RESTORATION MIX (NON-IRRIGATED)
Turf Sod / Drought Tolerant Fescue Blend	H	Sod	SODDED TURF AND NO-MOW FESCUE
Actinidia spp. / Kiwi	M	5 Gal.	
Clematis ligusticifolia / Western White Clematis	M	5 Gal.	
Clytostoma callistegioides / Violet Trumpet Vine	M	5 Gal.	
Ficus pumila / Creeping Fig	M	5 Gal.	
Hardenbergia violacea / Lilac Vine	M	5 Gal.	
Jasminum polyanthum / Pink Jasmine	M	5 Gal.	VINES
Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	M	5 Gal.	
Parthenocissus tricuspidata 'Veitchii' / Boston Ivy	L	5 Gal.	
Rosa X 'Cecile Brunner' / Cecile Brunner Climbing Rose	M	5 Gal.	
Trachelospermum jasminoides / Chinese Star Jasmine	M	5 Gal.	
Vitis vinifera / Grape	L	5 Gal.	
Wisteria floribunda / Japanese Wisteria	M	5 Gal.	

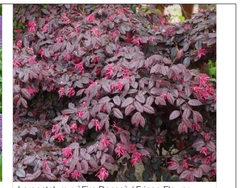

Ilex crenata 'Sky Pencil' / Japanese Holly


Ilex vomitoria 'Nana' / Dwarf Yaupon Holly


Lavandula dentata spp. / Lavender


Leucadendron X 'Safari Sunset' / Conebush


Liriope muscari 'Big Blue' / Big Blue Lilyturf


Loropetalum r. `Fire Dance` / Fringe Flower


Pelargonium spp. / Geranium


Philadelphus lewisii / Wild Mockorange


Phormium spp. / New Zealand Flax


Pittosporum t. 'Wheeler's Dwarf' / Pittosporum


Prunus l. 'Otto Luyken' / English Laurel


Punica granatum 'Nana' / Dwarf Pomegranate


Rhaphiolepis i. 'Jack Evans' / Indian Hawthorn


Rhaphiolepis i. `Pink Dancer` / Hawthorne

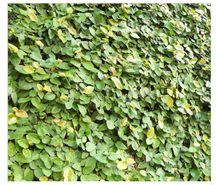

Rosa floribunda / Floribunda Rose


Zauschneria c.'Catalina' / California Fuchsia


Actinidia spp. / Kiwi


Clematis ligusticifolia / Western White Clematis


Clytostoma callistegioides / Violet Trumpet Vine


Ficus pumila / Creeping Fig


Hardenbergia violacea / Lilac Vine


Jasminum polyanthum / Pink Jasmine


Lonicera j. 'Halliana' / Honeysuckle Vine


Parthenocissus t. 'Veitchii' / Boston Ivy


Rosa X 'Cecile Brunner' / Climbing Rose


Trachelospermum j. / Chinese Star Jasmine


Vitis vinifera / Grape


Wisteria floribunda / Japanese Wisteria

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS (CONT.)

L1.6

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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CLUSTER BOX UNIT (OR EQUAL)



METAL BICYCLE RACK (OR EQUAL)



METAL WASTE RECEPTACLE (OR EQUAL)



CONCEPTUAL CONCRETE PAVING WITH DECORATIVE SCORE PATTERN



DECOMPOSED GRANITE



NO MOW GRASSES



NATURAL SURFACE TRAIL



PICNIC TABLE (OR EQUAL)

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

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CONCEPTUAL FURNISHING & MATERIAL PALETTE

L1.7

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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ANNUAL WATER USE CALCULATIONS

Project Name: Erba Lane
23076 CITY VENTURES TOWNHOMES ANNUAL WATER USE
Date: 7/9/2025
POC: A

Location of ET_O Data: Scotts Valley — 38.30 in/year

Hydrozone #1 — Area (H_A): 6,242 sqft | 0.14 acres — Descrip.: *Shrubs and Groundcover (M/L)*

Species factor (k_s):	0.5	Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) = 0.500
Density factor (k_d):	1	Average	
Microclimate factor (k_{mc}):	1	Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) = 19.15 in/year
Irrigation Efficiency (IE):	0.81	Drip	Total Water Applied (TWA) / year = (ET_L / IE) = 23.64 in/year
			Gallons per year (GPW) = (TWA x H_A x 0.62) = 91,495 gal/year

Hydrozone #2 — Area (H_A): 703 sqft | 0.02 acres — Descrip.: *No-mow fescue*

Species factor (k_s):	0.5	Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) = 0.500
Density factor (k_d):	1	Average	
Microclimate factor (k_{mc}):	1	Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) = 19.15 in/year
Irrigation Efficiency (IE):	0.75	Rotors	Total Water Applied (TWA) / year = (ET_L / IE) = 25.53 in/year
			Gallons per year (GPW) = (TWA x H_A x 0.62) = 11,129 gal/year

ET_O by month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ET_O/Mo.	1.40	1.80	2.90	3.70	4.50	4.90	4.90	4.50	3.80	2.90	1.70	1.20

Water Use by Month (gallons)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hydrozone #1	3,344	4,300	6,928	8,839	10,750	11,706	11,706	10,750	9,078	6,928	4,061	2,867
Hydrozone #2	407	523	843	1,075	1,308	1,424	1,424	1,308	1,104	843	494	349
TOTAL	**3,751**	**4,823**	**7,771**	**9,914**	**12,058**	**13,129**	**13,129**	**12,058**	**10,182**	**7,771**	**4,555**	**3,215**

Yearly Total (gal.): 102,356

Notes:

1) ET_O and Historical Average Precipitation from CIMIS weather stations
2) Calculation does not address plant establishment period (typically 125-150% of normal use). Additional potable water use allowable within first year per LEED WEc1.2.
3) Refer to "A guide to estimating irrigation water needs of landscape plantings in California" by the UC Cooperative Extension, 2000ed. for further information on the calculations used in this worksheet.
4) Refer to WUCOLS 2000ed. and local 'best practice' for information on determining water requirements for landscape plants.
5) Historical average precipitation not included in calculation
6) Trees included within other landscape hydrozones

MAWA CALCULATIONS

Water Efficient Landscape Worksheet — **Project:** 23076
Erba Lane - City Ventures Townhomes — **Date:** 7/9/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, shrubs & groundcover	0.35	DripEmtr	0.81	0.43	6,242	2,697	64,873
No-mow fescue	0.5	MultiStrm	0.75	0.67	703	469	11,273
				Totals	6,945	3,166	
Special Landscape Areas							
				1.00		-	-
				Totals	-	-	

Nearest Data Location: Scotts Valley
Reference Eto: 38.3
Reference ETAF: 0.55
Estimated Total Water Use (ETWU)[1]: **76,146**
Maximum Allowed Water Allowance (MAWA)[2]: **90,704**

ETAF Calculations/Regular Landscape

Total ETAF x Area	3,166
Total Area (sf)	6,945
Average ETAF	0.46

ETAF Calculations/All Landscape

Total ETAF x Area	3,166
Total Area (sf)	6,945
Average ETAF	0.46

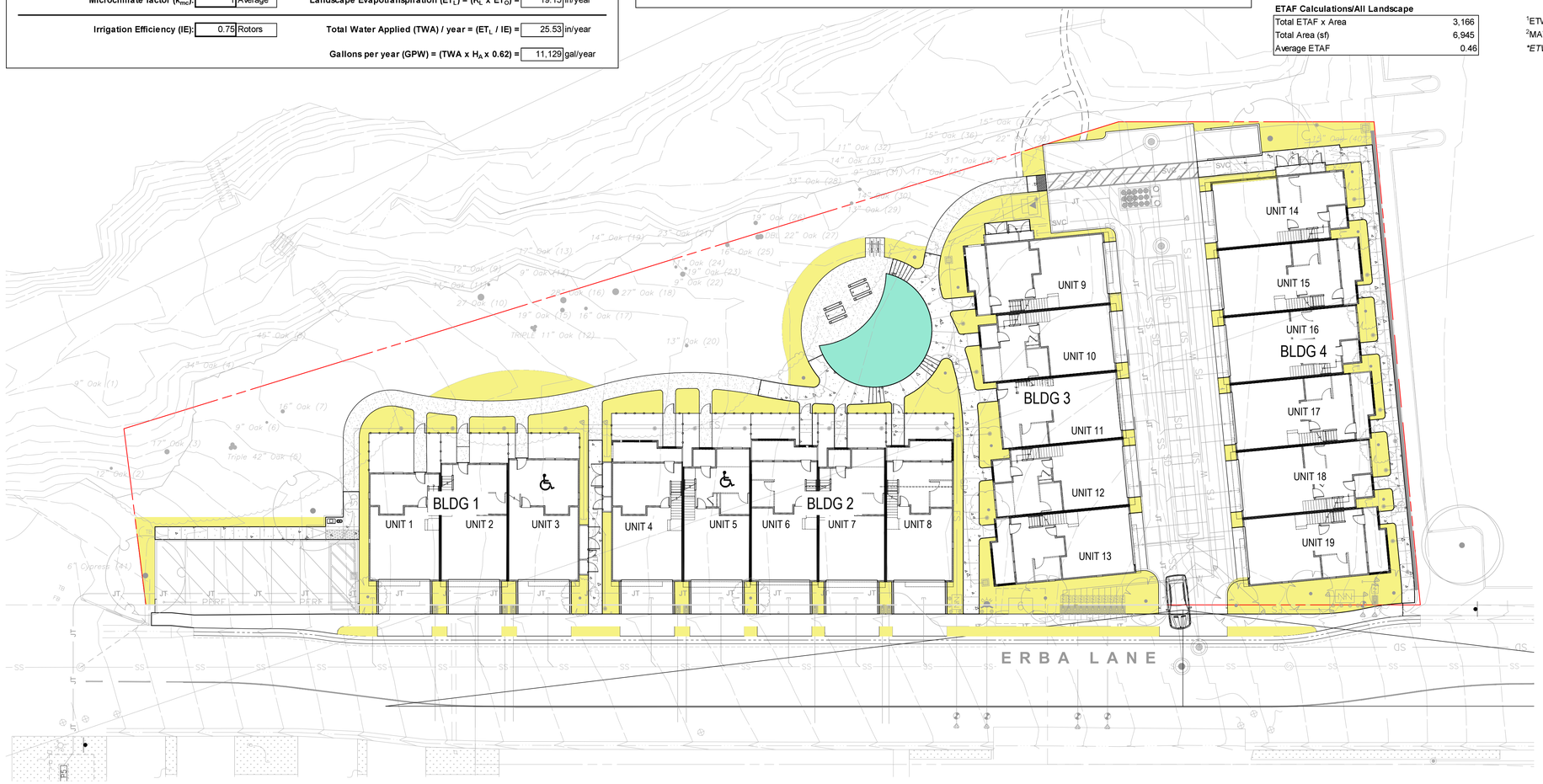
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
**ETWU must be less than or equal to MAWA*

NOTES:
1. FINAL LANDSCAPE DESIGNS MUST BE IN COMPLIANCE WITH THE SCOTTS VALLEY WATER DISTRICT WATER SYSTEM STANDARD SPECIFICATIONS.
2. ALL APPLICABLE DEVELOPMENT SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AS REQUIRED BY CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT (GOVERNMENT CODE SECTION 65591 ET SEQ.).
3. THE FOLLOWING LANDSCAPE PROJECTS MUST COMPLY WITH THE WELO REQUIREMENTS:
   3.1. TOTAL COMBINED LANDSCAPED AREA OF 2,500 SQUARE FEET OR MORE INSTALLED BY A PUBLIC AGENCY OR COMMERCIAL DEVELOPER.
4. IF CONFLICTS OCCUR BETWEEN THE GOVERNMENT CODE OR WELO AND CITY OF SCOTTS VALLEY COMMENTS, THE MORE RESTRICTIVE WILL CONTROL.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED 08/05/25 DATE



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	DRIPLINE HUNTER PLD-06-18. INLINE PRESSURE COMPENSATING POLYETHELENE DRIP TUBING SPACED AT 18" O.C., BURIED 4" MIN., WITH 0.6 GPH EMITTERS AND BUILT-IN CHECK VALVE (UP TO 5' OF HEAD). OFFSET EMITTERS FOR TRIANGULAR PATTERN. PLD-LOC FITTINGS REQUIRED.	6,242 SF	0.43 in/h	30	28
	OVERHEAD, GRASSES, ROTARY NOZZLES ROTARY NOZZLES (HUNTER MP SERIES) ON PRO-SERIES POP-UP BODIES, AND 6" FOR NO-MOW GRASSES, WITH INTEGRAL PRESSURE REGULATION AND CHECK VALVES.	702.4 SF	0.43 in/h	30	3

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR (1"). CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE.
IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH,
- DRIP OR MICROSPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHELENE SUPPLY LINE.
- SEPARATE IRRIGATION FOR TREES AS REQURIED.

N
0' 20' 40'
1" = 20'
23076

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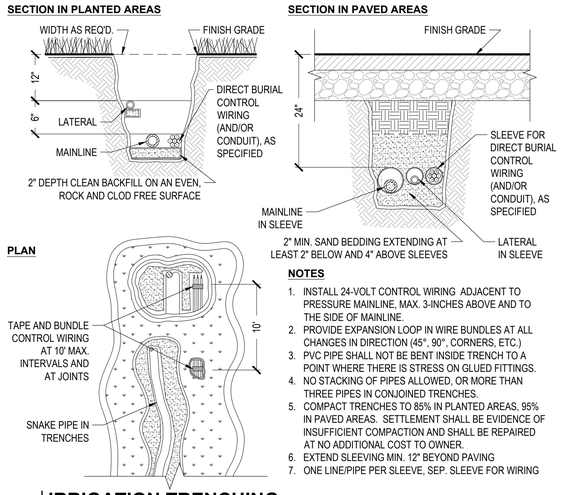
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CONCEPTUAL IRRIGATION PLAN

L1.8

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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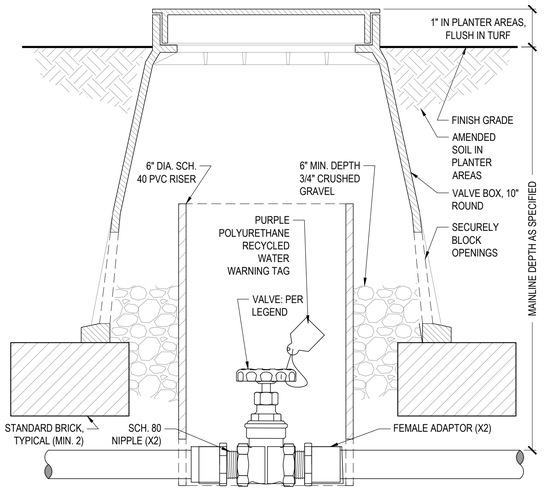


NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL CHANGES IN DIRECTION (45°, 90°, CORNERS, ETC.)
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING
7. ONE LINE/PIPE PER SLEEVE, SEP. SLEEVE FOR WIRING

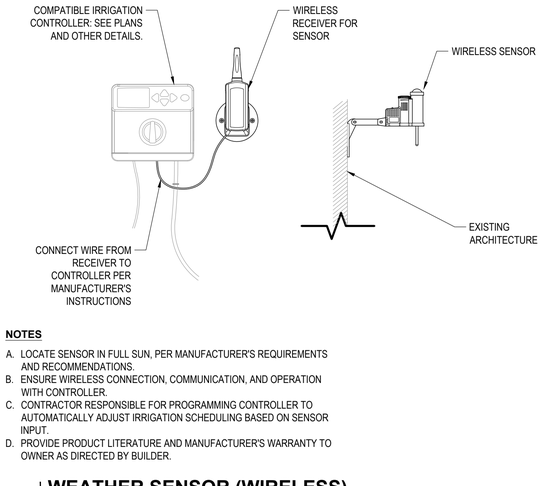
1 IRRIGATION TRENCHING

NO SCALE — AS NOTED



2 SHUTOFF VALVE: THREADED END

NO SCALE

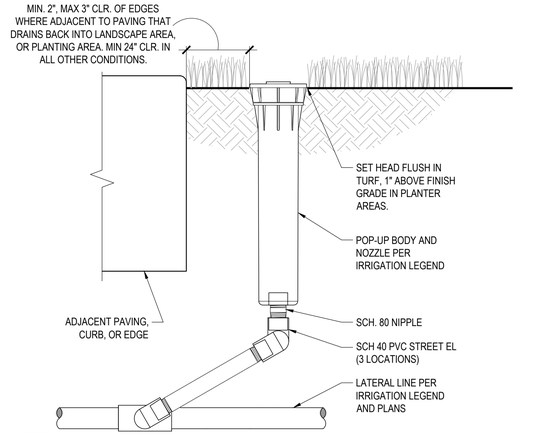


NOTES

A. LOCATE SENSOR IN FULL SUN, PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
B. ENSURE WIRELESS CONNECTION, COMMUNICATION, AND OPERATION WITH CONTROLLER.
C. CONTRACTOR RESPONSIBLE FOR PROGRAMMING CONTROLLER TO AUTOMATICALLY ADJUST IRRIGATION SCHEDULING BASED ON SENSOR INPUT.
D. PROVIDE PRODUCT LITERATURE AND MANUFACTURER'S WARRANTY TO OWNER AS DIRECTED BY BUILDER.

3 WEATHER SENSOR (WIRELESS)

NO SCALE — AS NOTED



NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

4 POP-UP HEAD

NO SCALE

NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

5 DRIP SYSTEM INDICATOR

NO SCALE

NOTES

A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

6 DRIPLINE: FLUSH VALVE

NO SCALE

CONDUIT DIA.	MAX WIRES
3/4"	(5) #14 AWG
1"	(9) #14 AWG
1-1/4"	(14) #14 AWG
1-1/2"	(20) #14 AWG
2"	(32) #14 AWG
2-1/2"	(48) #14 AWG

NOTES

A. VERIFY CONTROLLER LOCATION (INTERIOR OR EXTERIOR) PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
B. ALL WIRING PER N.E.C. AND APPLICABLE LOCAL REQUIREMENTS.
C. PAINT ALL CONDUIT AND CABINET WALL COLOR OR AS DIRECTED BY OWNER.
D. TYPE OR NEATLY HAND-WRITE CONTROLLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER.

7 IRRIGATION CONTROLLER: EXTERIOR WALL MOUNT

NO SCALE — ELEVATION

NOTES

A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING VALVE REMOVAL.
B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED NIPPLES SHALL BE PVC SCHEDULE 80.
C. MINIMUM MAINLINE AND RISER SIZE SHALL BE 1" DIA.
D. OMIT INDIVIDUAL SHUTOFF VALVE IF SEPARATE SHUTOFF VALVE IS PROVIDED ON SUB-MAIN.

8 REMOTE CONTROL VALVE

NO SCALE

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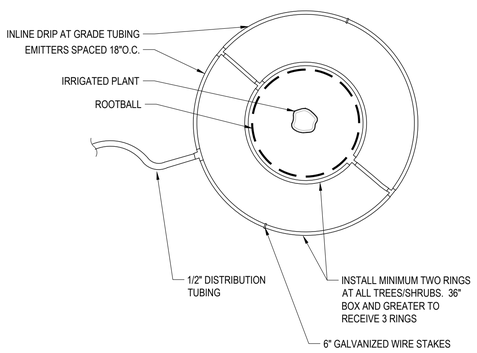
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CONCEPTUAL IRRIGATION DETAILS

L1.9

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

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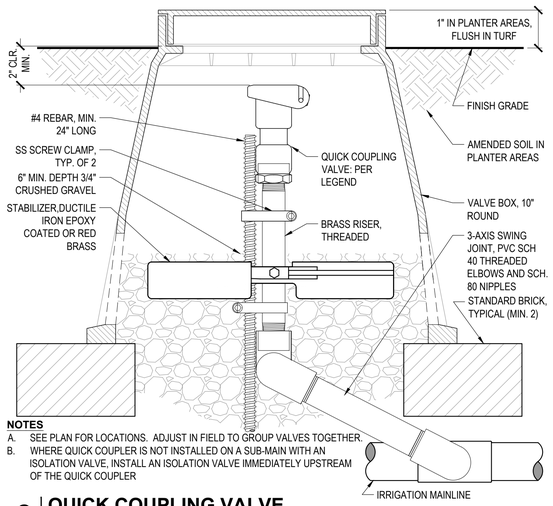


NOTES

A. DETAIL APPLIES WHEN SEPARATE TREE/SHRUB VALVES ARE REQUIRED.
B. PLACE TIE DOWN STAKES AT MAXIMUM ON CENTER SPACING OF THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

1 INLINE DRIP AT SHRUBS

NO SCALE

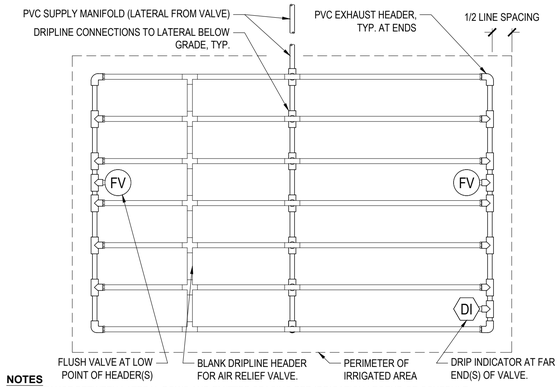


NOTES

A. SEE PLAN FOR LOCATIONS. ADJUST IN FIELD TO GROUP VALVES TOGETHER.
B. WHERE QUICK COUPLER IS NOT INSTALLED ON A SUB-MAIN WITH AN ISOLATION VALVE, INSTALL AN ISOLATION VALVE IMMEDIATELY UPSTREAM OF THE QUICK COUPLER

2 QUICK COUPLING VALVE

NO SCALE SECTION

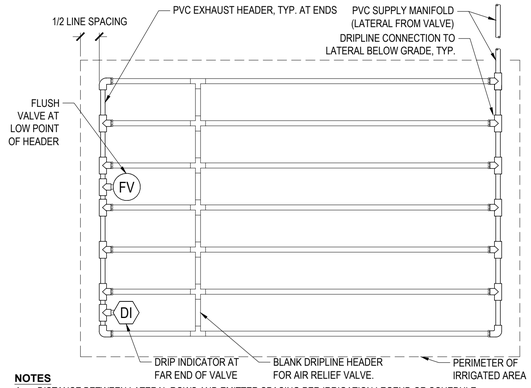


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

3 SUBSURFACE DRIPLINE: CENTER FEED

NO SCALE



NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT(S). VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

4 SUBSURFACE DRIPLINE: END FEED

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL, INCLUDING ALL ATTACHED LINES, SHOULD NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

5 SUBSURFACE DRIPLINE: IRREGULAR EDGES

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

6 SUBSURFACE DRIPLINE: IRREGULAR ENDS

NO SCALE

NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED 1.5X GREATER THAN REGULAR SPACING.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH. AIR RELIEF VALVE TO BE INSTALLED AT EACH LOCALIZED HIGH POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL AIR RELIEF VALVES AS REQUIRED TO AVOID TRAPPED AIR POCKETS.
C. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCER(S) AT THE REMOTE CONTROL VALVE IF REQUIRED.
D. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

7 SUBSURFACE DRIPLINE: SLOPED LAYOUT

NO SCALE

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

TARRAR UTILITY CONSULTANTS

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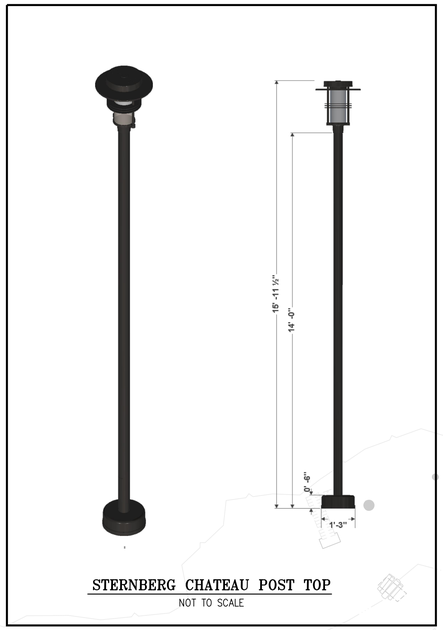
t. 415-512-1300
f. 415-288-0288

CONCEPTUAL IRRIGATION DETAILS

L1.10

SCALE: 1" = 20'-0"
DATE: 8.5.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS



STERNBERG CHATEAU POST TOP

NOT TO SCALE

PRIVATE STREET LIGHTING NOTES

1. ALL LIGHTING FIXTURES SHALL BE SHIELDED OR RECESSED SO THE LIGHTING SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.
2. ALL FIXTURES SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
3. ALL FIXTURES SHALL MEET THE INTERNATIONAL DARK SKY ASSOCIATION'S (IDA) REQUIREMENTS FOR REDUCING WASTE OF AMBIENT LIGHT AND SHALL BE "DARK SKY COMPLIANT".
4. ALL FIXTURES SHALL MEET THE CRITERIA OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FOR "CUT OFF" OR "FULL CUT OFF" LUMINARIES.
5. ALL FIXTURES SHALL HAVE A MAXIMUM BACKLIGHT UPLIGHT GLARE (BUG) RATING OF B3 U0 G1.
6. ALL LIGHTS SHALL BE DIRECTED DOWNWARD OR TOWARDS STRUCTURES AND AWAY FROM ADJACENT LOTS TO MINIMIZE ILLUMINATION OF ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
7. NO LIGHTING SHALL PRODUCE AN ILLUMINATION LEVEL GREATER THAN 0.5 FOOT-CANDLES ON ANY ADJACENT RESIDENTIAL PROPERTY.
8. PROHIBITED LIGHTING: THERE SHALL BE NO LIGHTS INSTALLED WHERE BULBS DO NOT HAVE FIXTURES OR HOODS. THERE SHALL BE NO MERCURY VAPOR OR LOW PRESSURE SODIUM LIGHTING INSTALLED. THERE SHALL BE NO SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES OR MOVES INSTALLED ON THIS PROJECT.
9. LIGHT FIXTURES SHALL BE 4,000 KELVIN OR LESS.
10. OUTDOOR AISLES, PASSAGEWAYS, WALKWAYS AND ENTRY AREAS SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS.
11. NON-RESIDENTIAL COMMERCIAL ZONES: ALL EXTERIOR DOORS, DURING THE HOURS OF DARKNESS, SHALL BE ILLUMINATED WITH A MINIMUM OF 0.25 FOOT-CANDLES OF LIGHT.
12. PARKING LIGHTING: RESIDENTIAL PARKING AREA ILLUMINATION SHALL ACHIEVE A UNIFORMITY RATIO OF 4:1 WITH A MAINTAINED AVERAGE OF 0.7 FOOTCANDLES AND A MINIMUM OF 0.2 FOOTCANDLES. ALL LIGHTING SHALL BE ON A TIMECLOCK OR PHOTO-SENSOR SYSTEM. ALL OUTDOOR LIGHTING SHALL BE PROVIDED DURING NIGHTTIME BUSINESS HOURS.

PROPOSED ERBA LANE
SCOTTS VALLEY, CA
19 CONDOMINIUM UNITS

BUILDING 1 (3 UNITS)
BUILDING 2 (5 UNITS)
BUILDING 3 (5 UNITS)
BUILDING 4 (6 UNITS)

LINE OF EXISTING TREE DRIPLINE

JT
SVC
E,T,C
SD
W
G
E
T
SS
WT
EX SS
EX W
EX G
EX E
EX T
EX SD
EX WT
EX. ERBA LANE (PUBLIC STREET)

(EXISTING BUILDING)
4585 SCOTTS VALLEY DR.

(EXISTING BUILDING)
4 ERBA LANE

(EXISTING BUILDINGS)
17 & 19 ERBA LANE

(EXISTING BUILDINGS)
13 & 15 ERBA LANE

(EXISTING BUILDINGS)
9 & 11 ERBA LANE

(EXISTING BUILDINGS)
5 ERBA LANE

0 10 20 40
SCALE: 1" = 20'

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Brentwood, CA 94513
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(925) 240-7013 fax
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- Due Diligence

CONCEPTUAL JOINT TRENCH & SITE LIGHTINIG PLAN

CITY VENTURES
ERBA LANE
SCOTTS VALLEY CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: January 2024 | DATE LAST WORKED ON: 8/5/2025
SCALE: 1" = 20' | DRAWN: AR | CHECKED: KT
JOB NO.: 223169 | PRELIMINARY NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH TAJA C 59346 Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT1 SHEETS

CITY VENTURES
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Ridgewood West (Erba Lane) – State Density Bonus Law (SDBL) Request

Project Units, Total: 19 DU
Project Units, BMR: 2 low income, 1 moderate income

Density Bonus Calculation:

A.	Site Size (Acres):	1.039
B.	Allowed Zoning Density (Units / Acre):	15
C.	Allowed Site Density (A. * B.)	16
	Deed Restricted Unit Count / Percentage	
	Low Income	2 / 12.5%
	Moderate Income	1 / 6.25%
D.	Density Bonus (%) when providing 12.5% Low-Income Units	24.5%
E.	Site Density Allowed with 24.5% Density Bonus (C. * (1 + D.))	19

1) Bonus Density: 24.5% increase
2) Waivers (Please see description for waivers below)

REQUESTED WAIVERS:
a. Garage Minimum Size (SVMC 17.44.030(B))
b. Building Height (SVMC 17.20.040(E))
c. Front Setbacks (SVMC 17.10.040(C)(1))
d. Parking Placement (SVMC 17.44.030(J))
e. Upper Story Setbacks (ODS IV.B.2)
f. Perimeter Parking Lot Landscaping (ODS III.B.6)
g. Number of Driveways (ODS.III.B.4.)
h. Parking Screening (ODS III.B.1.b. (3))
i. Rear Setbacks (SVMC 17.10.040(C)(3))
j. Side Setbacks (SVMC 17.10.040(C)(2))
k. Open Space Requirement (ODS.VI.B.1.a)
l. Balcony Design Standards (ODS.VI.B.1.b.2)
m. Patio Design Standards (ODS.VI.B.1.b.3)

3) Concession: None (the project reserves the right to request its allowed concession).
4) Parking: None (the project reserves the right to request its allowed parking ratio).

CITY VENTURES
Building It Forward

Ridgewood West - Description of Requested Waivers

The Ridgewood West project is requesting these waivers to objective design standards that would physically prevent the project from being built, while still respecting the broader goals of the General Plan. The site presents a few unique challenges, like its proximity to the riparian area and unique shape, that make strict adherence to some of the standards difficult. These waivers would allow the project to use land efficiently and deliver the density allowed under SDBL. While flexibility is requested in some areas, we still intend to meet the core vision of the community and ensure a high-quality design.

Site Planning Waivers (C, D, I, J, K, H)

These waivers address site-specific challenges and optimize the land's residential development potential. **The Front Setbacks (C), Rear Setbacks (I), and Side Setbacks (J)** waivers help maximize buildable space around the riparian area. The **Parking Placement (D) and Parking Screening (H)** waiver ensures parking is efficiently located, prioritizing space for housing. The **Open Space Requirement (K)** waiver reduces open space allocation, providing more land for residential units. Additionally, the proximity to the riparian area offers a natural, green living experience by proximity.

Vertical Constraints Waivers (B, E)

The **Building Height (B)** waiver allows us to add a third floor, maximizing vertical space and increasing the number of units without expanding the project's footprint, while still blending with the neighborhood aesthetic. The **Upper Story Setbacks (E)** waiver allows more usable space on upper floors, increasing marketable square footage.

Miscellaneous Waivers (A, L, M, F, G)

The **Garage Minimum Size (A)** waiver allows for slightly smaller garages while still providing enough room for two cars. The **Balcony Design Standards (L) and Patio Design Standards (M)** waivers offer flexibility in the size of outdoor spaces, ensuring they remain functional and site-plan efficient. The **Perimeter Parking Lot Landscaping (F)** waiver reduces the area allocated to landscaping, allowing more space for housing while keeping the site visually appealing. The **Number of Driveways (G)** waiver is being requested to allow multiple driveways on Erba Lane.

RESOLUTION NO. 2068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND24-002) FOR THE "RIDGEWOOD WEST" DEVELOPMENT WHICH INCLUDES DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF 19 TOWNHOME-STYLE CONDOMINIUM UNITS ON A 1.04-ACRE PROJECT SITE (APNS 022-481-18, & -22) IN THE RESIDENTIAL HIGH DENSITY (R-H) ZONING DISTRICT

WHEREAS, the City of Scotts Valley has received an application and technical reports from Darian Dennler, City Ventures Homebuilding LLC, applicant, to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the high density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22; and

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

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

WHEREAS, in accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the Bay Village Planned Development Mitigated Negative Declaration, titled "Ridgewood West CEQA Addendum," to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study; and

WHEREAS, the environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project, and no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 12, 2025, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on August 20, 2025, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following findings, as further clarified in the staff report dated August 20, 2025:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration was prepared for this project to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the "Bay Village Planned Development" Mitigated Negative Declaration and supporting Initial Study. The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the "Bay Village Planned Development" project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

2. ***The Addendum to the Mitigated Negative Declaration for the project has been completed in compliance with the California Environmental Quality Act (CEQA).*** The Addendum to the Mitigated Negative Declaration was completed in compliance with CEQA.

3. ***The environmental determination represents the independent judgment of the City.*** The Addendum to the Mitigated Negative Declaration was prepared by a City consultant. All reports and supporting information have been reviewed and approved by the applicable City Departments.

4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Addendum to 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 on the City's website.

5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the 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.*** A Biological Assessment

was prepared for the project site (Biotic Resources Group, May 31, 2019), an Addendum to the Biological Assessment was prepared based on a revised site plan which represented the Bay Village Planned Development project (Biotic Resources Group, May 31, 2020) and a Peer Review of the Biological Assessment was prepared by Monk & Associates in September 2024 for the subject Ridgewood West project. Similarly, an Arborist Report evaluated the trees on site (HMH, December 2024, revised January 16, 2025, and March 21, 2025). With the implementation of the City's standard conditions of approval and the implementation of three biological mitigation measures (MM BIO-1, MM BIO-2, and BIO-3) impacts associated with vegetation, riparian woodland, wildlife, nesting birds, and other biological resources would be reduced to a less than significant level. Therefore, the project will not result in any adverse impacts to fish and wildlife habitat or other resources.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the City Council approves the Mitigated Negative Declaration for the "Ridgewood West" development to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the high density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22, subject to the Project Plans and the Mitigated Negative Declaration for the project, titled "Ridgewood West CEQA Addendum" (June 2025) and Supporting Initial Study which are 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 20th day of August 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Derek Timm, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

RESOLUTION NO. 2068.1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING A LAND DIVISION (LD19-001) FOR THE "RIDGEWOOD WEST" DEVELOPMENT WHICH INCLUDES DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF 19 TOWNHOME-STYLE CONDOMINIUM UNITS ON A 1.04-ACRE PROJECT SITE (APNS 022-481-18, & -22) IN THE RESIDENTIAL HIGH DENSITY (R-H) ZONING DISTRICT

WHEREAS, the City of Scotts Valley has received an application and technical reports from Darian Dennler, City Ventures Homebuilding LLC, property owner, to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the high density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22; and

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

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

WHEREAS, in accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the Bay Village Planned Development Mitigated Negative Declaration, titled "Ridgewood West CEQA Addendum," to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study; and

WHEREAS, the environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project, and no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 12, 2025, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on August 20, 2025, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No. 2068;

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Land Division findings, as further clarified in the staff report dated August 20, 2025:

1. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides nineteen new multi-family dwellings in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.

2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the development is consistent with the General Plan High Density Residential density range. The subdivision design and the related property improvements create nineteen new condominium dwellings and establishes a homeowner's association to share in the maintenance of common driveways landscaping and the oak riparian woodland area, retaining walls and stormwater infrastructure. The project as proposed and conditioned is consistent with goals and objectives of the General Plan.

3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 1.04-acre site is sufficient in size to accommodate nineteen condominium units and related improvements. The proposed project is consistent with both the General Plan and Zoning density ranges. Public services are available, and utilities are of adequate capacity to accommodate the project.

4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the Addendum to the Mitigated Negative Declaration determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish wildlife or habitat with the implementation of identified standard conditions of approval and mitigation measures.

5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off-site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Addendum to

the Mitigated Negative Declaration concluded that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project site. A public access easement is required to provide access to MacDorsa Park from Erba Lane.

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 Land Division, LD24-002, for the "Ridgewood West" development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APN 022-481-18, & -22) in the residential high density (R-H) zoning district, subject to the Conditions of Approval set forth in Exhibit A, which is incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 20th day of August 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Derek Timm, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

Exhibit A

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) 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.

5. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense.

Planning Department

6. All mitigation identified in the Ridgewood West CEQA Addendum, dated June 2025, are incorporated as project conditions of approval.

7. The colors, materials, size, location, and design of the improvements shall match the approved plans titled "Ridgewood West," submitted on 08.06.2025 and prepared by Hunt Hale Jones Architects, and Roach and Campbell, Landscape Architect, and as described in writing in the technical reports, which are on file in the Planning Department. Modifications to the approved project may require approval at the discretion of the Community Development Director.

8. Prior to issuance of a grading permit, the applicant shall submit a mitigation and monitoring compliance fee deposit for ten hours of staff time at the current hourly rate. Any unused deposit fee will be refunded prior to final inspection.

9. To ensure that the Mitigation and Monitoring measures are communicated and complied with, a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Air Quality

10. Applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the Project to spray exposed earth surfaces.

    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.

    e. Roadway(s) along the Project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.

    f. No grading activities shall occur during days of high wind velocity.

    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.

    h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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

Biological Resources

12. Mitigation Measure BIO-4 Protection of Sensitive Animal Species: Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

    a. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

    b. If construction is scheduled to begin between February 1 and August 15 of any

given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Archaeological Resources

13. Applicant and construction contractor shall ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

14. Applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

    a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

    b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

    c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

    d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

    e. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

15. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

16. Applicant shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

17. Applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading by implementing the following measures:

    a. Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

    b. Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;

    c. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);

    d. If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,

    e. Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Hazards and Hazardous Materials

18. Applicant shall 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:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or into Scotts Valley Drive.

    c. 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.

Hydrology and Water Quality

19. Applicant and construction contractor shall implement best management practices to prevent sedimentation and discharge of contaminants off-site during project construction, including hazardous materials during the entire time construction activities are occurring. The hazardous materials containment plan shall contain the

following elements:

a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

c. 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.

Trees

20. All recommendations in the Arborist Report prepared by HMH, dated December 23, 2024, revised January 16, 2025, and March 21, 2025, are incorporated as conditions of project approval.

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.

27. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the city prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. 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 developer upon final inspection of the project.

28. The arborists recommendations for tree protection during construction shall be

printed on the demolition, grading and construction drawings.

29. The arborist shall monitor and observe hand grading and trenching near the protected trees.

30. If any protection is removed, the arborist shall verify that the fencing and other tree protection measures were correctly reinstalled. The arborist report included a sign to show the tree protection zone, this sign(s) should remain posted in a visible location during construction.

31. Provide a copy of a contract for services for the Community Development Department Director review and approval prior to issuance of a demolition or grading permit.

Landscaping

32. The landscaping improvements shall be permanently maintained and irrigated.

33. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.

34. A final landscape and irrigation plan shall be submitted and shall include the name, number, size, and location for all planting materials, trees and ground covers and tree replacement locations shall be approved by the Community Development Director prior to issuance of grading or building permits.

Lighting

35. 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.

Geotechnical

36. All recommendations made in the Geotechnical Investigation, prepared by Quantum Geotechnical, Inc. and dated March 4, 2024 are incorporated as project conditions of approval.

CC&R's

37. CC&R's for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The CC&R's shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.

Parking

38. Garages are required to remain free and clear and to be used for parking. This condition shall also be included in the CC&R's for the project.

39. On street parking within the public right of way as shown on the project plans is not approved with this application.

Landscape Maintenance Agreement

40. All landscaping improvements in the public right of way require a Landscape Maintenance Agreement with the City. The Landscape Maintenance Agreement shall be reviewed and approved by the Public Works Director and Community Development Director and executed prior to approval of the Final Map.

41. The curbs along the private road and the emergency vehicle turnaround shall be painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards. This condition shall be included in the CCRs.

Affordable Housing

42. Pursuant to Section 14 of the Scotts Valley Municipal Code, the project shall comply with all applicable affordable housing requirements including the dedication of units and payment of in-lieu fees.

Public Art

43. The proposed public art will be a custom designed arch located on the northern end of the project site, on the decomposed granite path connecting the project to the existing trail that leads to MacDorsa Park. The Community Development Director will review and approve the final design.

Public Works

44. All required documents, covenants, developer and City improvement agreements and bonds, shall be submitted to the Public Works Department for approval. Engineered Public Improvement Plans shall be submitted for all on-site and off-site work to the Public Works Department for approval. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing work. Public Improvement Plans shall include any necessary grading, drainage, retaining walls, driveway, utilities, utility pole relocation, traffic signal, signing and striping, frontage public improvement and/or repair of sidewalk, curb and gutter or similar facilities required by the Public Works Department. All public 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. Signing, striping, and traffic control plans shall comply with the latest California Manual on Uniform Traffic Control Devices (MUTCD) requirements, as well as the latest Caltrans Standard Plans and Specifications.

45. 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, the City's Stormwater Management Plan,

Stormwater Urban Runoff Pollution Control Chapter 12.14, Stormwater Technical Guide, and the Post Construction Requirements by the Central Coast Regional Water Board. 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 area must be shown on the cover sheet of the project plans.

46. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.

47. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, an executed Operations and Maintenance (O&M) agreement between the City of Scotts Valley and the property owner(s) shall be provided to maintain the private Storm drainage facilities consistent with The City of Scotts Valley Stormwater Technical Guide. Including budgeting for maintenance and annual inspection by a qualified professional prior to October 15th of each year.

48. All new improvements within the public right-of-way shall be ADA-compliant and shall be submitted to the Public Works Department via an Encroachment Permit application. The Encroachment Permit application shall include, but are not limited to, all civil improvements, traffic control plans, and striping plans. The traffic control plan must show how traffic will be safely controlled and how motorists will be alerted during construction work/activity, including when construction vehicles are entering and exiting the project site. Off-site improvements within the public right-of-way shall be completed to the satisfaction of the Public Works Director. The Director may allow partial occupancy where sufficient improvements have been completed to ensure public safety and access.

49. All new landscaping within the public right of way shall be reviewed and approved by the Public Works Director.

50. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.

51. All public improvements shall be guaranteed by written agreement with the City, Faithful Performance Bond and Labor and Materials Bond, to the Public Works Department for approval. The Faithful Performance Bond shall be an amount equal to at least one hundred percent (100%) of the engineer’s estimated cost of Improvements (on-site and off-site). The Labor and Materials Bond shall be an amount equal to at least fifty percent (50%) of the engineer’s estimated cost of Improvements (on-site and off-site).

52. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the

Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

a. Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

b. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

c. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, August 2017.

53. The Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video 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 certificate of occupancy . Applicant shall update all striping to latest standards for full frontage of project.

54. The Applicant shall provide 2” mill and Hot Mix Asphalt (HMA) overlay for the full width of the road along the full parcel frontage on Erba Lane.

55. Prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure. The requirement to complete the diversion structure prior to the sanitary sewer connection on Erba Lane may be modified or waived at the discretion of the Public Works Director.

56. The applicant shall dedicate a 6’ Public Utility Easement (PUE) from the property line along the project frontage for the placement of utilities, subject to the review and approval of the City Engineer. Storm drainage improvements shall be excluded from the PUE unless otherwise approved by the City Engineer.

57. Concurrent with submittal of the Final Subdivision Map, the applicant shall submit a Homeowners’ Association Agreement (HOA) and Conditions, for review by the Public Works Department, Planning Department and the City Attorney. The HOA shall include a maintenance agreement or reference an HOA maintenance agreement document that describes how all common lot utilities and other features, including open space areas, will be permanently maintained and the funding for such maintenance. HOA shall be approved by the City before the Final Subdivision Map can be recorded.

58. The applicant shall pay the appropriate park dedication in-lieu fee as calculated by the City prior to approval of the Final Subdivision Map.

59. The applicant shall pay the appropriate traffic impact mitigation fee as calculated by the City prior to approval of the Final Subdivision Map.

Scotts Valley Water District

60. The applicant shall provide the following information on the construction plans:

    a. Sizes for all meters, fire services, potable water service laterals, and back flow devices detailed on the plans.

    b. Provide a cut-in tee detail for the proposed fire service and fire hydrant laterals

    c. Stainless steel full band type tapping saddles must be used for all existing water mains.

    d. Service taps shall be spaced at a minimum 18-inches from another tap and 24-inches from any fitting, bell or joint.

    e. The meter bank serving Units 14-19 must be relocated to the other side of the driveway in front of Unit 19, in softscape. Relocation of the proposed 8-inch fire service and/or irrigation service may be required to accommodate the shifting of this meter bank.

    f. The proposed fire service line and thrust blocks are too close to the existing AC water main. Construction plans must show elimination of the proposed middle tree on the South West end in the front of Unit 19 as well as elimination of the (2) 90-degree elbow fittings to maintain a straight run on the backside DCDA BFD.

Name and Signature of Property Owner Date

RESOLUTION NO. 2068.2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW (DR24-004) AND SB330 APPLICATION FOR THE "RIDGEWOOD WEST" DEVELOPMENT WHICH INCLUDES DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF 19 TOWNHOME-STYLE CONDOMINIUM UNITS ON A 1.04-ACRE PROJECT SITE ON ERBA LANE (APNS 022-481-18, & -22) IN THE RESIDENTIAL HIGH DENSITY (R-H) ZONING DISTRICT

WHEREAS, the City of Scotts Valley has received an application and technical reports from Darian Dennler, City Ventures Homebuilding LLC, applicant, to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the High Density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22; and

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

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

WHEREAS, in accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the Bay Village Planned Development Mitigated Negative Declaration, titled "Ridgewood West CEQA Addendum," to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study; and

WHEREAS, the environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project, and no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 12, 2025, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council; and

WHEREAS, a public hearing on the proposed project was held by the City Council on August 20, 2025, and such hearing was noticed pursuant to the requirements of the Scotts Valley Municipal Code and State Law; and

WHEREAS, the City Council certified the Mitigated Negative Declaration for the project by adoption of Resolution No 2068; and

WHEREAS, the City Council approved the Land Division for the project by adoption of Resolution No 2068.1.

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

SECTION 1: The City Council of the City of Scotts Valley does hereby make the following Design Review findings, as further clarified in the staff report dated August 20, 2025:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed condominiums will be sited appropriately in relation to the existing neighborhood and fronting on Erba Lane and on a private road. To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy). A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone. Per State Density Bonus Law, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development. Pursuant to State Density Bonus Law. The Project Applicant is employing various development standards waivers related to site and building design, parking, and open space as described in the Project plans and as described in Section 2 of this document. As proposed the development is suited to the property, setting, and zoning context.

2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is consistent with this finding in that the buildings incorporate contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details. Per State Density Bonus Law, the Project is employing waivers to several Zoning Code requirements and Multi Unit Residential Design Standards including maximum building height, setbacks, upper story setback, garage size, private open space, balcony and patio design, parking placement, landscaping and the number of driveways allowed.

3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project meets the requirements of this finding in that there are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 and would remain. Landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be situated away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The existing informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the

tree canopy, and decomposed granite within the tree canopy would also be constructed. A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each unit includes a two-car garage and provides 9 guest parking spaces, which exceeds the guest parking requirement set forth in the Zoning Code. Three of the guest spaces are located at the end of the proposed cul de sac and the remaining six spaces are accessible from Erba Lane.

5. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that a new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking consistent with City standards. Per State Density Bonus Law, the project is employing a waiver to allow for multiple driveways on Erba Lane

6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project site slopes towards Scotts Valley Drive to the southeast. To accommodate the site grades and create level building pads the project requires a 4' tan colored, stucco retaining wall that is softened with landscaping.

SECTION 2: The proposed project is consistent with Government Code Section 65915 (Density Bonus Law) and Government Code Section 65863 (No Net Loss) for the following reasons and is hereby approved:

A. Section 65915-65918 (State Density Bonus Law)

The Approval includes no concessions, 13 waivers, and a 23% density bonus (16 base units, 3 density bonus units for a total of 19 units) that the Applicant has requested under Density Bonus Law. Because 16% of the base units in the project are restricted for lower income households, the Application is eligible for concessions and an unlimited number of waivers under Density Bonus Law.

No concessions are requested, and no concessions are granted under this Approval.

The following waivers are granted under this Approval:

a. SVMC Section 17.44.030(B)(2): Off street parking and loading requirements – Minimum Garage Size. The minimum size of a private garage shall be 22' x 22' for two cars. As a waiver, the project is approved with undersized private garages (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

b. SVMC Section 17.10.040(E): Development Standards – Building Height. No structure shall exceed 35’ in height in the R-H districts. As a waiver, the project is approved with a maximum building height of +/-43’-3” to allow a third floor, maximizing vertical space and increasing the number of units without expanding the project footprint (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3)

c. SVMC Section 17.10.040(C)(1): Development Standards – Front Yard. The minimum front yard shall be twenty feet. As a waiver, the project is approved with a reduced front yard to maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

d. SVMC Section 17.44.030(J)(2): Off Street Parking and Loading Requirements – Standards for Residential Parking Facilities. Driveways and parking spaces in any residential zone district shall not proportionately occupy more than three hundred square feet per each ten feet of required setback. As a waiver, the project is approved with a reduced setback requirement to ensure parking is efficiently located, prioritizing space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

e. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section IV.B.2 – Upper Story Setbacks. A building taller than 35 feet shall provide a stepback at the uppermost story on façades fronting public streets, publicly-accessible open spaces and property lines adjoining existing single-family uses (a) the required stepback shall be a minimum of 6 feet in depth (b) The stepback shall be required to extend for 80 percent of the building façade length. As a waiver, the project is approved to allow for more usable space on upper floors, increasing marketable square footage (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3).

f. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.6 – Perimeter Parking Lot Landscaping. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches, (b) Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees (c) Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E. As a waiver, the project is approved to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

g. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.4. - Number of Driveways. No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides. As a waiver, the project is approved to allow multiple driveways on Erba Lane (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

h. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.1.b. (3) Parking Screening. The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.6 (Perimeter Parking Lot Landscaping). As a waiver, the project is approved to reduce the area allocated to landscaping to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

i. SVMC Section 17.10.040(C)(3): Development Standards – Rear Yard Setbacks. The rear yard shall be twenty percent of the depth of the lot, not more than 25’ or less than 15’, subject to the following exceptions (a) The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet, (b) One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

j. SVMC 17.10.040(C)(2): Development Standards – Side Setbacks. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions: (a) On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more than twenty feet shall not be required and a side yard of less than eight feet shall not be permitted, (b) One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height, (c) One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line, (d) A side yard providing access to more than one dwelling shall be not less than twelve feet. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

k. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.a – Private Open Space. Each dwelling unit shall have at least 100 square feet of private open space. As a waiver, the project is approved to with reduced private open space to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

l. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.2 – Balcony Design Standards. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet. As a waiver, the project is approved to with reduced sized balconies to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

m. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.3 – Patio Design Standards. Patios shall have a minimum dimension

of 8 feet in depth and width and a minimum floor area of 64 square feet. As a waiver, the project is approved to with reduced sized patios to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

Government Code Section 65915 states that the City shall approve requested concessions/incentives unless it finds that:

1. *The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 5002.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).*

2. *The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.*

3. *The concession or incentive would be contrary to state or federal law.*

City Analysis: No concessions are requested.

Following are the findings that must be made to deny a waiver/reduction under Density Bonus Law:

1. *The waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health and safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.*

   City Analysis: There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact, as defined above. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on public health and safety.

2. *The waiver or reduction would have an adverse impact on any real property that is listed in the California Register of Historical Resources.*

   City Analysis: The project does not involve the demolition of a historic structure that was placed on a national, state or local historic register prior to submission of the application. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on any real property that is listed in the California Register of Historic Resources.

3. *The waiver or reduction would be contrary to state or federal law.*

   City Analysis: There is no evidence in the record that the proposed waivers are contrary to Federal and State laws because the building will be constructed in compliance with the California Building and Fire Codes.

B. No Net Loss (Gov Code Section 65863)

Pursuant to Government Code section 65863 (No Net Loss Law), a local jurisdiction must ensure that development opportunities remain available throughout the Housing Element planning period to accommodate the jurisdiction's Regional Housing Need Allocation (RHNA). Since the capacity to accommodate the RHNA could change if developments do not align with the capacity anticipated in the Housing Element, a local jurisdiction must constantly monitor entitlement and permitting activities to ensure that there are adequate sites to accommodate the remaining unmet RHNA by each income category at all times.

If a local jurisdiction approves a development on a parcel identified in the Housing Element Sites Inventory with fewer units than shown in the Housing Element at any income category, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income category or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category.

The project site or a portion thereof was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the project site was as follows: 10 total units, 1 Lower, 1 Moderate, and 8 Above Moderate. The proposed project increases the density of the site above what was projected in the Housing Element to 2 low, 1 moderate and 16 above moderate-income units. The proposed project provides a total of 19 units, including 1 additional low-income unit and 6 additional above moderate units. The proposed development's residential density is above the density included in the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

The Housing Element, adopted on December 20, 2023, requires that the City accommodate 1220 low/moderate/above moderate units as its share of the regional housing need. The City identified sites that would accommodate 2,166 low/moderate/above moderate units. With the proposed 19-unit project, the remaining need will be reduced to 1,176 units (this calculation includes 25 units at 4444 Scotts Valley Drive).

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 Design Review DR24-004 and SB330 application for the "Ridgewood West" project to allow for demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the City Council of the City of Scotts Valley at a meeting held on the 20th day of August 2025, by the following vote:

AYES:
NOES:
ABSTAIN:

ABSENT:

APPROVED:

_____
Derek Timm, Mayor

ATTEST:

_____
Cathie Simonovich, City Clerk

Exhibit A

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) 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.

5. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense.

Planning Department

6. All mitigation identified in the Ridgewood West CEQA Addendum, dated June 2025, are incorporated as project conditions of approval.

7. The colors, materials, size, location, and design of the improvements shall match the approved plans titled "Ridgewood West," submitted on 08.06.2025 and prepared by Hunt Hale Jones Architects, and Roach and Campbell, Landscape Architect, and as described in writing in the technical reports, which are on file in the Planning Department. Modifications to the approved project may require approval at the discretion of the Community Development Director.

8. Prior to issuance of a grading permit, the applicant shall submit a mitigation and monitoring compliance fee deposit for ten hours of staff time at the current hourly rate. Any unused deposit fee will be refunded prior to final inspection.

9. To ensure that the Mitigation and Monitoring measures are communicated and complied with, a preconstruction meeting shall be conducted prior to the start of any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist

and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Air Quality

10. Applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the Project to spray exposed earth surfaces.

    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.

    e. Roadway(s) along the Project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.

    f. No grading activities shall occur during days of high wind velocity.

    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.

    h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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

Biological Resources

12. Mitigation Measure BIO-4 Protection of Sensitive Animal Species: Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of

the City the following:

a. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

b. If construction is scheduled to begin between February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Archaeological Resources

13. Applicant and construction contractor shall ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

14. Applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

d. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present.

e. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

15. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

16. Applicant shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

17. Applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading by implementing the following measures:

    a. Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

    b. Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;

    c. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);

    d. If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,

    e. Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Hazards and Hazardous Materials

18. Applicant shall 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:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

    c. 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.

Hydrology and Water Quality

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

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or into Scotts Valley Drive.

    c. 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.

Trees

20. All recommendations in the Arborist Report prepared by HMH, dated December 23, 2024, revised January 16, 2025, and March 21, 2025, are incorporated as conditions of project approval.

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.

27. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the city prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. 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 developer upon final inspection of the project.

28. The arborists recommendations for tree protection during construction shall be printed on the demolition, grading and construction drawings.

29. The arborist shall monitor and observe hand grading and trenching near the protected trees.

30. If any protection is removed, the arborist shall verify that the fencing and other tree protection measures were correctly reinstalled. The arborist report included a sign to show the tree protection zone, this sign(s) should remain posted in a visible location during construction.

31. Provide a copy of a contract for services for the Community Development Department Director review and approval prior to issuance of a demolition or grading permit.

Landscaping

32. The landscaping improvements shall be permanently maintained and irrigated.

33. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water Conservation Ordinance.

34. A final landscape and irrigation plan shall be submitted and shall include the name,

number, size, and location for all planting materials, trees and ground covers and tree replacement locations shall be approved by the Community Development Director prior to issuance of grading or building permits.

Lighting

35. 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.

Geotechnical

36. All recommendations made in the Geotechnical Investigation, prepared by Quantum Geotechnical, Inc. and dated March 4, 2024 are incorporated as project conditions of approval.

CC&R's

37. CC&R's for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The CC&R's shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.

Parking

38. Garages are required to remain free and clear and to be used for parking. This condition shall also be included in the CC&R's for the project.

39. On street parking within the public right of way as shown on the project plans is not approved with this application.

Landscape Maintenance Agreement

40. All landscaping improvements in the public right of way require a Landscape Maintenance Agreement with the City. The Landscape Maintenance Agreement shall be reviewed and approved by the Public Works Director and Community Development Director and executed prior to approval of the Final Map.

41. The curbs along the private road and the emergency vehicle turnaround shall be painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards. This condition shall be included in the CCRs.

Affordable Housing

42. Pursuant to Section 14 of the Scotts Valley Municipal Code, the project shall comply with all applicable affordable housing requirements including the dedication of units and payment of in-lieu fees.

Public Art

43. The proposed public art will be a custom designed arch located on the northern end of the project site, on the decomposed granite path connecting the project to the existing trail that leads to MacDorsa Park. The Community Development Director will review and approve the final design.

Public Works

44. All required documents, covenants, developer and City improvement agreements and bonds, shall be submitted to the Public Works Department for approval. Engineered Public Improvement Plans shall be submitted for all on-site and off-site work to the Public Works Department for approval. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing work. Public Improvement Plans shall include any necessary grading, drainage, retaining walls, driveway, utilities, utility pole relocation, traffic signal, signing and striping, frontage public improvement and/or repair of sidewalk, curb and gutter or similar facilities required by the Public Works Department. All public 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. Signing, striping, and traffic control plans shall comply with the latest California Manual on Uniform Traffic Control Devices (MUTCD) requirements, as well as the latest Caltrans Standard Plans and Specifications.

45. 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, the City's Stormwater Management Plan, Stormwater Urban Runoff Pollution Control Chapter 12.14, Stormwater Technical Guide, and the Post Construction Requirements by the Central Coast Regional Water Board. 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 area must be shown on the cover sheet of the project plans.

46. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.

47. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, an executed Operations and Maintenance (O&M) agreement between the City of Scotts Valley and the property owner(s) shall be provided to maintain the private Storm drainage facilities consistent with The City of Scotts Valley Stormwater Technical Guide. Including budgeting for maintenance and annual inspection by a qualified professional prior to October 15th of each year.

48. All new improvements within the public right-of-way shall be ADA-compliant and shall be submitted to the Public Works Department via an Encroachment Permit application. The Encroachment Permit application shall include, but are not limited to, all civil improvements, traffic control plans, and striping plans. The traffic control plan must show how traffic will be safely controlled and how motorists will be alerted

during construction work/activity, including when construction vehicles are entering and exiting the project site. Off-site improvements within the public right-of-way shall be completed to the satisfaction of the Public Works Director. The Director may allow partial occupancy where sufficient improvements have been completed to ensure public safety and access.

49. All new landscaping within the public right of way shall be reviewed and approved by the Public Works Director.

50. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.

51. All public improvements shall be guaranteed by written agreement with the City, Faithful Performance Bond and Labor and Materials Bond, to the Public Works Department for approval. The Faithful Performance Bond shall be an amount equal to at least one hundred percent (100%) of the engineer's estimated cost of Improvements (on-site and off-site). The Labor and Materials Bond shall be an amount equal to at least fifty percent (50%) of the engineer's estimated cost of Improvements (on-site and off-site).

52. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

    a. Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

    c. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, August 2017.

53. The Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video 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 certificate of occupancy . Applicant shall update all striping to latest standards for full frontage of project.

54. The Applicant shall provide 2” mill and Hot Mix Asphalt (HMA) overlay for the full width of the road along the full parcel frontage on Erba Lane.

55. Prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure. The requirement to complete the diversion structure prior to the sanitary sewer connection on Erba Lane may be modified or waived at the discretion of the Public Works Director.

56. The applicant shall dedicate a 6’ Public Utility Easement (PUE) from the property line along the project frontage for the placement of utilities, subject to the review and approval of the City Engineer. Storm drainage improvements shall be excluded from the PUE unless otherwise approved by the City Engineer.

57. Concurrent with submittal of the Final Subdivision Map, the applicant shall submit a Homeowners’ Association Agreement (HOA) and Conditions, for review by the Public Works Department, Planning Department and the City Attorney. The HOA shall include a maintenance agreement or reference an HOA maintenance agreement document that describes how all common lot utilities and other features, including open space areas, will be permanently maintained and the funding for such maintenance. HOA shall be approved by the City before the Final Subdivision Map can be recorded.

58. The applicant shall pay the appropriate park dedication in-lieu fee as calculated by the City prior to approval of the Final Subdivision Map.

59. The applicant shall pay the appropriate traffic impact mitigation fee as calculated by the City prior to approval of the Final Subdivision Map.

Scotts Valley Water District

60. The applicant shall provide the following information on the construction plans:

    a. Sizes for all meters, fire services, potable water service laterals, and back flow devices detailed on the plans.

    b. Provide a cut-in tee detail for the proposed fire service and fire hydrant laterals

    c. Stainless steel full band type tapping saddles must be used for all existing water mains.

    d. Service taps shall be spaced at a minimum 18-inches from another tap and 24-inches from any fitting, bell or joint.

    e. The meter bank serving Units 14-19 must be relocated to the other side of the driveway in front of Unit 19, in softscape. Relocation of the proposed 8-inch fire service and/or irrigation service may be required to accommodate the shifting of this meter bank.

f. The proposed fire service line and thrust blocks are too close to the existing AC water main. Construction plans must show elimination of the proposed middle tree on the South West end in the front of Unit 19 as well as elimination of the (2) 90-degree elbow fittings to maintain a straight run on the backside DCDA BFD.

Name and Signature of Property Owner Date

CITY VENTURES
Building It Forward

Mr. Taylor Bateman
Community Development Director
City of Scotts Valley
1 Civic Center Drive
Scotts Valley, CA 95066

via email

Dear Mr. Bateman,

Thank you for your continued help and thoughtful review of our proposed 19-unit residential community, *Ridgewood West*, located on Erba Lane. As discussed in meetings with all staff departments, and in advance of the upcoming public hearing on June 12, 2025, we are providing updated unit plans for our project site. Our internal design team reviewed our unit plans and noted that the main floor living area was not sufficiently sized for a dining room. Consequently, we have revised our plans to incorporate the appropriate unit types, which are deeper than those in the original submittal. The resultant site plan is substantially similar to what has been previously approved, but eight driveways on Erba Lane have been reduced in length to accommodate the additional depth of the units and stay out of the tree canopy for all the onsite preservation trees. As a point of reference, the updated unit types are now in line with the depths approved on City Ventures' prior Bluebonnet and Grove projects. Accordingly, we are requesting the Planning Commission's recommendation of approval for this update to the design, shown in **Exhibit A**.

The alternate design maintains the original 19-unit count and complies with the General Plan and Zoning. It was provided to all staff departments on June 3. While the applicant acknowledges the alternate design has only received preliminary staff approval, no significant issues have been identified (by Fire, Public Works, Planning or Building). We are committed to continuing to work with the City prior to the project's City Council hearing to address any concerns that may arise.

<u>Design Modifications</u>

The most notable change is a reconfiguration of the floor plans to create formal dining areas. The revised dining areas make the units a similar length as the homes City Ventures has completed at *The Grove on Enterprise Way* and *Bluebonnet Lane* in Scotts Valley.

1. *Front Yard* - To accommodate the deeper unit while preserving the existing tree canopy along the northern property line, we've removed reduced driveways fronting on Erba Lane. Buildings in the alternate design will be located approximately 5 feet 9 inches from garage to sidewalk. The project had previously requested waivers to setbacks pursuant to gov code section 65915 (state density bonus law). This change does not require any additional waivers.

2. *Parking Spaces* - Under the municipal code, this project is required to provide 42 parking spaces, including 2 garage spaces per home and 4 guest parking spaces (Scotts Valley Municipal Code §17.44.30). Under the state code (Gov Code 65915(p)), this project is required to have 29 parking spaces. The project in both scenarios proposes the same amount of parking spaces: 46 parking spaces including 2 garage spaces per home and 8 guest parking spaces, double the guest parking spaces required. Though the modified design does not reduce parking, the reduction in driveway length means that owners of 8 of these homes cannot additionally park in their driveways.

3. *Square Footage* - Under the modified design, homes will change from ~1,550 square feet to ~1,900 square feet. As previously mentioned, this change will provide additional second floor living area consistent with prior homes that City Ventures has completed in Scotts Valley and the greater Bay Area. The comfort of these homes is important for quality of life. Without properly sized spaces for living, kitchen, and dining rooms these homes lose both their livability and saleability, the latter of which would make this project financially infeasible.

Please feel free to reach out if there are any questions or clarifications that would be helpful. We appreciate the City's time and review of our project.

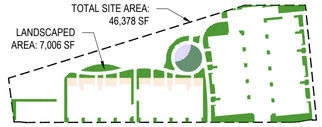
Kind Regards,

Darian Dennler
City Ventures Development Manager
Darian Dennler

PRELIMINARY PLANTING NOTES

1. PLANTING SPECIES WITH A "HIGH" RATING IN THE CALIFORNIA INVASIVE PLAN COUNCIL'S CAL-IPC INVENTORY OF INVASIVE PLANTS IS PROHIBITED.
2. GROUNDCOVER MUST BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND MUST BE SPACED TO ACHIEVE FULL COVERAGE OF THE GROUNDCOVER AREA WITHIN ONE YEAR.
3. A MAXIMUM OF 50 PERCENT OF THE REQUIRED LANDSCAPE AREA MAY CONSIST OF MULCH, BARK CHIP, CRUSHED ROCK, PEBBLES, STONE, OR SIMILAR NON-PLANT MATERIALS.
4. LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.
5. PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.
6. TREES MUST BE A MINIMUM 15-GALLON SIZE.
7. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.
8. ALL TREES SHALL COMPLY WITH NON-COMPACTED SOIL AND SEPARATION STANDARDS IN CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS (ODS) VIII.B.4.E TABLE 3.
9. MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY SHALL BE PROVIDED AS FOLLOWS:
   - 9.1. 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS.
   - 9.2. 12 FEET FOR PARKING LOTS.
   - 9.3. 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
10. LANDSCAPING MUST BE INSTALLED PRIOR TO RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.

TOTAL LANDSCAPED AREA



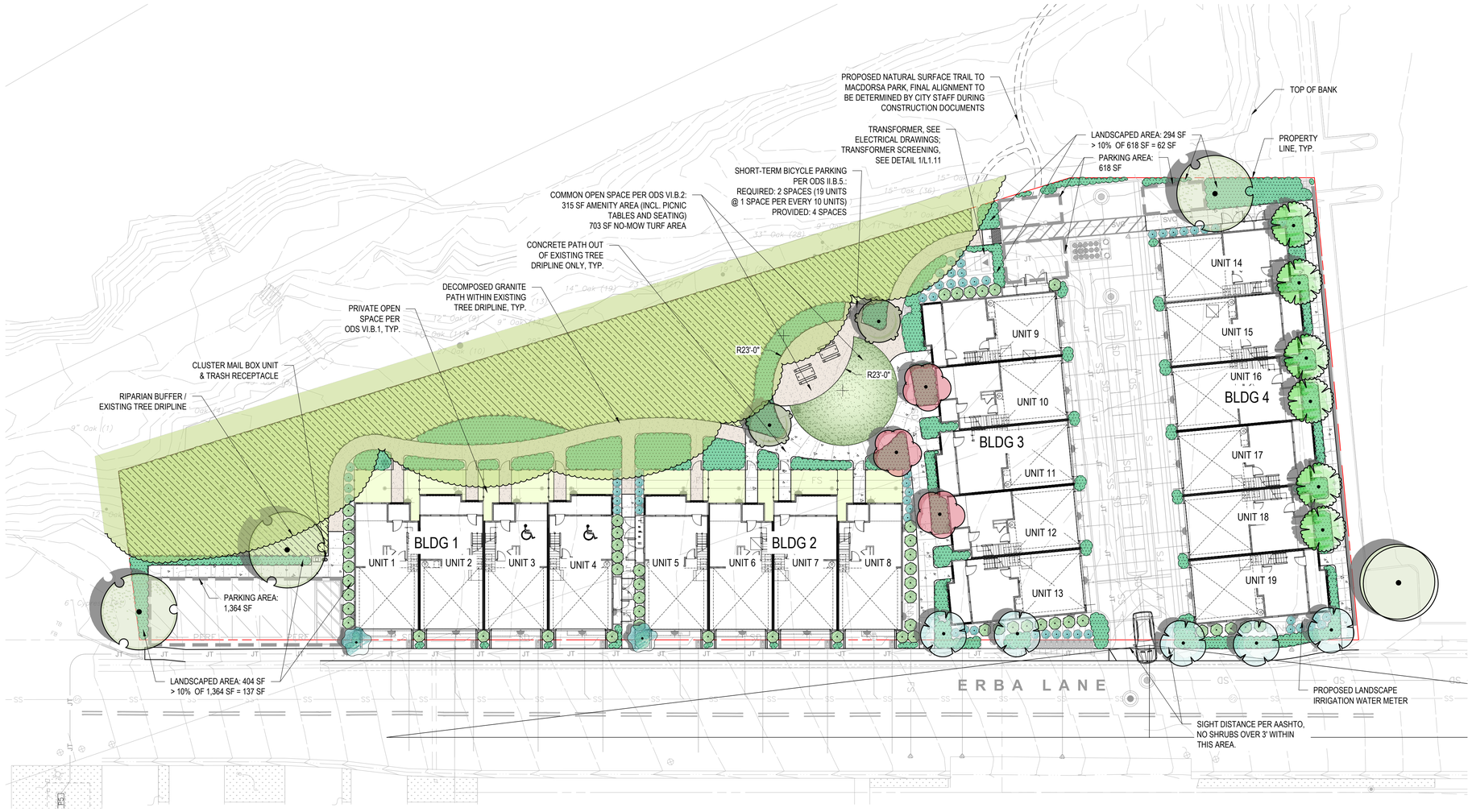
PER SVMC §17.20.040(I)
LANDSCAPED AREA REQUIRED = 46,378 SF X 10% = 4,638 SF
LANDSCAPED AREA PROVIDED = 7,006 SF > 4,638 SF
NOTE: ALL LANDSCAPED AREA WILL BE PERMANENTLY MAINTAINED.

PER ODS VI.B.1. PRIVATE OPEN SPACE: 1,390 SF

PER ODS VI.B.2. COMMON OPEN SPACE: 1,018 SF

PROJECT NARRATIVE

Landscape at Ridgewood West Townhomes provides a rhythmic and natural tree canopy, serving as buffer and screen to the adjacent residences, while grounding the architecture with evergreen planting. Pedestrian circulation, as well as amenity areas, are removed from the street and directly face the preserved riparian canopy. Pockets of naturalized planting abut the preserved open space, while existing natural surface trails under the existing canopy are retained. Residents have full use of private front yard areas, buffered by open rail wood fencing. Passive uses, including picnic tables set in decomposed granite, and a meadow of native and no-mow fescue, provide welcome opportunities to enjoy the view.



TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	ACE PAL	ACER PALMATUM / JAPANESE MAPLE WUCOLS (M)	15 GAL.	3
	ARB STR	ARBUTUS UNEDO / STRAWBERRY TREE WUCOLS (L)	15 GAL.	2
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L)	15 GAL.	5
	PRU LYO	PRUNUS ILICIFOLIA LYONII / CATALINA CHERRY WUCOLS (L), TREES SHALL BE PRUNED AS REQUIRED TO FIT THE SPACE	15 GAL.	2
	TRI ELE	TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM WUCOLS (M)	24" BOX	6
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM WUCOLS (L)	24" BOX	3
		EXISTING TREE TO REMAIN		1

TOTAL NUMBER OF TREES (EXCL. EXISTING): 21
24" BOX TREES REQUIRED: 21 TREES X 25% = 6 TREES
24" BOX TREES PROPOSED: 9 TREES

SHRUB & GROUNDCOVER LEGEND

LARGE EVERGREEN SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. (LOW TO MEDIUM WATER USE). SEE SHEET L1.4 FOR PLANT LIST

MID-GROUND SHRUBS
SMALL MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. SEE SHEET L1.4 FOR PLANT LIST

SHRUBS & GROUNDCOVER
SEE SHEET L1.5-1.6 FOR PLANT LIST

NATIVE GRASSLAND / RESTORATION MIX
NON-IRRIGATED

TURF & NO MOW FESCUE

SEE SHEET L1.4-1.6 FOR PLANT SPECIES AND IMAGES

N
23076

0' 20' 40'
1" = 20'

CITY VENTURES
Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

Roach & Campbell

TARRAR UTILITY CONSULTANTS

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t. 415-512-1300
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CONCEPTUAL LANDSCAPE PLAN

L1.1

SCALE: 1" = 20'-0"
DATE: 6.2.25
PROJECT: 317073

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RIGHT ELEVATION



FRONT ELEVATION

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



LEFT ELEVATION



REAR ELEVATION

STREET FACING ELEVATION

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BLDG 2 CONCEPTUAL ELEVATIONS (BLDG 1 SIM)

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 05.30.25
PROJECT: 317073

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL

CONCEPTUAL COLORS & MATERIALS

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY

2 BODY - LAP SIDING
MFR.: SHERWIN-WILLIAMS
BEDROCK SW9563

3 BODY - BOARD AND BATTEN /
STUCCO / TRIM
MFR.: SHERWIN-WILLIAMS
EXTRA WHITE SW7006

4 BODY - SHINGLE SIDING
MFR.: SHERWIN-WILLIAMS
NIGHT OUT SW9560

5 BODY - STUCCO
MFR.: SHERWIN-WILLIAMS
PASSIVE SW7064

6 WINDOW
MFR.: VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)

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t. 415-512-1300
f. 415-288-0288

CONCEPTUAL MATERIAL BOARD

MB 1.1

SCALE: NTS
DATE: 05.30.25
PROJECT: 317073

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RESOLUTION NO. 1807

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION (MND24-002), LAND DIVISION (LD24-002), DESIGN REVIEW (DR24-004), AND SB330 APPLICATION FOR THE "RIDGEWOOD WEST" DEVELOPMENT WHICH INCLUDES DEMOLITION OF AN EXISTING SURFACE PARKING LOT AND CONSTRUCTION OF 19 TOWNHOME-STYLE CONDOMINIUM UNITS ON A 1.04-ACRE PROJECT SITE (APNS 022-481-18, & -22) IN THE RESIDENTIAL HIGH DENSITY (R-H) ZONING DISTRICT

WHEREAS, the City of Scotts Valley has received an application and technical reports from Luke Morris, SV Housing LLC, property owner, to merge two parcels into a one lot subdivision and to subdivide airspace to create 19 new condominium units on a 1.04-acre site and related site improvements, in the high density residential general plan and zoning district, located at Erba Lane (no situs), as shown on project plans on file with the Planning Department / APN 022-481-18 and 22; and

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

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

WHEREAS, a Mitigated Negative Declaration was prepared for the Bay Village Planned Development on the subject site and consisted of a ten-lot subdivision for ten units (six detached single-family dwellings and two attached duet/ duplexes), and related site improvements; and

WHEREAS, a Mitigated Negative Declaration for the Bay Village Planned Development was prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA); and

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

WHEREAS, the City Council adopted Resolution No. 1997 on June 16, 2021, to adopt the Mitigated Negative Declaration for the Bay Village Planned Development); and

WHEREAS, in accordance with CEQA Guidelines Section 15164, the City prepared an Addendum to the Bay Village Planned Development Mitigated Negative Declaration to explain the rationale for determining that

the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study; and

WHEREAS, the environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project, and no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis; and

WHEREAS, the Planning Commission held a duly published and noticed public hearing on June 12, 2025, to review and consider the proposed development and the requested planning permits (entitlements), hear public testimony, and provide comments and recommendations to the City Council.

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 Addendum to the Mitigated Negative Declaration has been completed in compliance with the requirements of CEQA and that the Planning Commission has reviewed and considered the information within the document.

SECTION 2: That the Addendum to the Mitigated Declaration represents the independent judgment and analysis of the City.

SECTION 3: That the City Council certify the Addendum to the Mitigated Negative Declaration based on the following findings pursuant to CEQA and the CEQA Guidelines Section 15164:

1. ***An initial study has been prepared by the City of Scotts Valley to evaluate the potential for adverse environmental impacts.*** In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration was prepared for this project to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the "Bay Village Planned Development" Mitigated Negative Declaration and supporting Initial Study. The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the "Bay Village Planned Development" project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

2. ***The Addendum to the Mitigated Negative Declaration for the project***

has been completed in compliance with the California Environmental Quality Act (CEQA).The Addendum to the Mitigated Negative Declaration was completed in compliance with CEQA.

3. ***The environmental determination represents the independent judgment of the City.*** The Addendum to the Mitigated Negative Declaration was prepared by a City consultant. All reports and supporting information have been reviewed and approved by the applicable City Departments.

4. ***The documents and other materials constituting the record of the proceedings upon which the City's decision and its findings are based will be located at the Department of Planning of the City of Scotts Valley in the custody of the Community Development Director.*** Copies of the Addendum to 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 on the City's website.

5. ***Based on the Initial Study and when considering the record as a whole, there is no evidence before the City of Scotts Valley, including the information in the 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.*** A Biological Assessment was prepared for the project site (Biotic Resources Group, May 31, 2019), an Addendum to the Biological Assessment was prepared based on a revised site plan which represented the Bay Village Planned Development project (Biotic Resources Group, May 31, 2020) and a Peer Review of the Biological Assessment was prepared by Monk & Associates in September 2024 for the subject Ridgewood West project. Similarly, an Arborist Report evaluated the trees on site (HMH, December 2024, revised January 16, 2025, and March 21, 2025). With the implementation of the City's standard conditions of approval and the implementation of three biological mitigation measures (MM BIO-1, MM BIO-2, and BIO-3) impacts associated with vegetation, riparian woodland, wildlife, nesting birds, and other biological resources would be reduced to a less than significant level. Therefore, the project will not result in any adverse impacts to fish and wildlife habitat or other resources.

SECTION 4: Approve the Land Division based on the following findings, and as shown on the plans submitted, subject to Conditions of Approval (Exhibit B) attached hereto and incorporated herein:

1. ***That the location of the uses is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The project meets the requirements of this finding in that the project provides 19 new single-family dwellings in the R-H, High Density Residential Zoning District. The homes utilize conventional materials and design details that integrate into the surrounding residential neighborhood.

2. ***That the proposed tentative map/land division, together with the provisions for its design and improvement, is consistent with the General Plan.*** The project meets the requirements of this finding in that the development is consistent with the General Plan High Density Residential density range. The subdivision design and the related property improvements create 19 new condominium dwellings and establishes a homeowner's association to share in the maintenance of common driveways, landscaping and the oak riparian woodland area, retaining walls and stormwater infrastructure. The project as proposed and conditioned is consistent with goals and objectives of the General Plan. The development is also consistent with the goals and policies of the Housing Element because the previously approved ten- unit Bay Village Planned Development was identified as a Pipeline Project and the Ridgewood West development includes nineteen units, adding an additional nine units to the City's Regional Housing Needs Allocation (RHNA).

3. ***That the project site is physically suitable for the density of the land division.*** The project meets the requirement of this finding in that the 1.04-acre site is sufficient in size to accommodate 19 condominium units and related improvements. The proposed project is consistent with both the General Plan and Zoning density ranges. Public services are available, and utilities are of adequate capacity to accommodate the project.

4. ***That the design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The project meets the requirements of this finding in that the Addendum to the Mitigated Negative Declaration determined that there were no potentially significant adverse environmental impacts, and the project will not degrade the quality of the environment or impact fish wildlife or habitat with the implementation of identified standard conditions of approval and mitigation measures.

5. ***That the design of the land division or the type of improvements is not likely to cause serious public health problems.*** The project will not generate hazardous emissions nor be a storage facility for hazardous/ combustible materials. During project grading and construction, to reduce dust generation to minimal levels and to prevent sedimentation and discharge of contaminants off- site, standard conditions of approval require the grading and construction contractors to implement best management practices (BMPs). The Addendum to the Mitigated Negative Declaration concluded that the project is not expected to cause serious public health problems.

6. ***That the design of the land division will not conflict with easements acquired by the public at large (for access through or use of property within the land division).*** The project meets the requirement of this finding in that there are no conflicts with easements known to affect the project

site. A public access easement is required to provide access to MacDorsa Park from Erba Lane.

SECTION 5: Approve Design Review based on the following findings, subject to Conditions of Approval (Exhibit A) attached hereto and incorporated herein:

1. ***The siting of any structure on the property as compared to the siting of other structures in the immediate neighborhood is appropriate.*** The project meets the requirements of this finding in that the proposed condominiums will be sited appropriately in relation to the existing neighborhood and fronting on Erba Lane and on a private road. To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy). A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone. Per State Density Bonus Law, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development. Pursuant to State Density Bonus Law. The Project Applicant is employing various development standards waivers related to site and building design, parking, and open space as described in the Project plans and as described in Section 7 of this document. As proposed the development is suited to the property, setting, and zoning context.

2. ***The materials, colors, proportion, mass, and detail of all structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials. Colors shall be appropriate within the context of use and should blend with surrounding structures.*** The project is consistent with this finding in that the buildings incorporate contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details. Per State Density Bonus Law, the Project is employing waivers to several Zoning Code requirements and Multi Unit Residential Design Standards including maximum building height, setbacks, upper story setback, garage size, private open space, balcony and patio design, parking placement, landscaping and the number of driveways allowed.

3. ***Landscaping and irrigation plans shall be required on the site. Landscaping shall be in keeping with the character or design of the building. Existing trees shall be preserved wherever possible.*** The project meets the requirements of this finding in that there are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 and would remain. Landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the

homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The existing informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed. A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

4. ***The size, location and arrangement of on-site parking and paved areas shall be appropriate.*** The project meets the requirements of this finding in that each unit includes a two-car garage and provides 8 guest parking spaces, which exceeds the guest parking requirement set forth in the Zoning Code. Three of the guest spaces are located at the end of the proposed cul de sac and the remaining five spaces are accessible from Erba Lane.

5. ***For ingress, egress, and internal traffic circulation, all the above factors shall be related to the setting or established character of the neighborhood or surrounding area.*** The project meets the requirement of this finding in that a new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking consistent with City standards. Per State Density Bonus Law , the project is employing a waiver to allow for multiple driveways on Erba Lane.

6. ***For fences and walls over eight feet tall or fences over three feet tall in front yards when across from Hwy 17, consider height and access to sunlight, setbacks, landscaping and use of materials for articulation and visual relief.*** The project site slopes towards Scotts Valley Drive to the southeast. To accommodate the site grades and create level building pads the project requires a 4’ tan colored, stucco retaining wall. The retaining wall is softened with landscaping and the applicant intends to install a tile mosaic to add visual interest.

SECTION 6: The proposed project is consistent with Government Code Section 65915 (Density Bonus Law) and Government Code Section 65913.4 (SB 35) for the following reasons and is hereby approved:

A. Section 65915-65918 (State Density Bonus Law)

The Approval includes no concessions, 13 waivers, and a 23% density bonus (16 base units, 3 density bonus units for a total of 19 units) that the Applicant

has requested under Density Bonus Law. Because 16% of the base units in the project are restricted for lower income households, the Application is eligible for concessions and an unlimited number of waivers under Density Bonus Law.

No concessions are requested, and no concessions are granted under this Approval.

The following waivers are granted under this Approval:

a. SVMC Section 17.44.030(B)(2): Off street parking and loading requirements – Minimum Garage Size. The minimum size of a private garage shall be 22' x 22' for two cars. As a waiver, the project is approved with undersized private garages (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

b. SVMC Section 17.10.040(E): Development Standards – Building Height. No structure shall exceed 35' in height in the R-H districts. As a waiver, the project is approved with a maximum building height of +/-43'-3" to allow a third floor, maximizing vertical space and increasing the number of units without expanding the project footprint (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3)

c. SVMC Section 17.10.040(C)(1): Development Standards – Front Yard. The minimum front yard shall be twenty feet. As a waiver, the project is approved with a reduced front yard to maximize buildable space around the riparian area (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

d. SVMC Section 17.44.030(J)(2): Off Street Parking and Loading Requirements – Standards for Residential Parking Facilities. Driveways and parking spaces in any residential zone district shall not proportionately occupy more than three hundred square feet per each ten feet of required setback. As a waiver, the project is approved with a reduced setback requirement to ensure parking is efficiently located, prioritizing space for housing (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

e. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section IV.B.2 – Upper Story Setbacks. A building taller than 35 feet shall provide a stepback at the uppermost story on façades fronting public streets, publicly-accessible open spacesand property lines adjoining existing single-family uses (a) the required stepback shall be a minimum of 6 feet in depth (b) The stepback shall be required to extend for 80 percent of the building façade length. As a waiver, the project is approved to allow for more usable space on upper floors, increasing marketable square footage (plan set titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP A1.1.1 – A1.1.3)

f. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.6 – Perimeter Parking Lot Landscaping. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches, (b) Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees (c) Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E. As a waiver, the project is approved to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

g. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.4. - Number of Driveways. No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides. As a waiver, the project is approved to allow multiple driveways on Erba Lane (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

h. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.1.b. (3) Parking Screening. The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.6 (Perimeter Parking Lot Landscaping). As a waiver, the project is approved to reduce the area allocated to landscaping to allow more space for housing (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet L1.1).

i. SVMC Section 17.10.040(C)(3): Development Standards – Rear Yard Setbacks. The rear yard shall be twenty percent of the depth of the lot, not more than 25’ or less than 15’, subject to the following exceptions (a) The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet, (b) One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

j. SVMC 17.10.040(C)(2): Development Standards – Side Setbacks. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions: (a) On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more

than twenty feet shall not be required and a side yard of less than eight feet shall not be permitted, (b) One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height, (c) One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line, (d) A side yard providing access to more than one dwelling shall be not less than twelve feet. As a waiver, the project is approved with reduced rear yard setback to help maximize buildable space around the riparian area (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet SP 1.1).

k. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.a – Private Open Space. Each dwelling unit shall have at least 100 square feet of
private open space. As a waiver, the project is approved to with reduced private open space to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

l. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.2 – Balcony Design Standards. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet. As a waiver, the project is approved to with reduced sized balconies to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

m. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.3 – Patio Design Standards. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet. As a waiver, the project is approved to with reduced sized patios to provide more land for residential units (plan set titled “Ridgewood West,” revised on 10/10/24, 01/22/2025 and 05/09/2025, Sheet A2.1.1, A2.1.2, A3.1.1 and A3.2.1).

Government Code Section 65915 states that the City shall approve requested concessions/incentives unless it finds that:

1. *The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 5002.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).*

2. *The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historic Resources and for which there is no feasible method to satisfactorily mitigate*

or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

3. *The concession or incentive would be contrary to state or federal law.*

   City Analysis: No concessions are requested.

Following are the findings that must be made to deny a waiver/reduction under Density Bonus Law:

1. *The waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health and safety, and*
   for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

   City Analysis: There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact, as defined above. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on public health and safety.

2. *The waiver or reduction would have an adverse impact on any real property that*
   is listed in the California Register of Historical Resources.

   City Analysis: The project does not involve the demolition of a historic structure that was placed on a national, state or local historic register prior to submission of the application. Therefore, there is no substantial evidence that the proposed waivers will have a specific adverse impact on any real property that is listed in the California Register of Historic Resources.

3. *The waiver or reduction would be contrary to state or federal law.*

   City Analysis: There is no evidence in the record that the proposed waivers are contrary to Federal and State laws because the building will be constructed in compliance with the California Building and Fire Codes.

B. Government Code Section 65913.4 (SB 35)
As noted above, the City determined that the Project was consistent with SB 35 (Gov Code Sections 65913.4) with the applicable concessions and waivers.

C. Pursuant to California Government Code Section 65863, the Planning Commission, finds the following:

The project site or a portion thereof was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the project site was as follows: 10 total units, 1 Lower, 1 Moderate, and 8 Above Moderate. The proposed project does not reduce the density of the site below what

was projected in the Housing Element; the Housing Element shows a site capacity of 1 low, 1 moderate and 8 above moderate income units, whereas the Ridgewood West development includes 2 low, 1 moderate and 16 above moderate-income units. The proposed project provides a total of 19 units, including 1 additional low income unit and 6 additional above moderate units.

The proposed development's residential density is consistent with the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

NOW THEREFORE, BE IT FURTHER RESOLVED that, after careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley recommends City Council certify an Addendum to a Mitigated Negative Declaration MND24-002, approve Land Division LD24-002, and Design Review DR24-004 for the “Ridgewood West” project to allow for demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District subject to Conditions of Approval (Exhibit A), and project development plans which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly and regularly passed by the Planning Commission of the City of Scotts Valley at a meeting held on the 12th day of June 2025, by a vote of as follows:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____

Lori Gentile, Chair

_____

Taylor Bateman, Community Development Director

Exhibit A

Standard

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. After Planning Commission approval, the property owner shall sign the Conditions of Approval (Exhibit A) 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 Planning Commission 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 application shall pay all appropriate fees prior to commencement of any construction on the property.

5. Any peer review work required by the project applicant to comply with the Conditions of Approval shall be done at the project applicant's expense.

Planning Department

6. All mitigation identified in the Addendum to the Bay Village Planned Development Mitigated Negative Declaration, dated June 2025, are incorporated as project conditions of approval.

7. The colors, materials, size, location, and design of the improvements shall match the approved plans titled "Ridgewood West," revised on 10/10/24, 01/22/2025 and 05/09/2025 and prepared by Hunt Hale Jones Architects, and Roach and Campbell, Landscape Architect, and as described in writing in the technical reports, which are on file in the Planning Department. Modifications to the approved project may require approval at the discretion of the Community Development Director.

8. Prior to issuance of a grading permit, the applicant shall submit a mitigation and monitoring compliance fee deposit for ten hours of staff time at the current hourly rate. Any unused deposit fee will be refunded prior to final inspection.

9. To ensure that the Mitigation and Monitoring measures are communicated and complied with, a preconstruction meeting shall be conducted prior to the start of

any construction and the following shall attend: the developer, grading contractor supervisor, project planner, Building Official, Public Works Director, project biologist and arborist, with exception of installing temporary construction fencing demarcating the disturbance area, siltation and tree protection fencing. Temporary construction protective measures and tree protection fencing shall be installed prior to the meeting and inspected at that time by the biologist and arborist. Provide an attendance list to the project planner.

Air Quality

10. Applicant shall require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

    a. Excavation of the site shall be done in phases by grading only those areas where immediate activity will take place, leaving the remaining areas in their original condition with ground cover.

    b. A water truck, using recycled water, shall be available on a repeated basis each day throughout the grading phase of the Project to spray exposed earth surfaces.

    c. In addition to regular water spraying, a biodegradable chemical palliative shall be sprayed on any graded areas that will remain exposed without additional grading for three or more days in succession.

    d. The site entrance shall be base rocked to avoid or minimize tracking mud on roadways by construction vehicles.

    e. Roadway(s) along the Project frontage shall be mechanically swept at the end of each workday when any dirt or mud has been tracked on the street.

    f. No grading activities shall occur during days of high wind velocity.

    g. Finished graded areas that are designated as open space and landscape areas of project, shall be covered with an accepted erosion control substance such as straw mulch or hydro mulch with a tackifier.

    h. Construction staff shall monitor daily all areas that have received a chemical palliative spray or application of mulch to determine if these areas remain in a dust-free condition and take corrective action as needed to maintain a dust-free environment.

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

Biological Resources

12. Mitigation Measure BIO-4 Protection of Sensitive Animal Species: Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

    a. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

    b. If construction is scheduled to begin between February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Archaeological Resources

13. Applicant and construction contractor shall ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

14. Applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities and inspections for review and approval by the Community Development Director, before grading permit issuance. The applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below.

    a. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities.

    b. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis.

    c. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring.

    d. Monitoring may include the periodic sampling and screening of soils in order

to better determine if cultural remains are present.

e. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The developer shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

15. If human remains are unexpectedly encountered during project grading the actions required as identified in the previous condition shall be implemented to effectively preserve any human remains until the Santa Cruz County Coroner determines the appropriate course of action concerning the treatment and disposition of the human remains pursuant to the California Health and Safety Code Section 7050.5(b).

Paleontological Resources

16. Applicant shall submit a copy of a contract with a qualified/registered paleontologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The developer shall include this requirement in the contract for all contractors involved with grading and subsurface work.

17. Applicant and construction contractor shall ensure that paleontological resources are not destroyed during project grading by implementing the following measures:

a. Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

b. Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;

c. Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);

d. If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,

e. Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery

efforts if necessary.

Hazards and Hazardous Materials

18. Applicant shall 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:

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

    c. 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.

Hydrology and water quality

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

    a. Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.

    b. Construction materials shall not be stockpiled or stored where they could be accidently discharged downslope or into Scotts Valley Drive.

    c. 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.

Trees

20. All recommendations in the Arborist Report prepared by HMH, dated December 23, 2024, revised January 16, 2025, and March 21, 2025, are incorporated as conditions of project approval.

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.

27. The project developer shall place a surety bond in an amount equal to the value of the preserved trees as shown in the project Arborist Report. The surety bond shall be deposited with the city prior to issuance of a grading/building permit for the project. The monetary value shall be reviewed and approved by the CDD. 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 developer upon final inspection of the project.

28. The arborists recommendations for tree protection during construction shall be printed on the demolition, grading and construction drawings including

29. The arborist shall monitor and observe hand grading and trenching near the protected trees.

30. If any protection is removed, the arborist shall verify that the fencing and other tree protection measures were correctly reinstalled. The arborist report included a sign to show the tree protection zone, this sign(s) should remain posted in a visible location during construction.

31. Provide a copy of a contract for services for the Community Development Department Director review and approval prior to issuance of a demolition or grading permit.

Landscaping

32. The landscaping improvements shall be permanently maintained and irrigated.

33. Landscaping shall comply with State of California Government Code Section 65596 Water Conservation in Landscaping and associated Model Water Efficient Landscaping Ordinance for landscaping equal or greater than 2,500 square feet. If not applicable the project is required to be consistent with the City Water

Conservation Ordinance.

34. A final landscape and irrigation plan shall be submitted and shall include the name, number, size, and location for all planting materials, trees and ground covers and tree replacement locations shall be approved by the Community Development Director prior to issuance of grading or building permits.

Lighting

35. 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.

Geotechnical

36. All recommendations made in the Geotechnical Investigation, prepared by Quantum Geotechnical, Inc. and dated March 4, 2024 are incorporated as project conditions of approval.

CC&R's

37. CC&R's for the ongoing management and maintenance of the site improvements including perimeter fencing, on-site stormwater facilities, landscaping, driveways, retaining walls, and any other shared facilities, for the project shall be approved by the City and executed by the property owner prior to the approval of the final map. The CC&R's shall be recorded prior to building permit final, or the sale or lease of the first unit or within 30 days of the final map recording, whichever comes first. The property owner shall pay recording costs.

Joint Maintenance Agreement

38. If off site improvements are proposed in the public right of way, applicant shall provide a Joint Landscape Maintenance Agreement for review and approval by the Community Development Director and Public Works Director for the maintenance of off-site landscaping prior to approval of the Final Map.

39. The curbs along the private road and the emergency vehicle turnaround shall be painted red indicating no parking except for emergency vehicles and no parking signs installed pursuant to Fire Department standards. This condition shall be included in the CCRs.

Affordable Housing

40. Pursuant to Section 14 of the Scotts Valley Municipal Code the project shall comply with all applicable affordable housing requirements including the dedication of units and payment of in-lieu fees.

Public Art

41. The proposed public art will be a custom designed mural located on the face of the retaining wall at the southern property line. It will be approximately ten feet wide by four feet high and made of mosaic tile. The Community Development Director will review and approve the final design.

Public Works

42. All required documents, covenants, developer and City improvement agreements and bonds, shall be submitted to the Public Works Department for approval. Engineered Public Improvement Plans shall be submitted for all on-site and off-site work to the Public Works Department for approval. On-site and offsite (encroachment) civil engineering permits must be issued by the City prior to commencing work. Public Improvement Plans shall include any necessary grading, drainage, retaining walls, driveway, utilities, utility pole relocation, traffic signal, signing and striping, frontage public improvement and/or repair of sidewalk, curb and gutter or similar facilities required by the Public Works Department. All public 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. Signing, striping, and traffic control plans shall comply with the latest California Manual on Uniform Traffic Control Devices (MUTCD) requirements, as well as the latest Caltrans Standard Plans and Specifications.

43. 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, the City's Stormwater Management Plan, Stormwater Urban Runoff Pollution Control Chapter 12.14, Stormwater Technical Guide, and the Post Construction Requirements by the Central Coast Regional Water Board. 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 area must be shown on the cover sheet of the project plans.

44. Engineered temporary erosion control plan shall be submitted to the Public Works Department for approval for any grading occurring between October 1st and April 30th.

45. To prevent drainage problems related to the lack of proper maintenance of privately owned and operated drainage facilities on the site, an executed Operations and Maintenance (O&M) agreement between the City of Scotts Valley and the property owner(s) shall be provided to maintain the private Storm drainage facilities consistent with The City of Scotts Valley Stormwater Technical Guide. Including budgeting for maintenance and annual inspection by a qualified professional prior to October 15th of each year.

46. All improvements within the public right-of-way shall be ADA-compliant and shall be

submitted to the Public Works Department via an Encroachment Permit application. The Encroachment Permit application shall include, but are not limited to, all civil improvements, traffic control plans, and striping plans. The traffic control plan must show how traffic will be safely controlled and how motorists will be alerted during construction work/activity, including when construction vehicles are entering and exiting the project site. Off-site improvements within the public right-of-way must be completed prior to issuance of a Certificate of Occupancy. The separate civil on-site work, and plan reviewed by the Public Works Department, will require an on-site civil engineering permit and inspection.

47. All work and/or activity in the public right-of-way will require an Encroachment Permit application to be submitted to the Public Works Department for approval. This application shall include a traffic control plan that shows how traffic will be safely controlled and motorists will be alerted during all construction activity including, but not limited to, times when construction vehicles are entering and exiting the project site.

48. All public improvements shall be guaranteed by written agreement with the City, Faithful Performance Bond and Labor and Materials Bond, to the Public Works Department for approval. The Faithful Performance Bond shall be an amount equal to at least one hundred percent (100%) of the engineer's estimated cost of Improvements (on-site and off-site). The Labor and Materials Bond shall be an amount equal to at least fifty percent (50%) of the engineer's estimated cost of Improvements (on-site and off-site).

49. To prevent sedimentation and discharge of contaminants off-site during project construction, the project applicant shall have the construction contractor implement an erosion control plan and implement a best management practice/hazardous materials containment plan during the entire time construction activities are occurring. The hazardous materials containment plan shall be approved by the Public Works Department prior to the commencement of land alteration and construction activities for the project. It shall contain the following elements:

    A. Stationary equipment such as motors, pumps, and welding equipment shall be placed over drip pans or other containment apparatus.

    B. Construction materials shall not be stockpiled or stored where they could be accidentally discharged downslope or onto Mount Hermon Road.

    C. Any petroleum, lubricants or other hazardous materials used during construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan roved by the agencies that review this plan. Applicant shall construct all storm drain facilities in conformance with data and analysis in the adopted *City of Scotts Valley Stormwater Technical Guide*, August 2017.

50. The Applicant shall repair any damage caused to the City streets by applicant or its contractors, consultants, and/or employees prior to certificate of occupancy. A video log, DVD format, clearly showing the existing condition of [the applicable street] to

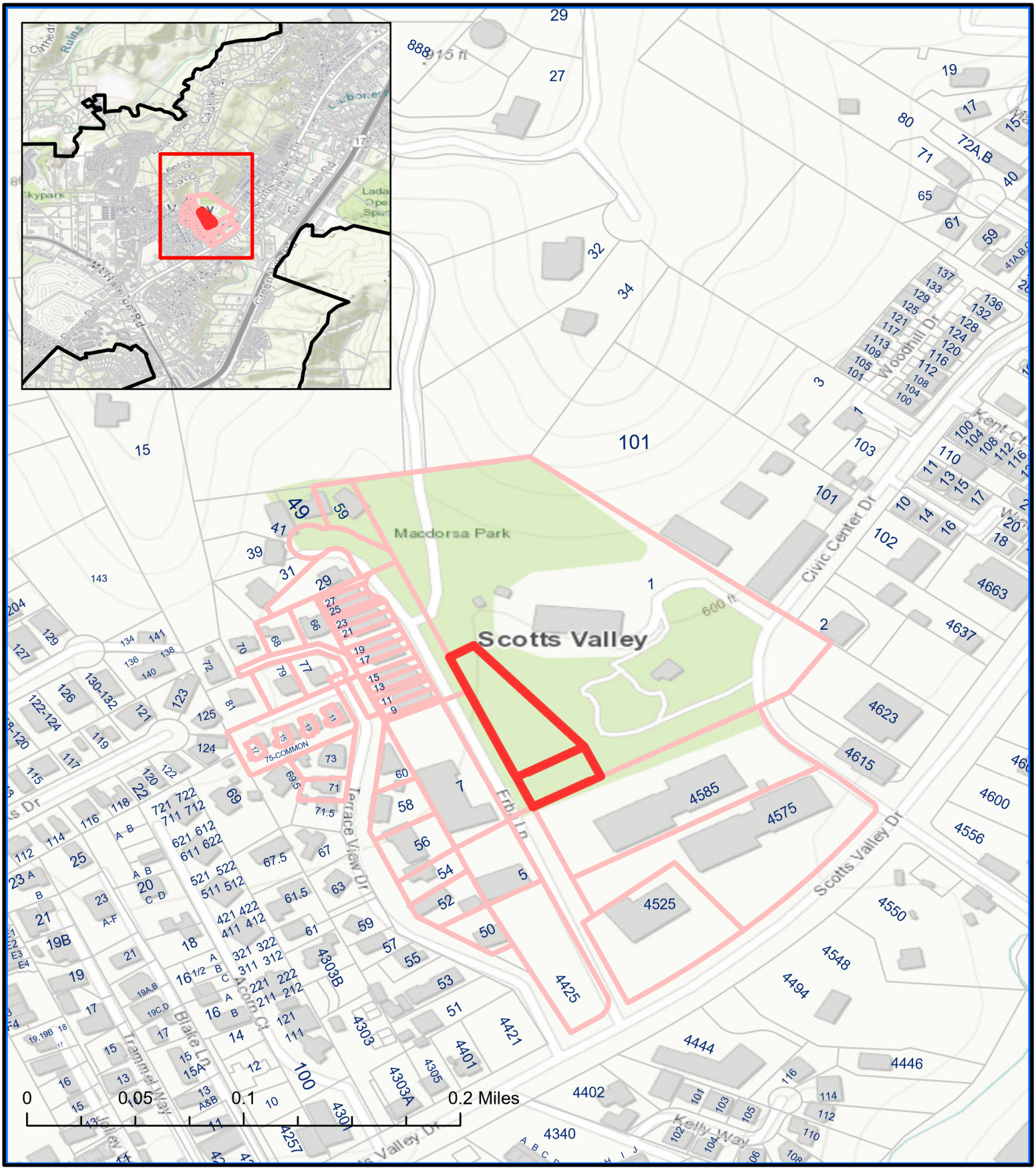
the project site shall be presented to the Department of Public Works prior to the start of construction. Applicant is advised that, absent clear video evidence to the contrary, road damage must be repaired to the satisfaction of the City prior to certificate of occupancy . Applicant shall update all striping to latest standards for full frontage of project.

51. The Applicant shall provide 2” mill and Hot Mix Asphalt (HMA) overlay for the full width of the road along the full parcel frontage on Erba Lane.

52. Prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure.

_____

Name and Signature of Property Owner Date



Location Map

LD24-002, DR24-004, EA24-003, MND24-002, & CRA24-002
Erba Lane (Ridgewood West)
APN 022-481-18 and -22

Date Exported: 5/16/2025 1:35 PM



CITY VENTURES
Building It Forward

RIDGEWOOD WEST

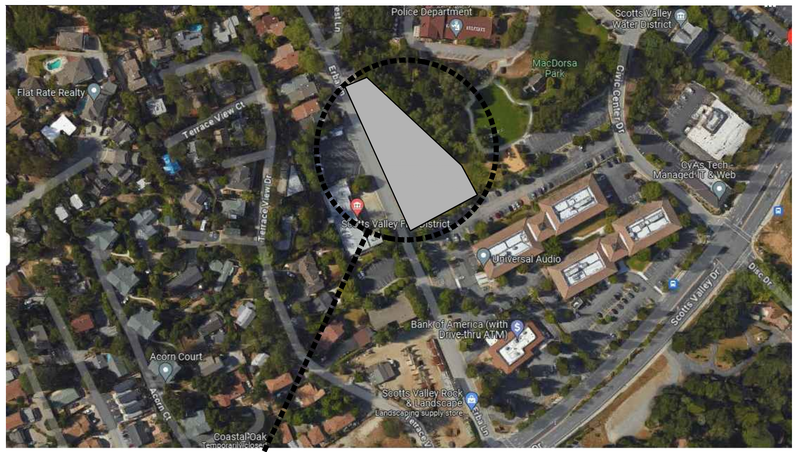
ERBA LANE

SCOTTS VALLEY, CALIFORNIA 95066

APN: 022-481-18 AND 022-481-22

2ND SUBMITTAL DATE: 10.10.2024
3RD SUBMITTAL DATE: 1.22.2025
4TH SUBMITTAL DATE: 5.9.2025

LOCATION MAP



SITE LOCATION

APPLICANT:
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E-MAIL: DDENNLER@CITYVENTURES.COM
WWW.CITYVENTURES.COM

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Architect
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BRENTWOOD, CA 94513
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www.tarrar.com

CIVIL ENGINEER:
C2G / CIVIL CONSULTANT GROUP
4444 SCOTTS VALLEY DRIVE, SUITE 6
SCOTTS VALLEY, CA 95066
CONTACT: JAMIE BUSHONG
Senior Project Manager
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WWW.CIVILCONSULTANTSGROUP.COM

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RIDGEWOOD WEST PROJECT DESCRIPTION (ERBA LANE - SCOTTS VALLEY, CALIFORNIA 95066)

CITY VENTURES IS PLEASED TO SUBMIT OUR PROPOSAL FOR RIDGEWOOD WEST, LOCATED BETWEEN THE SCOTTS VALLEY POLICE DEPARTMENT AND FIRE DISTRICT ON ERBA LANE (APNS 022-481-18 AND 022-481-22) THIS 1.04-ACRE PROJECT IS CURRENTLY OCCUPIED BY SURFACE PARKING, AND OUR PROPOSAL AIMS TO LEVERAGE THE PROPERTY'S UNIQUE SHAPE TO CREATE A WARM FRONTAGE THAT CONNECTS SEAMLESSLY WITH THE SINGLE-FAMILY NEIGHBORHOOD UP ERBA LANE. THIS PROPOSED PROJECT IS A HOUSING DEVELOPMENT, AS DEFINED BY GOVERNMENT CODE SECTION 65589.5(H)(2), REQUESTING SPECIFIC WAIVERS. PLEASE SEE SHEET PI1.3 FOR THE FULL LIST OF REQUESTED WAIVERS, WHICH INCLUDE MODIFICATIONS TO THE GARAGE MINIMUM SIZE REQUIREMENT, BUILDING HEIGHT, SETBACKS, GUEST PARKING, ENTRANCE ORIENTATION, UPPER STORY SETBACKS, FAÇADE AND ROOF DESIGN, TREE SELECTION, PARKING PLACEMENT, DRIVEWAY COUNT, AND PERIMETER LANDSCAPING. THESE ADJUSTMENTS ARE AIMED AT OPTIMIZING THE SITE PLAN FOR MAXIMUM UNIT DENSITY WHILE ADHERING TO THE GOALS OF THE GENERAL PLAN AND AVOIDING BIOTIC ENCROACHMENT. IN ACCORDANCE WITH GOVERNMENT CODE SECTIONS 65915(A)(2) AND 65915(K), THE WAIVERS ARE DESIGNED TO ACHIEVE IDENTIFIABLE COST REDUCTIONS, PRIMARILY BY ALLOWING FOR INCREASED SPACE FOR INCOME-GENERATING UNITS WHILE MAINTAINING ALIGNMENT WITH LOCAL OBJECTIVES.

THE SITE ALLOWS FOR A RESIDENTIAL DENSITY RANGE OF 9 - 15 UNITS PER ACRE AND IS ZONED R-H HIGH DENSITY. UTILIZING DENSITY BONUS, CITY VENTURES PROPOSES 19 SOLAR ALL-ELECTRIC, THREE-STORY TOWNHOME-STYLE CONDOMINIUMS, RANGING FROM APPROXIMATELY 1,400 - 1,500 SQUARE FEET, EACH HOSTING 3 BEDROOMS AND A TWO-CAR PRIVATE GARAGE. THIS PROJECT WILL ALSO INCLUDE 10 GUEST SPACES.

THE ERBA LANE SITE IS GRACED WITH WELL-ESTABLISHED TREES THAT PROVIDE A SPRAWLING CANOPY, CREATING A BUILT-IN NATURAL ENVIRONMENT. TO PRESERVE THIS NATURAL BEAUTY, BUILDING STRUCTURES WILL BE CAREFULLY POSITIONED OUTSIDE OF THE DRIPLINE OF THE OAK RIPARIAN WOODLAND, ENSURING THAT THE VIBRANT ENERGY OF THE AREA REMAINS UNDISTURBED.

CITY VENTURES RESPECTFULLY REQUESTS A SITE DEVELOPMENT REVIEW, A VESTING TENTATIVE TRACT MAP, AND UPDATED CONCESSIONS AND WAIVERS RELATED TO OUR SUBMITTED SB330 APPLICATION. AT LEAST 15% OF THE NEW HOUSING UNITS WILL BE ALLOCATED TO MODERATE AND LOW-INCOME SALES PRICES.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SCOTTS VALLEY TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION.

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RIDGEWOOD WEST

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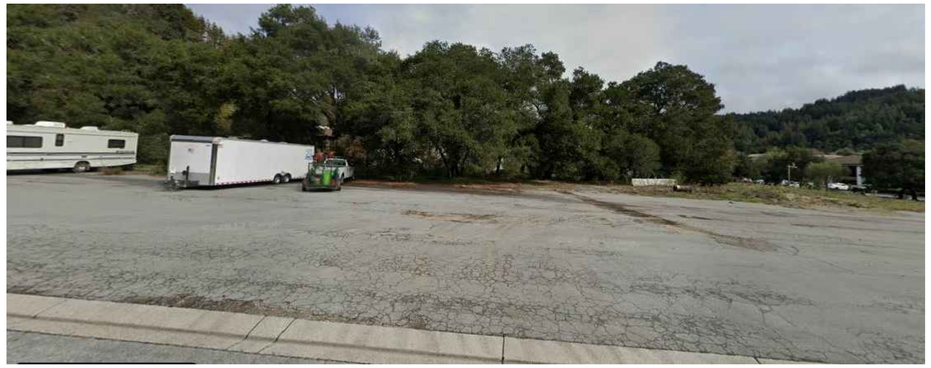
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SHEET INDEX AND PROJECT OVERVIEW

PO1

SCALE: N.T.S.
DATE: 1.16.25
PROJECT: 317073

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VIEW NO. 2 ERBA LANE AT FRONT OF PROPERTY



VIEW NO. 1 ERBA LANE AT SOUTH WEST CORNER



VIEW NO. 3 ERBA LANE AT NW CORNER

SITE





VIEW NO. 4 SITE ACCESS FROM POLICE DEPARTMENT



VIEW NO. 5 VIEW FROM MACDORSA PARK

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NEIGHBORHOOD PHOTOS

PI 1.1

SCALE: NTS
DATE: 1.16.25
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Land Use Summary	Erba Lane Parcels 022-481-18 and 022-481-22	
	Current	Proposed
Zoning Designation	RH - High Density	RH - High Density
Zoning Base Density	20 DUA w/ State Density Bonus	19 DUA, Utilizing Density Bonus
General Plan Designation	RH	RH
Density Allowed with the State Density Bonus Law	123% of 15 DUA = 20 DUA	19 (of 20 Total Allowed)
General Plan Density	-	9-15 DUA
Building Setback	-	
Front	-	Defer to table
Back	-	Below
Side	-	
Inclusionary Housing	-	20%
Required Offsite Parking For Resi Uses	-	Defer to sheet PI 1.3
Minimum Usable Open Space Per DU – PRIVATE	100 sq. ft. private open space per Dwelling Unit, or 0 with state density bonus	Building 4 does not meet the require-ment and a waiver is requested

Onsite Affordable

As a result of the inclusion of at least 10% of the units in the for-sale development restricted to low income, the project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (GC Section 65915(B)(1)) and incentives or concessions (GC Section 65915(D)(1)) pursuant to state density bonus law. City Ventures is proposing waivers and concessions as defined on project information (PI.3) sheet, while reserving the right to use additional waivers and concessions in the future.

BLDG. SUMMARY

BLDGS.	PLANS				TOTAL GROUND FLOOR (LOT COVERAGE)	TOTAL BUILDING
	PLAN 1A	PLAN 1B	PLAN 1B ADA	TOTAL		
BLDG. 1	-	2	2	4	2,625 SQ. FT.	8,678 SQ. FT.
BLDG. 2	-	4	-	4	2,625 SQ. FT.	8,678 SQ. FT.
BLDG. 3	5	-	-	5	3,603 SQ. FT.	11,120 SQ. FT.
BLDG. 4	6	-	-	6	4,314 SQ. FT.	13,377 SQ. FT.
TOTAL	11	6	2	19	13,167 SQ. FT.	41,852 SQ. FT.

UNIT SUMMARY

PLAN NO.	PLAN INFO	TOTAL UNITS	TOTAL LIVING	GARAGE	DECKS	PRIVATE PATIO/ PORCH SEE SP/LDSCP	STD. PARKING	TOTAL PARKING
PLAN 1A	3 BD/2 $\frac{1}{2}$ BTH	11	1,509	444	82	±180 SQ. FT. AT BLDGS 1-3	2	22
PLAN 1B	3 BD/2 $\frac{1}{2}$ BTH	6	1,409	444	76	" "	2	12
PLAN 1B ADA	3 BD/3 BTH (2 - $\frac{1}{2}$ BTH)	2	1,409	444	76	" "	2	4
	TOTAL UNIT	19			MIN. 250 SQ. FT. AT BUILDINGS 1-3			38

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
SITE COVERAGE -SEE SITE PLAN SHEET SP1.1 FOR CALCULATION	55% MAX.	31%
MAXIMUM HEIGHT	UNLIMITED W/ SBDL WAIVER	±43'-3"
SETBACKS		
• FRONT: 20 FEET	• FRONT: 20 FEET	3'-0" MIN.
• SIDE YARD – PERMITTED USE: 10% OF WIDTH OF THE SITE, 10 FOOT MAXIMUM AND 5 FOOT MINIMUM, EXCEPT: I.STREET SIDE YARD: 20% OF LOT WIDTH, 20 FOOT MAXIMUM AND 8 FOOT MINIMUM II.ADD 1 FOOT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURED AT TOP PLATE LINE) III.ADD 1 FOOT FOR EACH 5 FEET BY WHICH A WALL OF A STRUCTURE WITHIN 25 FT OF THE SIDE PROPERTY LINE EXCEEDS 40 FEET IN LENGTH PARALLEL TO THE SIDE PROPERTY LINE IV.A SIDE YARD PROVIDING ACCESS TO MORE THAN ONE DWELLING SHALL HAVE A MINIMUM SETBACK OF 12 FEET	• SIDE: I. 0.20 X 400 = 80 FT= 20FT. II. (30' PLATE) = +5 FT III. BLDG. 4 / WALL EXCEEDS 40 FT. BY 90FT = 90/5 = 18 FT ADDED 25FT +18FT. = 43 FT. SETBACK	13'-0" MIN. AT BUILDING 4
• REAR YARD: 20% OF LOT DEPTH, MAXIMUM OF 25 FEET AND MINIMUM OF 15 FEET EXCEPT WHEN THE FOLLOWING EXCEPTIONS APPLY: I.15 FOOT MINIMUM APPLIES IF SIDE YARD IS A MINIMUM OF 25 FEET II.1 FOOT SHALL BE ADDED TO SETBACK REQUIREMENT FOR EACH 2 FEET OF HEIGHT ABOVE 20 FEET (MEASURE AT TOP PLATE LINE)	• REAR: REAR SETBACK =0.2 X 152 =30FT. I. NA II. 30 FT. PLATE HEIGHT 10 FT ABOVE 20 FT. = 5FT MAX REQUIRED 25FT. PER PART 1	11 FT. AT BLDG 4.

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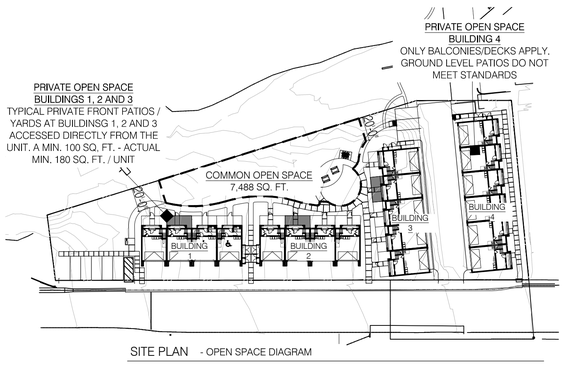
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PROJECT INFORMATION

PI 1.2

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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SITE PLAN - OPEN SPACE DIAGRAM

PRIVATE OPEN SPACE				
	BALCONY / DECK	GROUND FLOOR PATIO/YARD	TOTAL BLDG 1-3	TOTAL BLDG 4
PLAN 1A	82.000 SQ. FT.	180 SQ. FT. AT BLDGS 1-3	262.000 SQ. FT.	82.000 SQ. FT.
PLAN 1B	76.000 SQ. FT.	180 SQ. FT. AT BLDGS 1-3	256.000 SQ. FT.	76.000 SQ. FT.
BUILDING 4 COMMON OPEN SPACE SUBSTITUTION - SEE COMMO OPEN SPACE BELOW				+ 465 SQ. FT. / UNIT PER COMMON OPEN SPACE

COMMON OPEN SPACE		
	REQUIRED	PROPOSED
SEE SITE PLAN	100 SQ. FT/UNIT X 19 UNITS = 1,900 SQ. FT.	7.488 SQ. FT.
ADDED OPEN SPACE OVER REQUIRED		7.488 SQ. FT. - 1,900 SQ. FT. = 5,588 SQ. FT. ABOVE REQUIRED / 50% = 2,794 SQ. FT. ALLOWED FOR PRIVATE OPEN SPACE SUBSTITUTION
BUILDING 4 SUBSTITUTION	6 UNITS 34 SQ. FT. MIN/UNIT REQUIRED	2,794 SQ. FT. COMMON OVER REQUIRED/ 6 UNITS = 465 SQ. FT. /UNIT AVAILABLE

*SEE ADJACENT SITE PLAN DIAGRAM AND UNIT PLANS FOR PRIVATE AND COMMON OPEN INFORMATION

DENSITY BONUS WAIVERS	
GARAGE MINIMUM SIZE	SVMC 17.44.030 (B)
BUILDING HEIGHT	SVMC 17.20.040 (E)
SETBACKS - NO., SO. & EAST	SVMC 17.10.040
PARKING PLACEMENT	SWMC 17.44.030(J).2
UPPER STORY SETBACKS	ODS V.B.2
WATER CONSERVATION OF TREE SPECIES	ODS VII.B.3.2
DRIVEWAY COUNT	ODS III.B.4
PERIMETER PARKING LOT LANDSCAPING	ODS III.B.6
PARKING SCREENING	ODS III.B.1.b.(3)
OPEN SPACE REQUIREMENTS	ODS.VI.B.1.a
PARKING SCREENING	ODS III.B.1.b.(3)
BALCONY DESIGN STANDARDS	ODS.VI.B.1.b.2
PATIO DESIGN STANDARDS	ODS.VI.B.1.b.3

DENSITY BONUS CONCESSION

APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL

PROJECT PARKING

	CALIF. CODES	SCOTTS VALLEY	PROPOSED	NOTES
PARKING				
UNIT		2 SPACES/UNIT = 19 UNITS x 2 = 38 SPACES	38 SPACES	PRIVATE GARAGES
GUEST		1 SPACE / 5 UNITS = 4 SPACES	8 SPACES	(7) STANDARD GUEST SPACES + (1) ADA GUEST SPACE
				NOTE: 8 UNITS HAVE A DRIVEWAY APRON FOR GUEST PARKING.
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 38 SPACES =0.76 0.76 = 1 SPACE	N/A	1 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 7 SPACES = 0.35 =1 SPACE	N/A	1 SPACE	SEE SITE PLAN
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 38 = 3.8 SPACES = 4	-	4 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 38 = 9.5 SPACES = 10	-	10 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 38 = 1.9 SPACES = 2	-	2 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 7 SPACES = .35 = 1 SPACE	AOS TABLE 1 1:VISITOR SPACE/ (10)UNITS 19 UNITS/10 = 2 SPACES	6 SPACES	SEE LANDSCAPE PLANS
LONG TERM (IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1:2 UNITS = 19 x .5 = 9.5 SPACES	SBMC TBL 12.100-3 1:1 UNITS = 19 UNITS = 19 SPACES	19 SPACES MIN.	SPACE LOCATED WITHIN GARAGE OF EACH HOME

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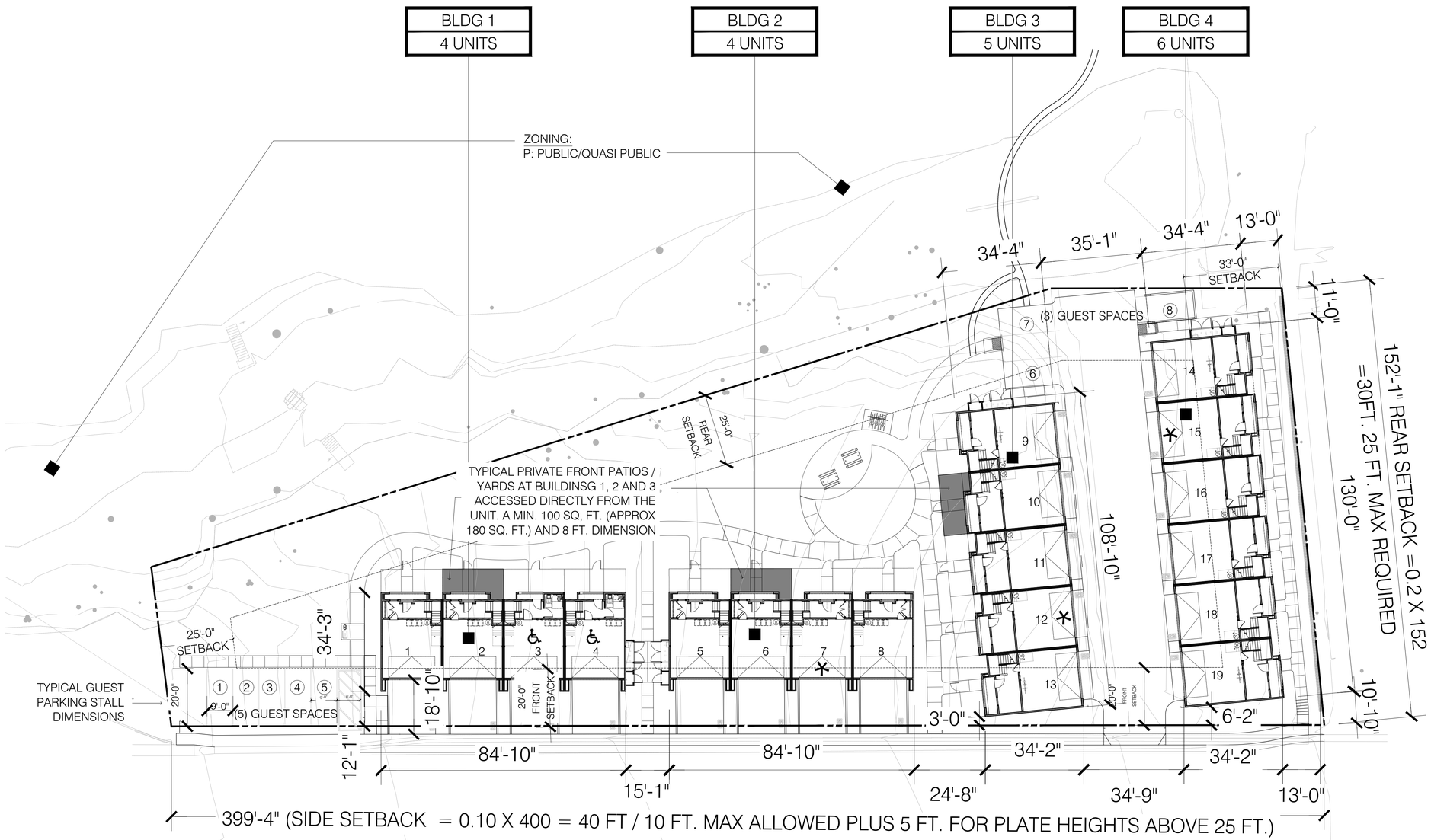
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PROJECT INFORMATION

PI 1.3

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

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SITE PLAN

ZONING ACROSS ERBA LANE :
R-1-10 MEDIUM DENSITY

0 10 20 40 80

BLDG LEGEND

BLDG - (TYPE X) ← BLDG NUMBER AND TYPE
X UNITS ← TOTAL UNIT

BLDG TYPES
RESIDENTIAL TOWNHOME STYLE CONDOMINIUM
* BMR - BELOW MARKET RATE CONCEPTUAL LOCATION

ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 19 TOTAL UNITS PROPOSED X 10% = 2 ACCESSIBLE UNITS
- ♿ INDICATES LOCATION OF CONCEPTUAL UNIT DESIGNATED ACCESSIBLE

GENERAL NOTE:
FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.
ZONING:
RH HIGH DENSITY
SITE COVERAGE FROM CIVIL: 45,243.5 SQ. FT.

LOT COVERAGE:
5824+3603+4314 = 13,741
13,741: 45,243.5 = 0.303 ~ 30%

BLDG. SQ. FT. FOOTPRINTS
BLDG. 1&2 : 2625 SQ. FT. X 2 = 5250 SQ. FT.
BLDG. 3 : 3603 SQ. FT.
BLDG. 4: 4314 SQ. FT.

ZONING ADJACENT :
C-P: PROFESSIONAL

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CONCEPTUAL SITE PLAN
SP 1.1
SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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NOTE:
ALL SIDING AND TRIM TO BE "HARDI" OR EQUAL

CONCEPTUAL COLORS & MATERIALS

1 ROOF - COMPOSTION SHINGLE
MFR.: CERTAINTEED LANDMARK
WEATHERED WOOD
ROOF TO BE CLASS A ASSEMBLY

2 BODY - LAP SIDING
MFR.: SHERWIN-WILLIAMS
BEDROCK SW9563

3 BODY - BOARD AND BATTEN /
STUCCO / TRIM
MFR.: SHERWIN-WILLIAMS
EXTRA WHITE SW7006

4 BODY - SHINGLE SIDING
MFR.: SHERWIN-WILLIAMS
NIGHT OUT SW9560

5 BODY - STUCCO
MFR.: SHERWIN-WILLIAMS
PASSIVE SW7064

6 WINDOW
MFR.: VPI VINYL WINDOW
WINDOW FRAMES - WHITE
(ALL WINDOWS TO BE NON MIRRORED)

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CONCEPTUAL MATERIAL BOARD

MB 1.1

SCALE: NTS
DATE: 1.16.25
PROJECT: 317073

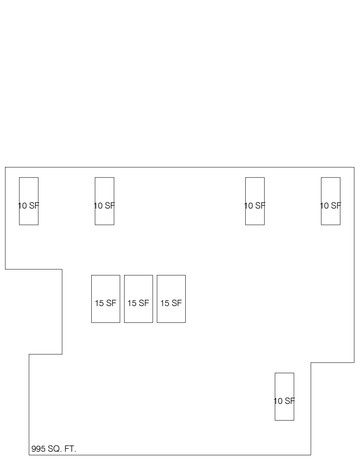
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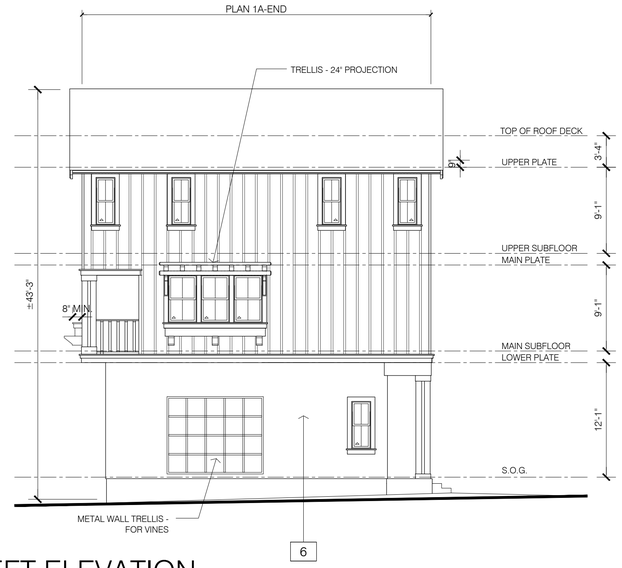
RIGHT ELEVATION



FRONT ELEVATION



FENESTRATION CALCULATION:
FACADE / FENESTRATION = 995 SQ. FT. / 95 SQ. FT.
= 10%



LEFT ELEVATION

	FINISH SCHEDULE	
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



REAR ELEVATION

STREET FACING ELEVATION

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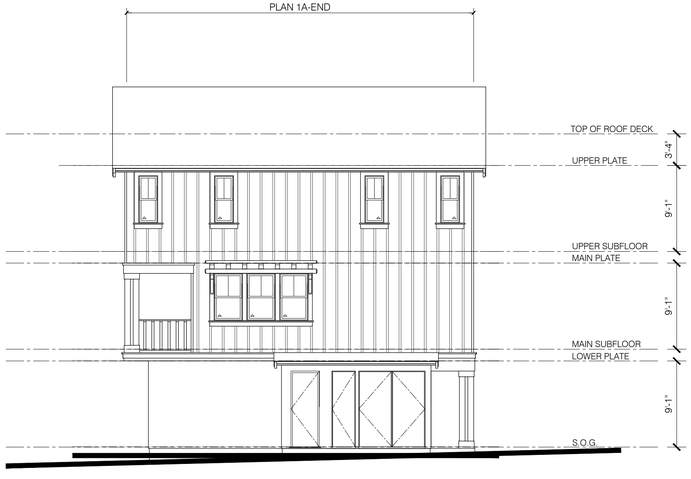
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BLDG 2 CONCEPTUAL ELEVATIONS (BLDG 1 SIM)

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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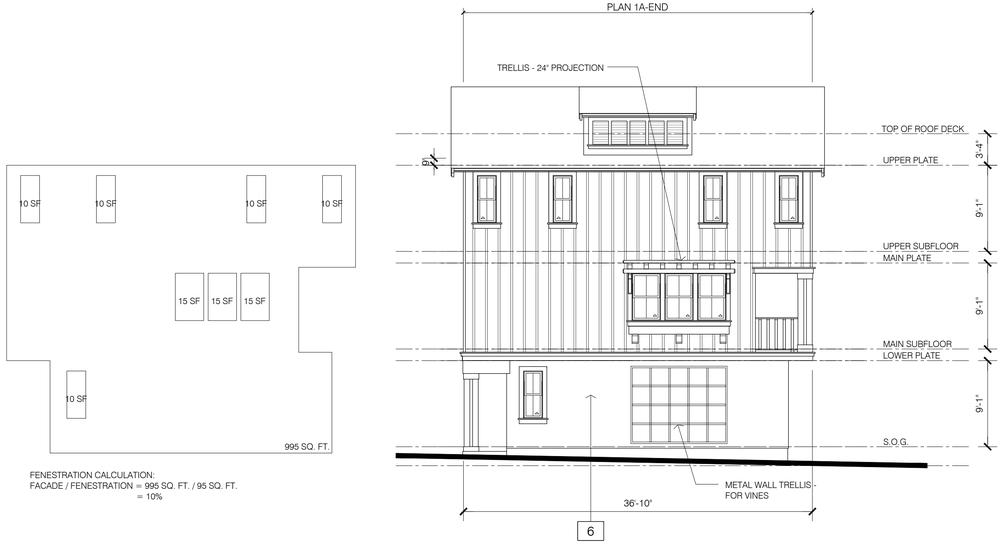
LEFT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



FRONT ELEVATION



FENESTRATION CALCULATION:
FACADE / FENESTRATION = 995 SQ. FT. / 95 SQ. FT.
= 10%

RIGHT ELEVATION

STREET FACING ELEVATION



REAR ELEVATION

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BLDG 3 CONCEPTUAL ELEVATIONS

A1.1.2

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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RIGHT ELEVATION

FINISH SCHEDULE		
1	COMPOSITION SHINGLE ROOF	
2	NOT USED	
3	CORBEL W/ KICKER	
4	WOOD RAILING	
5	HARDI BOARD + BATT SIDING	
6	STUCCO FINISH	
7	HARDI HORIZONTAL SIDING	
8	HARDI SHINGLE SIDING	
9	SINGLE HUNG WINDOWS	
10	SLIDING GLASS DOOR	
11	ENTRY DOOR	
12	FRENCH DOOR	
13	MASONRY VENEER	
14	MTL. ROLL-UP GARAGE DOOR	
15	COMMERCIAL LIGHTING	
16	STOREFRONT GLAZING	
17	WOOD WINDOW BOX	
18	MTL. CANOPY 3'-0" PROJECTION	
19	COMMERCIAL TRASH ENCLOSURE	

NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH EXTERIOR LIGHTING REQUIREMENTS IN STANDARD IX.B.5



FRONT ELEVATION



LEFT ELEVATION

STREET FACING ELEVATION



REAR ELEVATION

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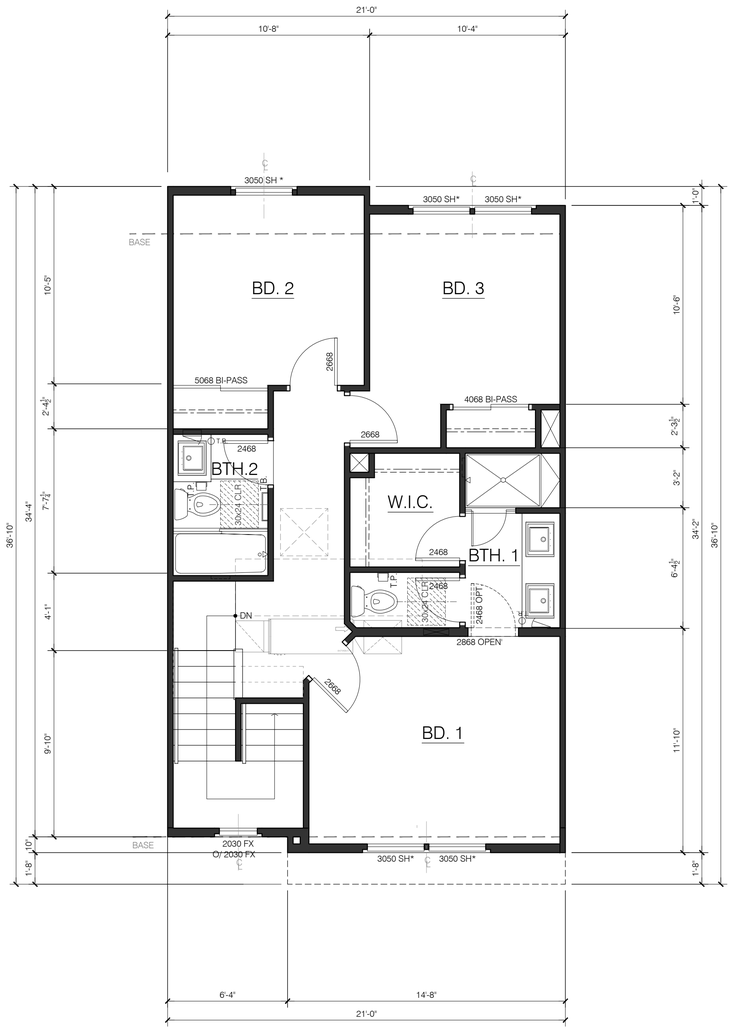
t. 415-512-1300
f. 415-288-0288

BLDG 4 CONCEPTUAL ELEVATIONS

A1.1.3

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

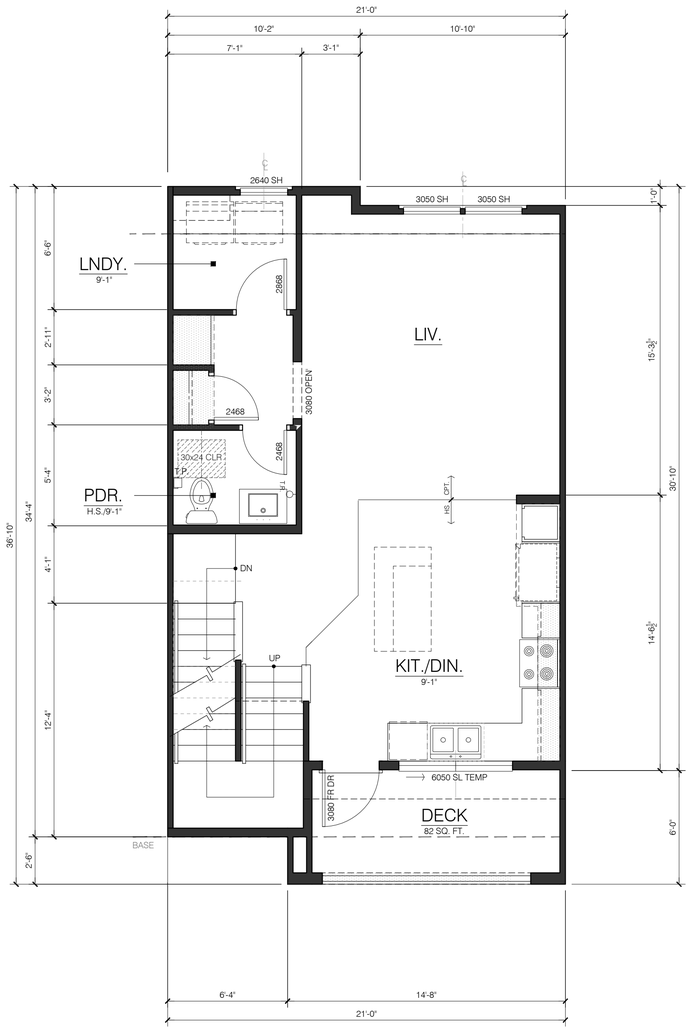
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UPPER FLOOR PLAN

PLAN 1A

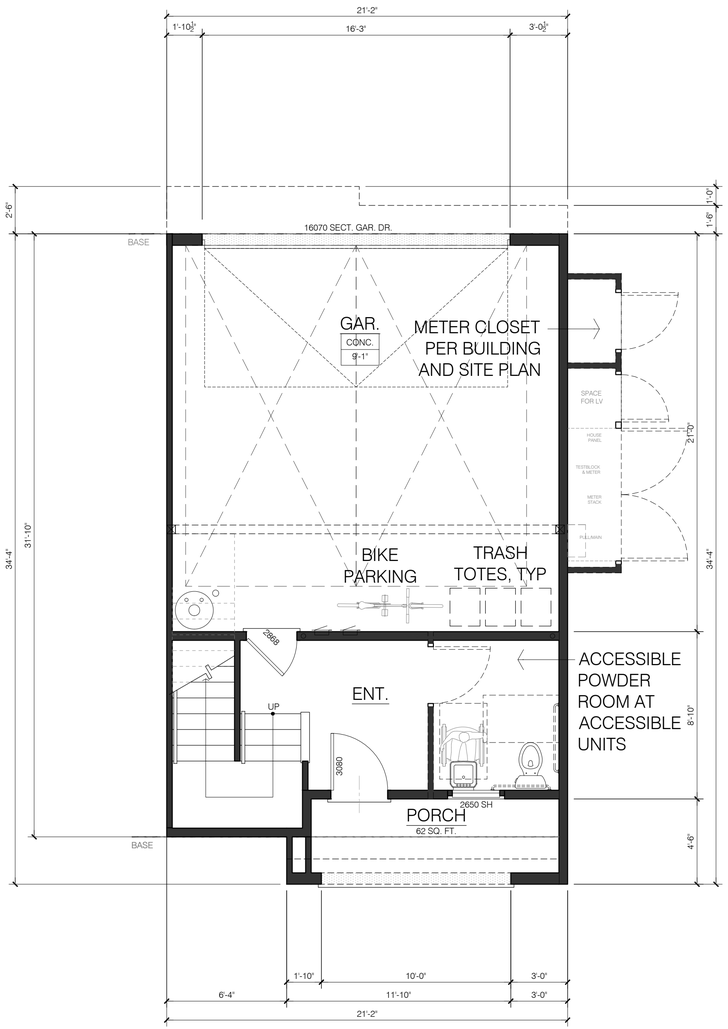
UPPER LIVING: 644 SQ. FT.



MAIN FLOOR PLAN

PLAN 1A - ALTENATE AT PLAN 1B

MAIN LIVING: 663 SQ. FT.
TOTAL LIVING: 1,509 SQ. FT.
DECK: 82 SQ. FT.



GROUND FLOOR PLAN

PLAN 1A W /OPTIONAL ADA POWDER

GROUND LIVING: 202 SQ. FT.
GARAGE: 444 SQ. FT.
PORCH: 62 SQ. FT.

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CITY VENTURES

ERBA LANE

SCOTTS VALLEY, CA 95066

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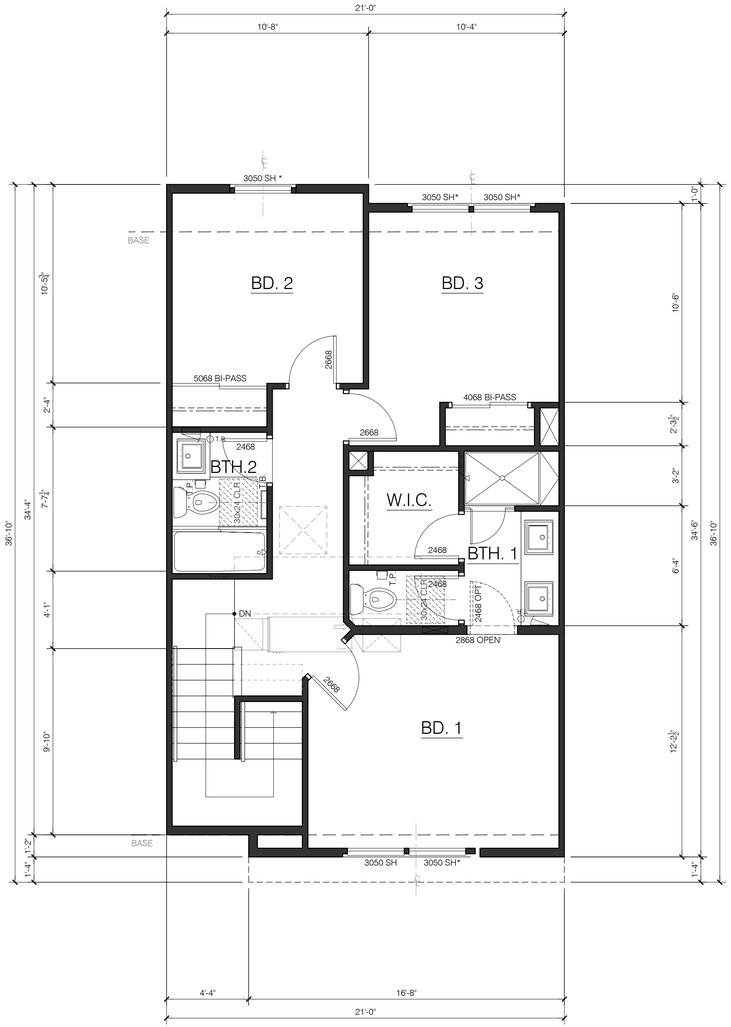
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PLAN 1A

A2.1.1

SCALE: 1/4" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

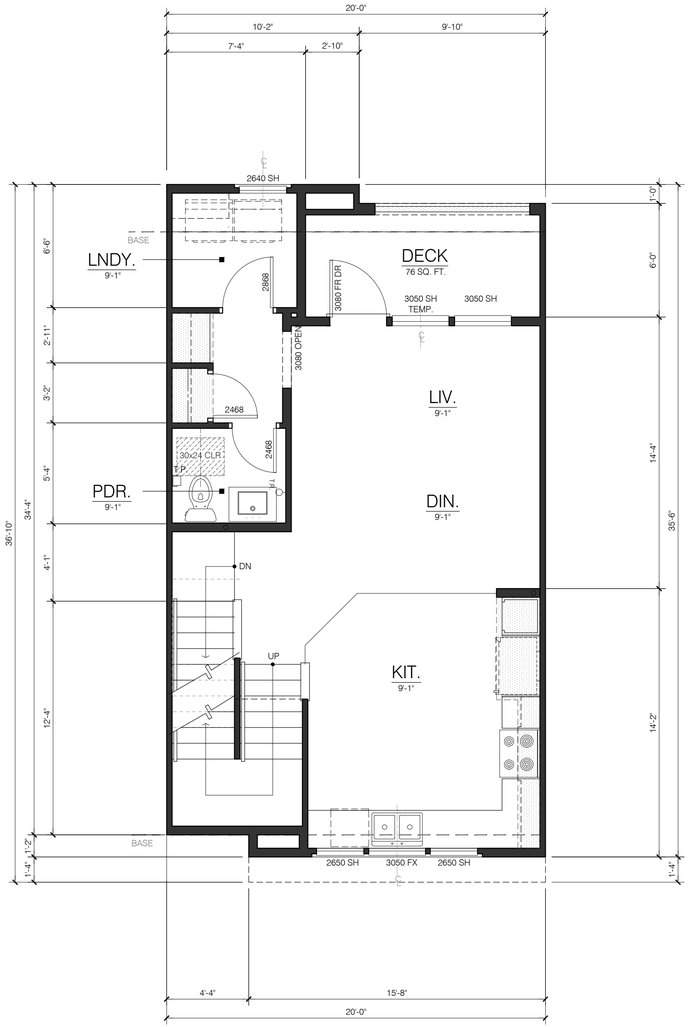
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UPPER FLOOR PLAN

PLAN 1B

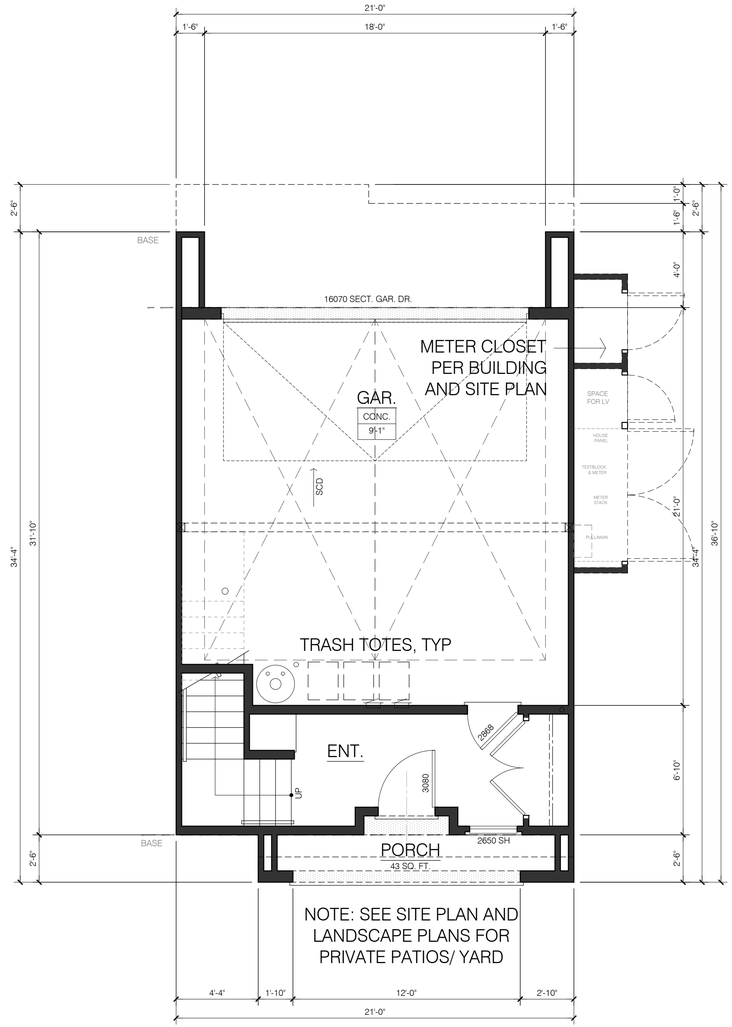
UPPER LIVING: 648 SQ. FT.



MAIN FLOOR PLAN

PLAN 1B - ALTERNATE AT PLAN 1A

MAIN LIVING: 613 SQ. FT.
TOTAL LIVING: 1,409 SQ. FT.
DECK: 76 SQ. FT.



GROUND FLOOR PLAN

PLAN 1B

GROUND LIVING: 148 SQ. FT.
GARAGE: 444 SQ. FT.
PORCH: 43 SQ. FT.

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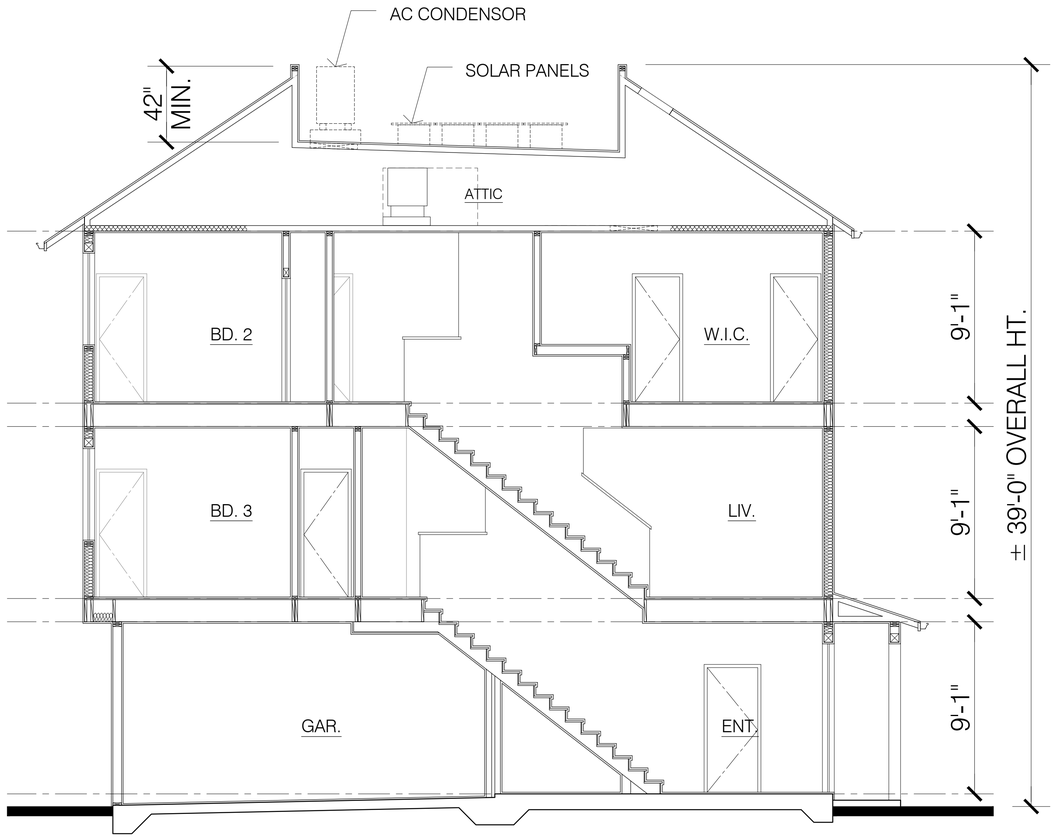
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PLAN 1B

A2.1.2

SCALE: 1/4" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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CONCEPT SECTION - PLAN 1

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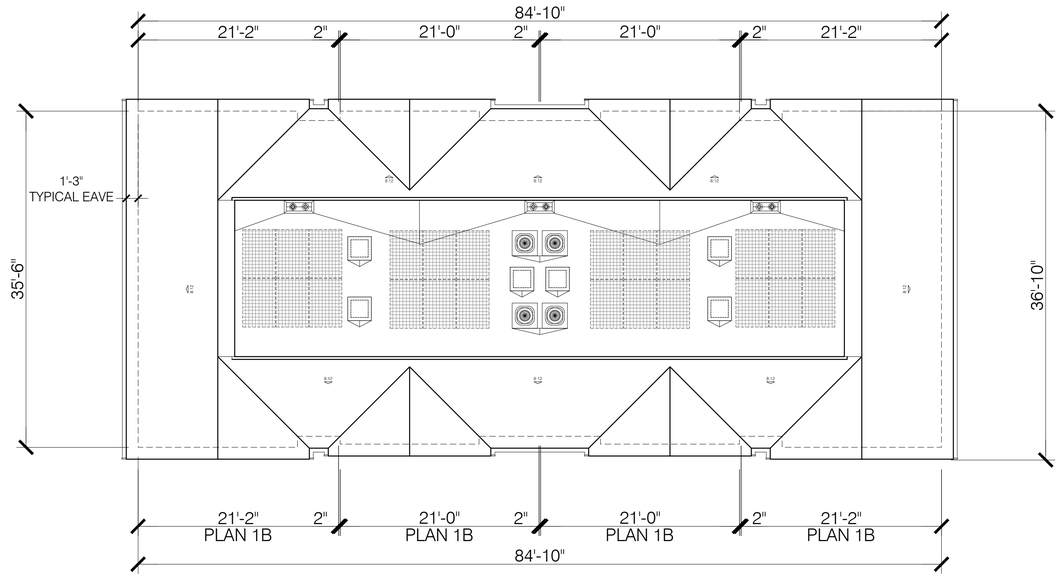
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CONCEPT SECTION

A2.2.1

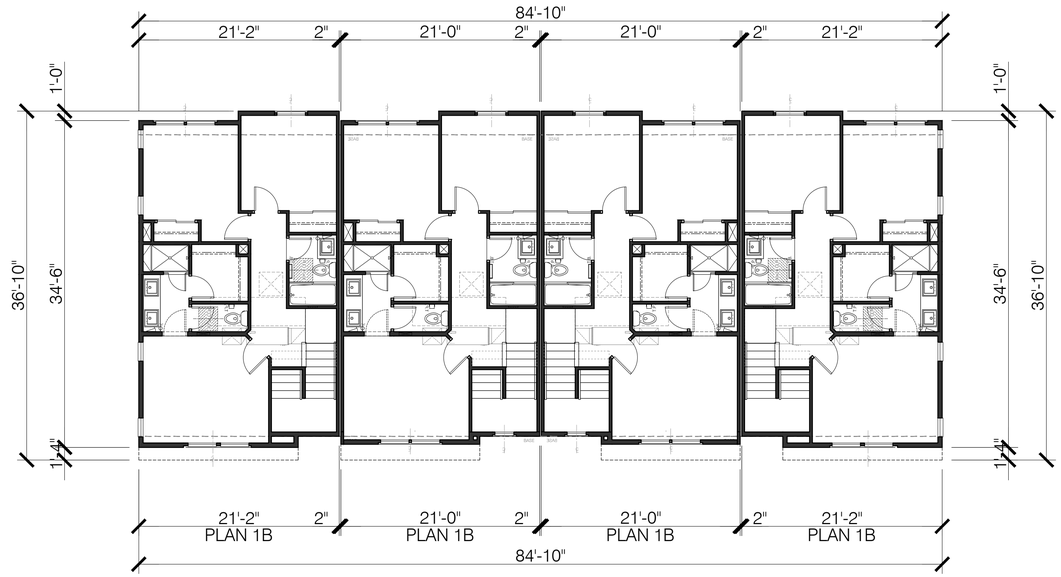
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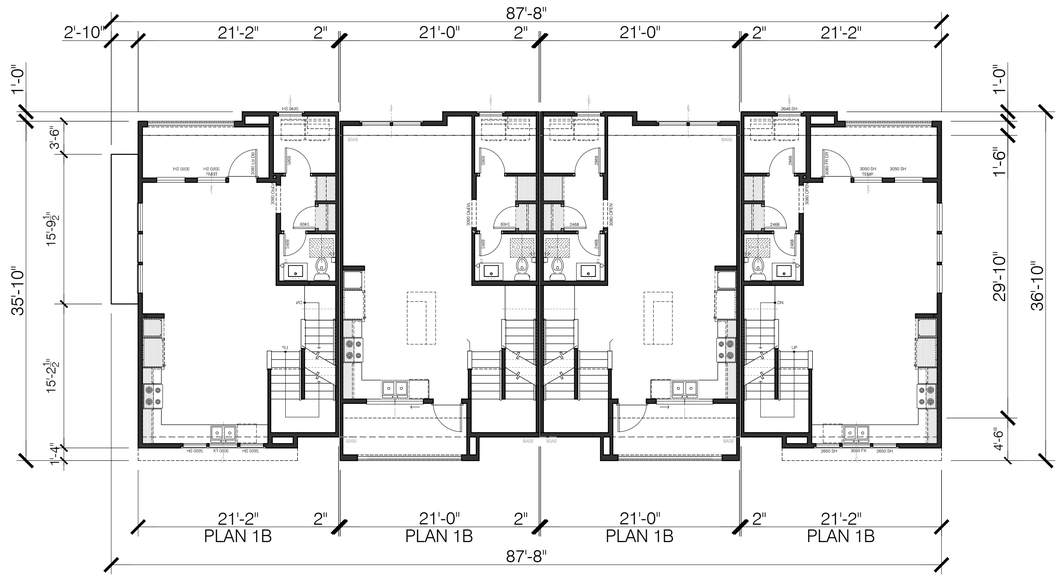
ROOF PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



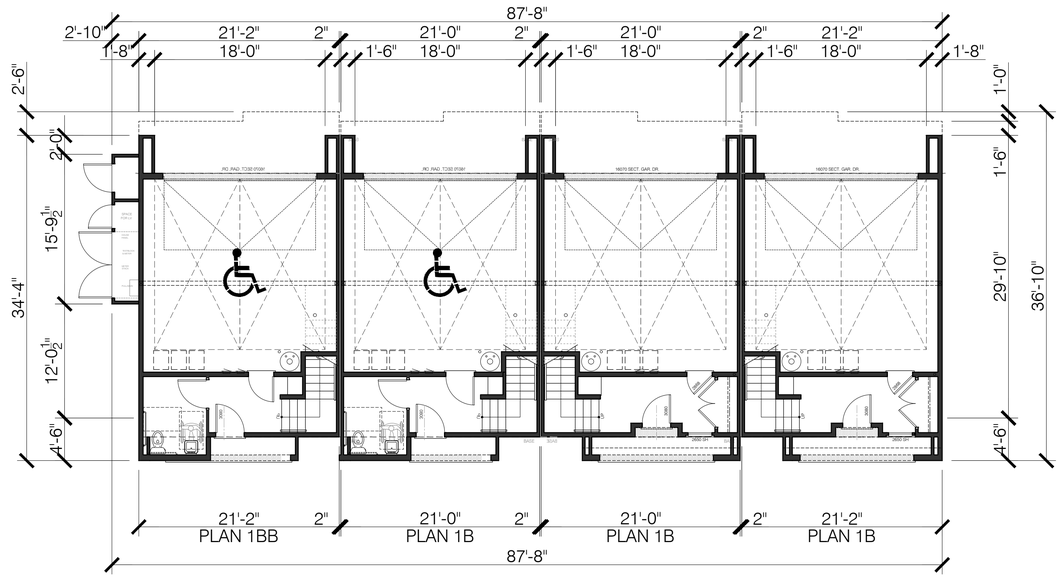
UPPER FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



MAIN FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)



GROUND FLOOR PLAN

BLDG. 2_ 4-PLEX (BLDG. 1 SIM.)

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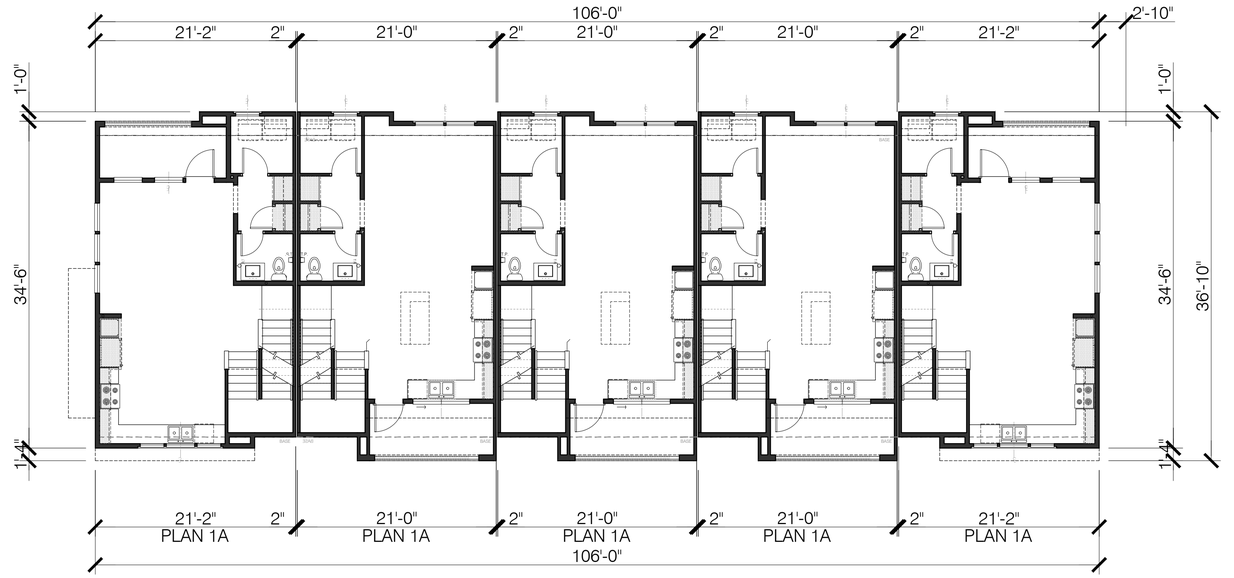
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BUILDINGS 1 AND 2

A3.1.1

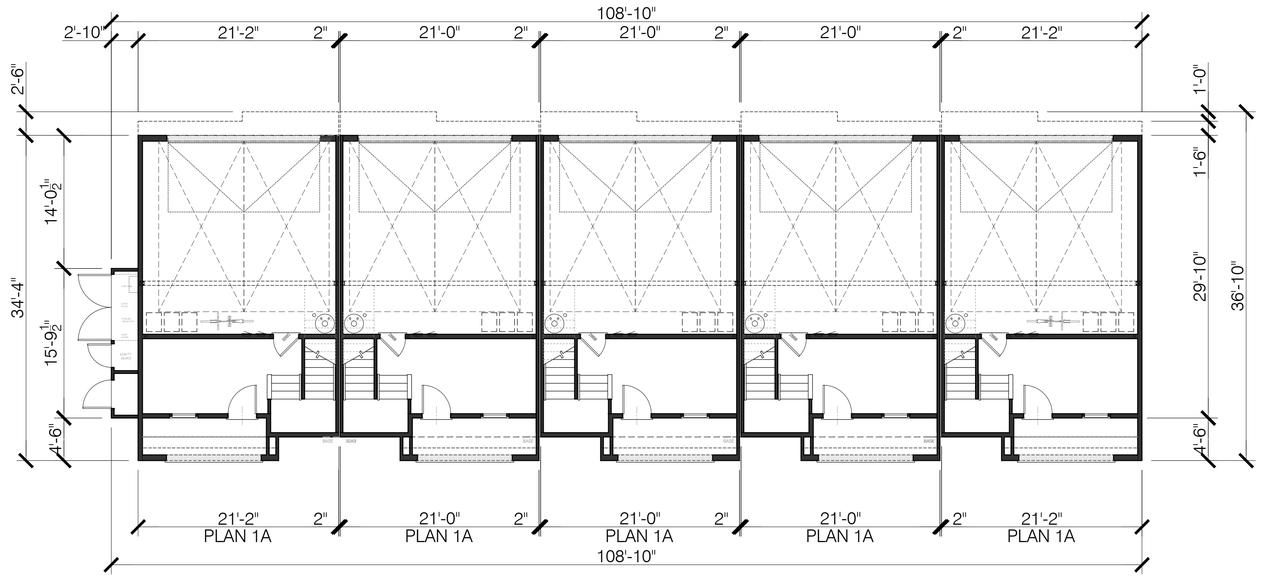
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MAIN FLOOR PLAN

5- PLEX BLDG.



GROUND FLOOR PLAN

5- PLEX BLDG.

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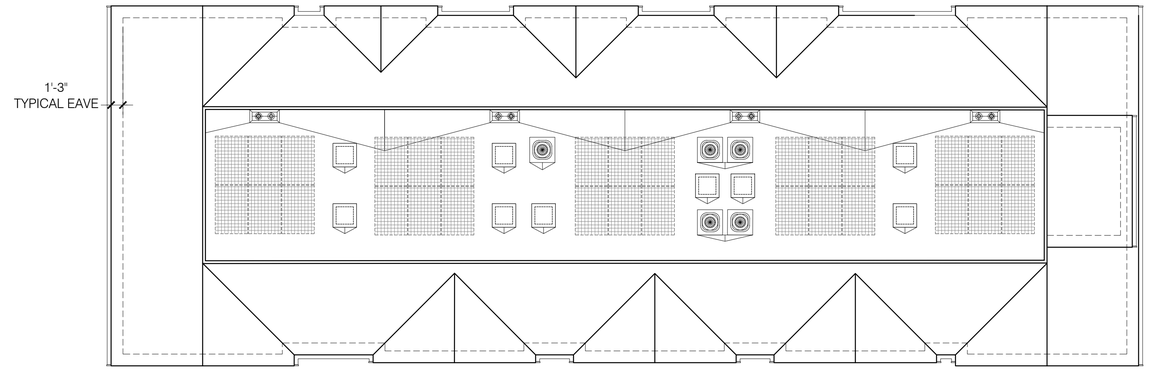
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BUILDING 3_GROUND FLOOR AND MAIN FLOOR

A3.2.1

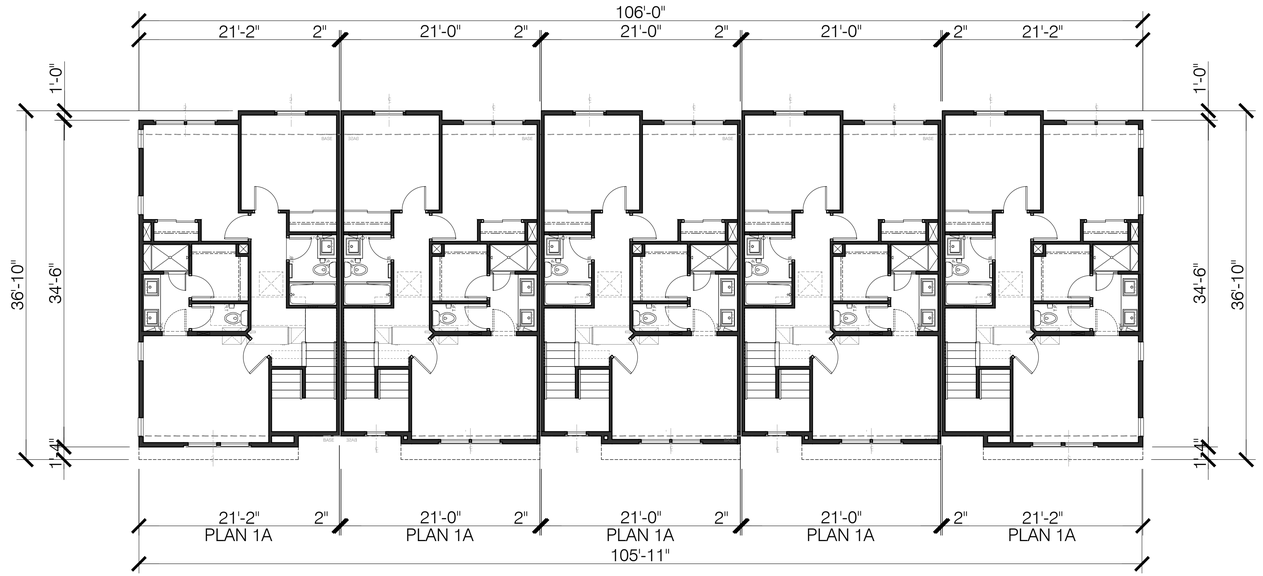
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ROOF PLAN

5- PLEX BLDG.



UPPER FLOOR PLAN

5- PLEX BLDG.

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BUILDING 3_UPPER FLOOR AND ROOF PLAN

A3.2.2

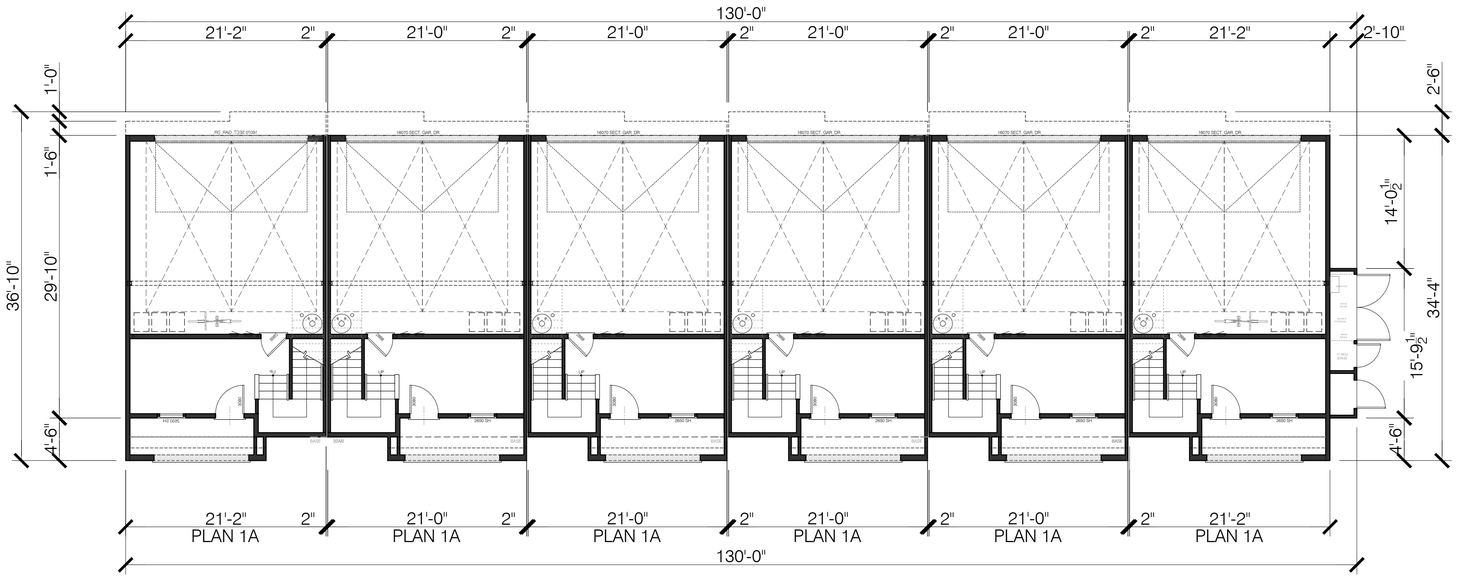
SCALE: 1/8" = 1'-0"
DATE: 1.16.25
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MAIN FLOOR PLAN

6- PLEX BLDG.



GROUND FLOOR PLAN

6- PLEX BLDG.

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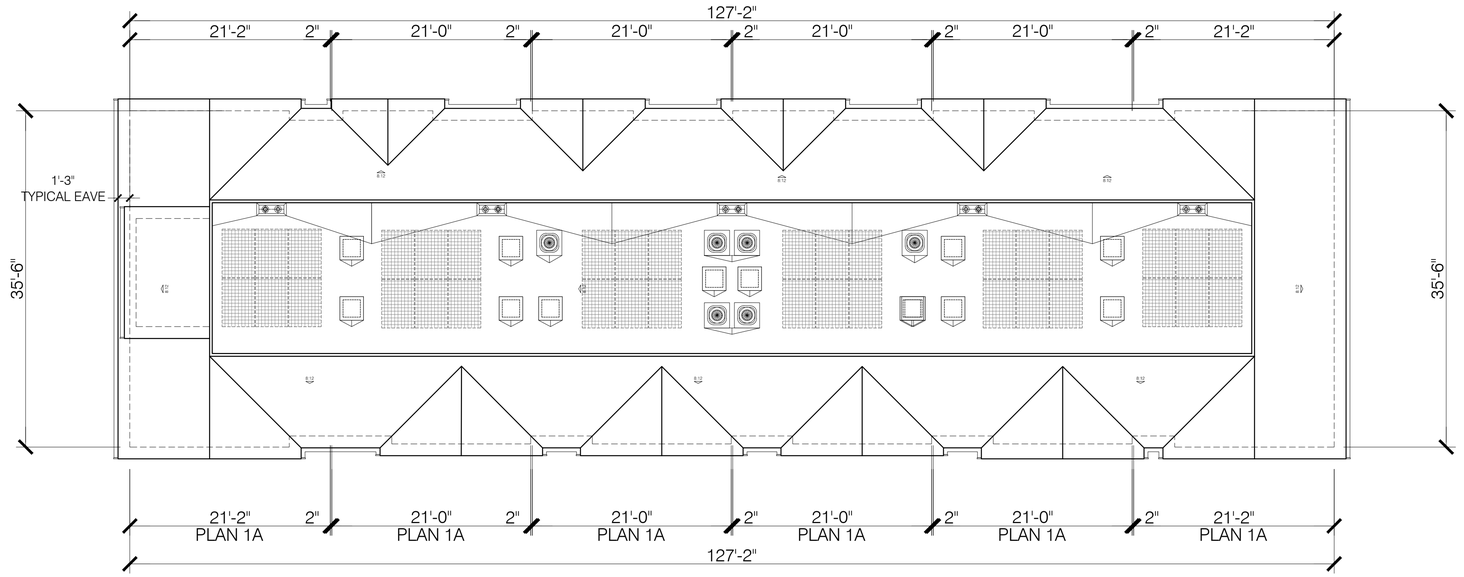
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BUILDING 4_GROUND AND MAIN FLOOR

A3.3.1

SCALE: 1/8" = 1'-0"
DATE: 1.16.25
PROJECT: 317073

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ROOF PLAN

6- PLEX BLDG.



UPPER FLOOR PLAN

6- PLEX BLDG.

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BUILDING 4_UPPER FLOOR AND ROOF PLAN

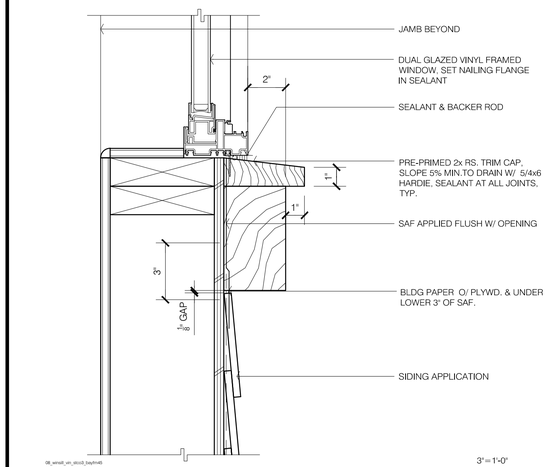
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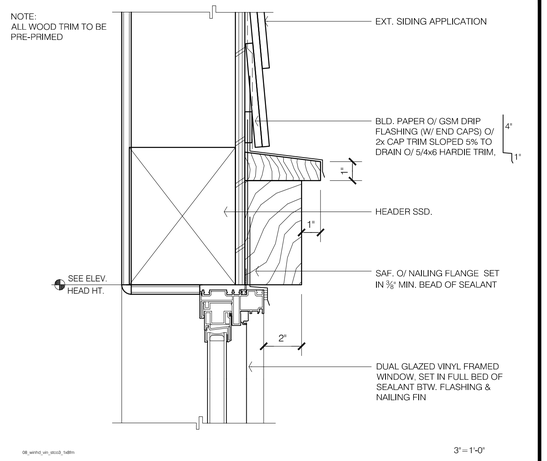
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NOT USED 7

NOT USED 5



CONCEPTUAL VIN. WIN SILL AT LAP SIDING (BD & BATTEN SIM.) 3



CONCEPTUALVIN. WIN.HD. 'B'-LAP SIDING (BD & BATTEN SIM.) 1

NOT USED 8

NOT USED 6

NOT USED 4

CONCEPT. VIN. WIN. JAMB AT LAP SIDING (BD & BATTEN SIM.) 2

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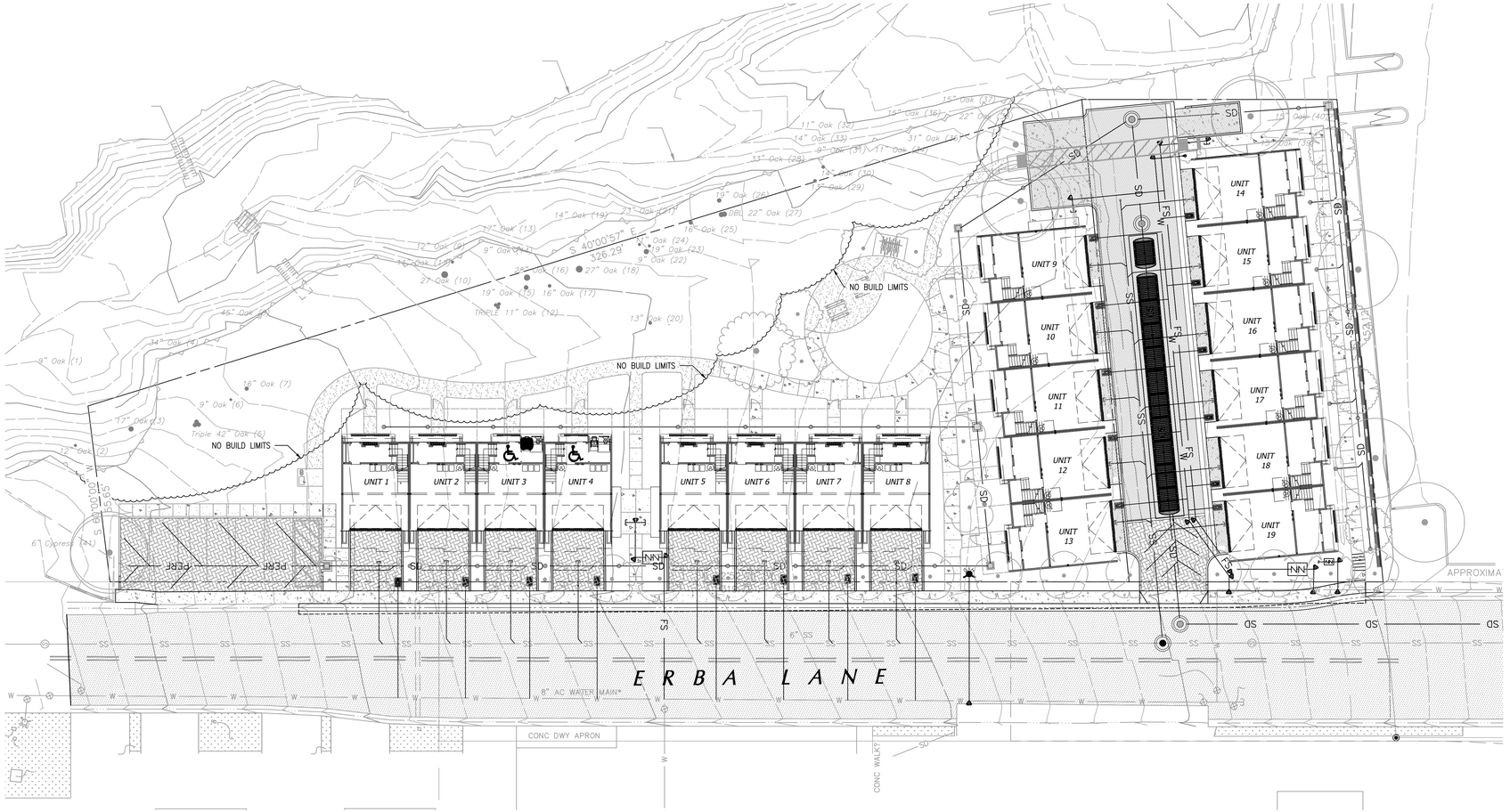
CONCEPT DETAILS

A4.1.1

SCALE: AS NOTED
DATE: 1.16.25
PROJECT: 317073

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RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22



SITE PLAN
SCALE: 1" = 20'

VICINITY MAP

INDEX OF SHEETS

C0.1 - COVER
C0.2 - TENTATIVE MAP
C1.1 - EXISTING SITE AND DEMOLITION PLAN
C2.1 - IMPROVEMENT PLAN
C2.2 - LINE OF SIGHT
C3.1 - GRADING AND DRAINAGE PLAN
C4.1 - UTILITY PLAN
C5.1 - STORM WATER CONTROL PLAN
C6.1 - EROSION CONTROL PLAN
C7.1 - DETAILS
C7.2 - DETAILS
C7.3 - CITY OF SCOTTS VALLEY DETAILS
C7.4 - SVWD DETAILS
C7.5 - SVWD DETAILS

NORTH

SCALE: 1"=20'
0 20 40 60

GENERAL NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
4. THE WITHIN PLANS ARE COPYRIGHTED AS AN UNPUBLISHED WORK BY C2G/CIVIL CONSULTANTS GROUP, INC. ALL IDEAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF C2G/CIVIL CONSULTANTS GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF C2G/CIVIL CONSULTANTS GROUP, INC. COPYRIGHT 2023 TODD R. CREAMER, D.B.A. AS C2G/CIVIL CONSULTANTS GROUP, INC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
6. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE, STE 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4453

UTILITY/NOTIFICATIONS

GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
SANITARY SEWER:	CITY OF SCOTTS VALLEY
STORM DRAIN SYSTEM:	CITY OF SCOTTS VALLEY

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

COVER

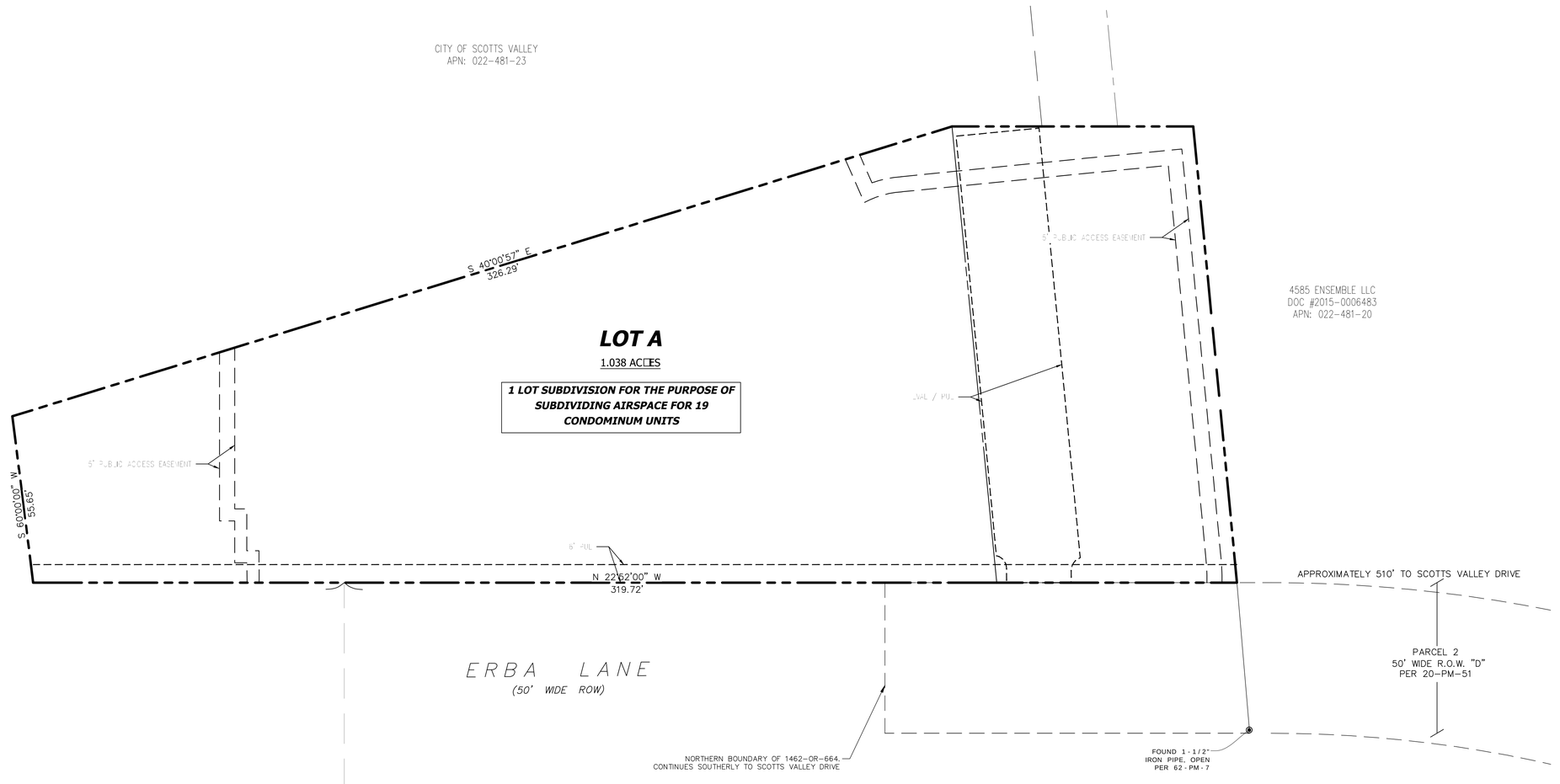
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C0.1
Of	16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 53 - 21Erba Lane\design\CAD\Sheets\2021.01A - C0.1 - C0COV.dwg Layout: C0.1 - C0COV Last Saved: Thu Jan 16, 2025 - 2:12pm Last Plotted: Wed Jan 22, 2025 - 11:28am By: JamesBuenrostro



LEGEND

- PAE
- EVAE / PUE
- [illegible] DA[illegible]
- [illegible]

ABBREVIATIONS

PUE	P[illegible] U[illegible] E[illegible]EASEME[illegible]
ESE	E[illegible]S[illegible]VE [illegible]SE EASEME[illegible]
EVAE	EME[illegible]E[illegible]VE[illegible]E ACCESS EASEME[illegible]
PAE	P[illegible]VA[illegible]E ACCESS EASEME[illegible]
CA	C[illegible]MM[illegible]A[illegible]EA
PSDE	P[illegible]VA[illegible]E S[illegible]M D[illegible]EASEME[illegible]

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UNIT COUNT

[illegible]A[illegible][illegible]19 [illegible]S

SURVEYOR'S STATEMENT

[illegible]E S[illegible]R[illegible]C[illegible]P[illegible]I[illegible]R[illegible]C[illegible]S[illegible]E [illegible]AS S[illegible]VE[illegible]ED [illegible][illegible][illegible] [illegible][illegible]DA[illegible]A[illegible]AD [illegible]P[illegible]S[illegible]AP[illegible]I[illegible][illegible]A[illegible]CA [illegible]AD S[illegible]VE[illegible]S, [illegible]IC.

ZONING

E[illegible]S[illegible]

[illegible]E E[illegible]S[illegible][illegible][illegible]S [illegible][illegible]ED [illegible][illegible][illegible][illegible]DE[illegible]S[illegible][illegible]ES[illegible]DE[illegible]IA[illegible] (SEE SC[illegible]S VA[illegible]; CA[illegible][illegible][illegible]A [illegible]CDE [illegible][illegible]D[illegible]A[illegible]ES C[illegible]APE[illegible]1[illegible]24[illegible]

M[illegible]M[illegible]M [illegible][illegible]A[illegible]EA	M[illegible]M[illegible]M [illegible][illegible]D[illegible]	M[illegible]M[illegible]M [illegible][illegible]DEP[illegible]
6,000 S[illegible] [illegible]	60 [illegible]	60 [illegible]

MA[illegible]M[illegible]M [illegible]DE[illegible]S[illegible] 3,000 S.[illegible] / D[illegible][illegible][illegible] [illegible]

P[illegible]P[illegible]SED

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BASIS OF BEARINGS

[illegible]EA[illegible]S A[illegible] [illegible]ASED [illegible] [illegible]E [illegible][illegible]E[illegible] [illegible][illegible]DA[illegible] [illegible][illegible]1 AS S[illegible]O[illegible] [illegible]A MAP E[illegible][illegible]ED "PA[illegible]E[illegible] MAP [illegible] [illegible]E [illegible]E[illegible]S[illegible]D[illegible]S[illegible] [illegible] PA[illegible] [illegible] PA[illegible]E[illegible]A AS S[illegible][illegible] [illegible]V[illegible]ME 13 [illegible]PA[illegible]E[illegible]MAPS A[illegible]PA[illegible] 32" [illegible]ED [illegible] V[illegible]ME 20 [illegible]PA[illegible]E[illegible]MAPS A[illegible]PA[illegible] 51, SA[illegible]A C[illegible][illegible][illegible][illegible]E[illegible]S.

61 39 50" EAS

BASIS OF ELEVATIONS

E[illegible]EVA[illegible]S [illegible] [illegible]S MAP A[illegible] [illegible]ASED [illegible] [illegible]E C[illegible] [illegible] SC[illegible]S VA[illegible]E[illegible] DE[illegible]MA[illegible] [illegible]16, [illegible]CA[illegible]ED A[illegible] [illegible]E [illegible][illegible][illegible]EAS[illegible] C[illegible]E[illegible] [illegible] [illegible]E [illegible][illegible]E SEC[illegible] [illegible]S SC[illegible]S VA[illegible]E[illegible]D[illegible]VE A[illegible] [illegible]E[illegible]SA[illegible] [illegible]AD.

E[illegible]EVA[illegible] [illegible]560.40 [illegible]DA[illegible]M P[illegible]V[illegible]DED[illegible]

NOTE

[illegible][illegible]DA[illegible] [illegible]ES DE[illegible]EA[illegible]ED [illegible] [illegible]S MAP A[illegible] [illegible]ASED [illegible] [illegible]E S[illegible]VE[illegible]S[illegible] [illegible]P[illegible]I[illegible][illegible] [illegible][illegible][illegible][illegible] [illegible][illegible]D P[illegible]S[illegible]DA[illegible]EVIDE[illegible], DE[illegible]IDED MAPS A[illegible] [illegible]E[illegible] APP[illegible][illegible]E[illegible]A[illegible][illegible]E[illegible]DS AS S[illegible][illegible] [illegible]E DE[illegible]E[illegible]DE D[illegible]M[illegible]S.

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EASEMENT NOTES

[illegible]E A[illegible]EA DES[illegible]A[illegible]ED AS EME[illegible]E[illegible]C[illegible] VE[illegible]E ACCESS EASEME[illegible][illegible]EVAE[illegible]S [illegible][illegible]EME[illegible]E[illegible]C[illegible]VE[illegible]E ACCESS.

[illegible]E P[illegible]E [illegible][illegible]E EASEME[illegible] [illegible]E[illegible]S DED[illegible]A[illegible]ED [illegible] P[illegible]E [illegible]SE [illegible] [illegible][illegible]E, [illegible][illegible] ACCESS, C[illegible]S[illegible][illegible] [illegible]S[illegible]A[illegible]A[illegible] A[illegible] MA[illegible]E[illegible]A[illegible]E [illegible] [illegible]S, [illegible]P[illegible]VEME[illegible]S A[illegible] [illegible]E[illegible]APP[illegible]E[illegible]A[illegible]ES [illegible]E P[illegible]P[illegible]SES [illegible] [illegible]S[illegible]A[illegible]A[illegible] A[illegible] MA[illegible]E[illegible]A[illegible]E [illegible] P[illegible] [illegible][illegible][illegible]A[illegible][illegible]E.

NORTH

SCALE: 1"=20'
0 20 40 60

REVISIONS	BY

VESTING TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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

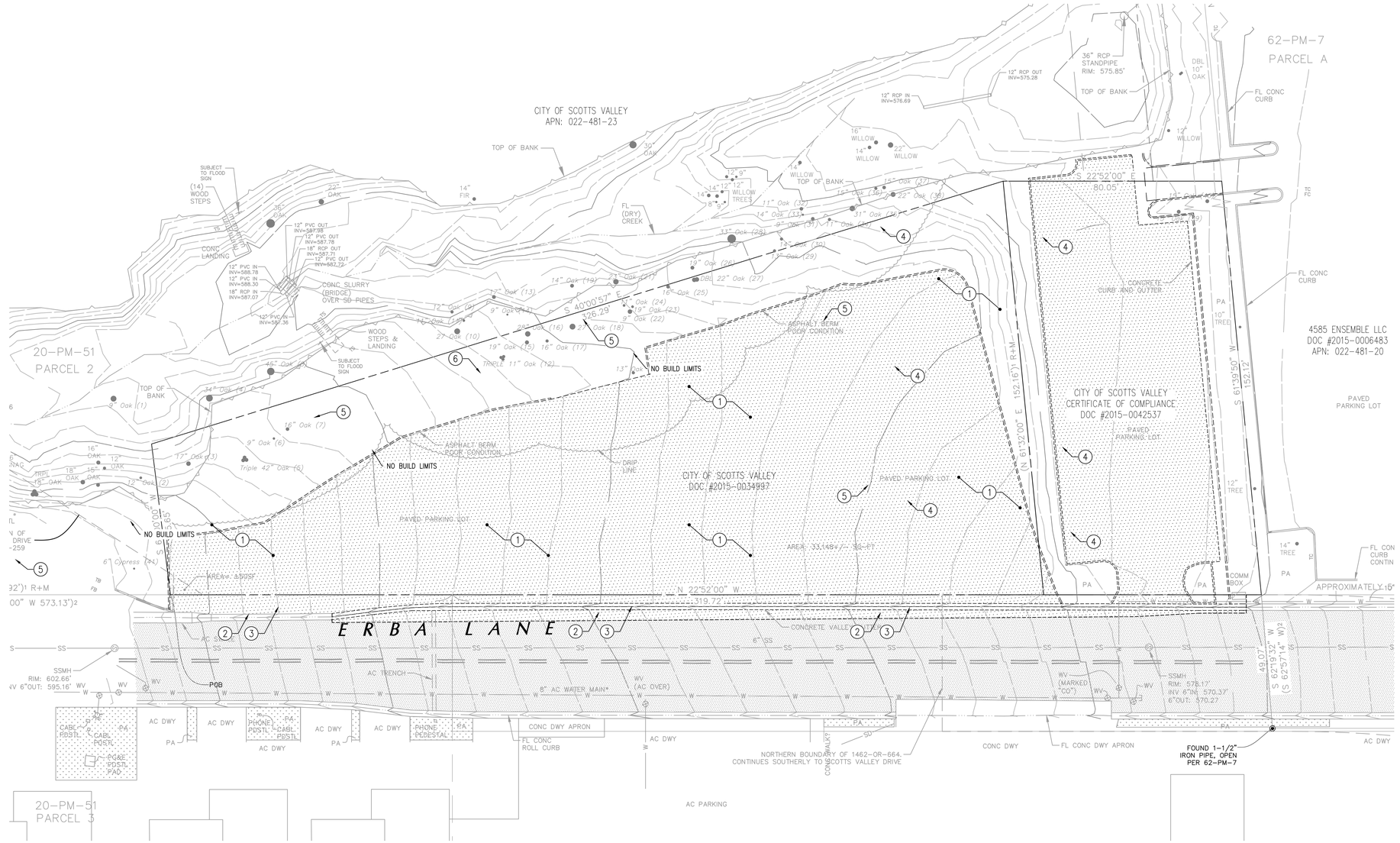
RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C0.2
Of	16 Sheets

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EXISTING TREE SCHEDULE

Tree ID	Trunk Size		Description	Action
	Circumfrance (inches)	Diameter (inches)		
1	28	9	Coast Live Oak	Remain
2	58	18	Coast Live Oak	Remain
3	54	17	Coast Live Oak	Remain
4	107	34	Coast Live Oak	Remain
5	132	42	Coast Live Oak	Remain
6	29	9	Coast Live Oak	Remain
7	49	16	Coast Live Oak	Remain
8	141	45	Coast Live Oak	Remain
9	38	12	Coast Live Oak	Remain
10	85	27	Coast Live Oak	Remain
11	33	11	Coast Live Oak	Remain
12	33	11	Coast Live Oak	Remain
13	53	17	Coast Live Oak	Remain
14	28	9	Coast Live Oak	Remain
15	61	19	Coast Live Oak	Remain
16	88	28	Coast Live Oak	Remain
17	49	16	Coast Live Oak	Remain
18	86	27	Coast Live Oak	Remain
19	44	14	Coast Live Oak	Remain
20	42	13	Coast Live Oak	Remain
21	72	23	Coast Live Oak	Remain
22	27	9	Coast Live Oak	Remain
23	59	19	Coast Live Oak	Remain
24	34	11	Coast Live Oak	Remain
25	51	16	Coast Live Oak	Remain
26	61	19	Coast Live Oak	Remain
27	68	22	Coast Live Oak	Remain
28	104	33	Coast Live Oak	Remain
29	41	13	Coast Live Oak	Remain
30	45	14	Coast Live Oak	Remain
31	28	9	Coast Live Oak	Remain
32	33	11	Coast Live Oak	Remain
33	44	14	Coast Live Oak	Remain
34	35	11	Coast Live Oak	Remain
35	97	31	Coast Live Oak	Remain
36	47	15	Coast Live Oak	Remain
37	46	15	Coast Live Oak	Remain
38	68	22	Coast Live Oak	Remain
39	48	15	Coast Live Oak	Remain
40	47	15	Coast Live Oak	Remain
41	25	6	Monterey Cypress	Remain



AVERAGE SLOPE CALCULATION *(PER SV HILLSIDE RESIDENTIAL REGULATIONS)*

0.00229 / A S 0.00229 / 1.038 1 3,600

S AVE A E S PE S 8.84

C E VA EE 1 E VA 3,600

C M . E C ES A 1.038 AC ES
PA CE

A A EA E PA CE E
S D V DED AC ES

DEMOLITION AND SITE PREPARATION NOTES

E C AC S A C DE E D E C S EM V A E S S E EA ES A D APP E A CES ECESSA ACC MP S E C S C E P P SED S E MP VEME S. E C AC S A A S C DE E D E C S ECESSA ES E S C EMS E A E SC ED ED EMA AS PA E A S E MP VEME S. E E P A S DE E M E E CAVA , DEM A D DE E M E E CA E P P SED S E MP VEME S.

E E ESE VES E EV E A MA E A S DES A ED EM VA A D E A E S P S C MA E A S. E E E A S A MA E A E C AC S A MA E A A EME S E E AVE SE MA E A S EM VED S E A ADD A C S.

ESS SPEC CA ED E SAVED / S C P ED S E SED / E CA ED , A S E EA ES CA ED EM VA S A E EM VED E S, A AC ME S, ASE MA E A , E C, A SP ED M ES E ED SP SED A A MA E A A ACCEP A E D SP SA S E A DA C S E E.

A E S S E EA ES EMA S A E P EC ED E C S C PE D. A EA ES DAMA ED D C S C PE A S S A E EPA ED EP ACED E SA S AC E E S EP ESE A VE A ADD A C S.

D EA PE A S, C AC S A A E CA E D S E S MA E A S EMA , S DE E M S AD A D AC A D S A A E A EVE MEAS ES ECESSA , A E C AC S E PE SE, P EVE A E CAVA ED MA E A M C APS . A AC MA E A S S A EP ACED A D C MPAC ED AS SPEC ED E S ADE E ED E S A A E EMA DE E C AC .

S A E E C AC S P , C C E CE E E, E SE E S AVE MEE S E E EME S E SPEC CA S AVE .

A EMS CA ED EM VA S A E EM VED DEP C D A S, DA S, A D E APP E A CES, E CEP AS SPEC CA ED E SE.

C EA A D VE E A S A C DE EM VA ASS, S S, A D DE S , EM VA S, AD , S A A AM APP CA E, E AD , SEED A D ES A S ME E C AC .

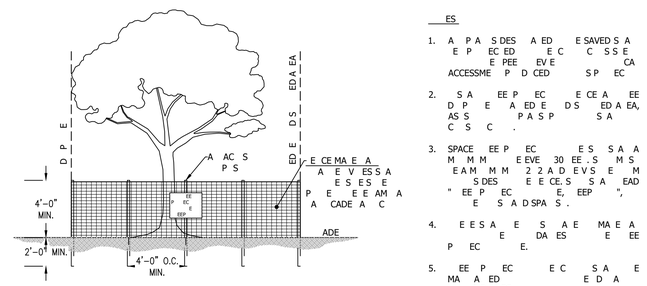
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S P S E E S PS A E E SE E E APP P A E, A D AS ED P A , APP P A E E S A D SED ME C S.

AM / P S DES A ED E SE AS E E A S A E E DED S A E MA E A AS SPEC ED.

E C AC S A P EC E S EES EMA , C AC S A S A EE P EC A E A E C EA DE S A D A E D E CA E P EVE EES D C EA PE A S.



1 EE P EC

Scale S

ES

1. A P A S DES A ED E SAVED S A E P EC ED E C C SS E E PEE EV E CA ACCESSME P D CED S P EC
2. S A EE P EC E CE A EE D P E A ED E D S ED A EA, AS S P A S P S A C S C .
3. SPACE EE P EC E S S A A M M M E EVE 30 EE . S M S E A M M M 2 2 A D EVS E M S DES E E CE S S A EAD " EE P EC E, EEP ", E S A D SPA S .
4. E E S A E S A E MA E A E DA ES E EE P EC E.
5. EE P EC E C S A E MA A ED E D A E P EC .

SHEET NOTES:

1. EM VE ASP A SEC
2. SA C AC PAVEME
3. EM VE ED C E
4. EM VE C
5. EM VE AC E M
6. EE P EC PE DE A A

NORTH

SCALE: 1"=20'

0 20 40 60

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

EXISTING SITE AND DEMOLITION PLAN

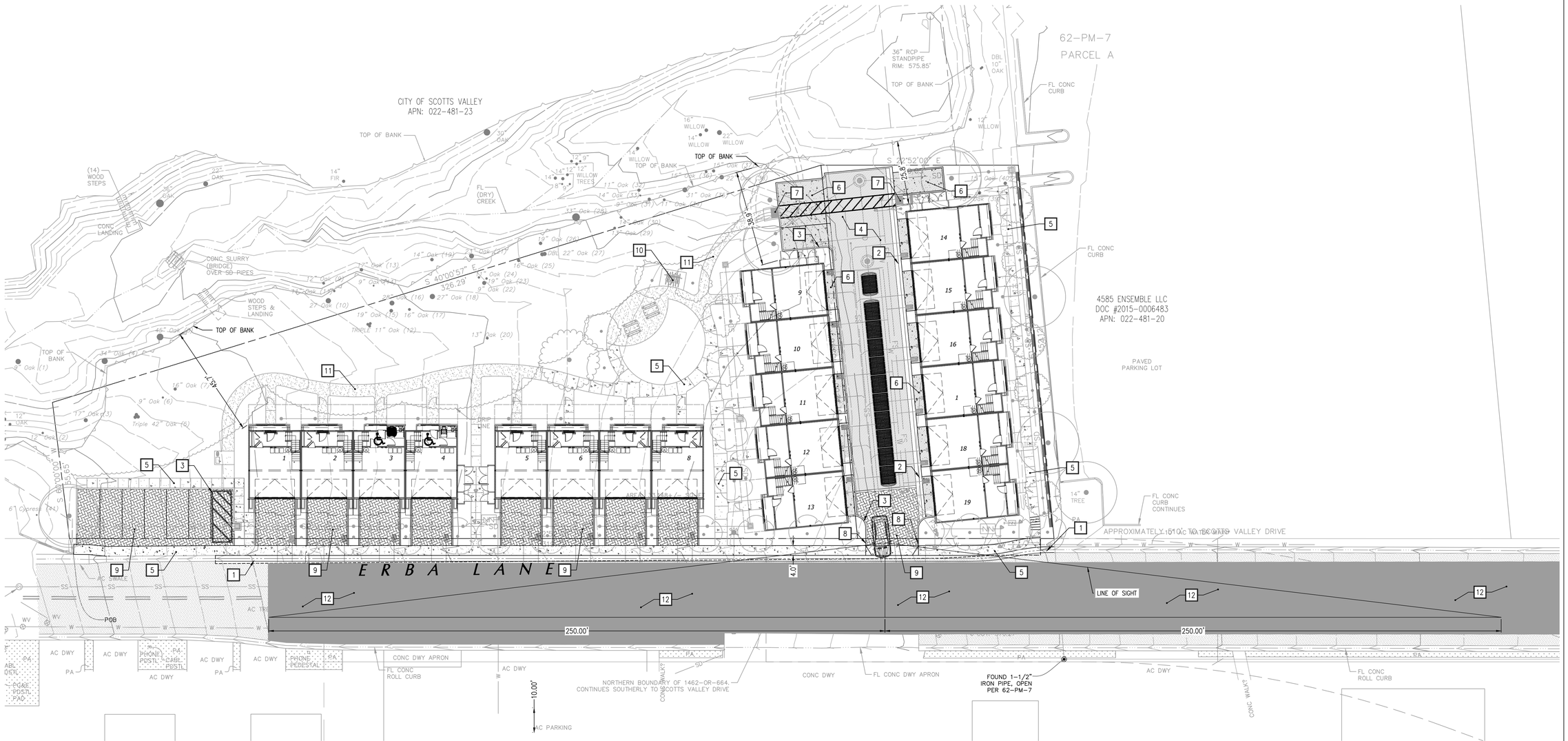
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4440 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	1" = 20'
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C1.1
Of	16 Sheets

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NEW IMPERVIOUS AREAS	
DESCRIPTION	**AREA (SF)**
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MA D VE AC PAVEME SEC
- PEDES A C C E E SEC
- VE C A C C E E SEC
- E S AC EMA
- PE V S PAVE S
- DEC MP SED A E
- E S AC E EM VED
- A D VE A E S AC

CURBING AND MISC ITEMS LEGEND

- PE "A" C E
- PE " " C
- PE "C" C
- P PE E
- E A A

IMPROVEMENT NOTES

1. PE "A" C E SEE DE A 1, S EE C .1
2. PE " " ED C E SEE DE A 1, S EE C .1
3. PE "C" VE CA C SEE DE A 1, S EE C .1
4. ASP A C C E E SEE DE A 4, S EE C .1
5. PEDES A C C E E SEC SEE DE A 6, S EE C .1
6. VE C A C C E E SEC SEE DE A 5, S EE C .1
7. CA ED D MES SEE DE A , S EE C .1
8. C APE SEE DE A 2, S EE C .1
9. PE V S PAVE SEC SEE DE A 8, S EE C .2
10. C C E E PAD E PA SEE A DSCAPE P A S
11. DEC MP SED A E SEE A DSCAPE P A S
12. D A D VE A E S S EE ES PE ACC D

NORTH

SCALE: 1"=20'

0 20 40 60

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REVISIONS	BY

SITE IMPROVEMENTS

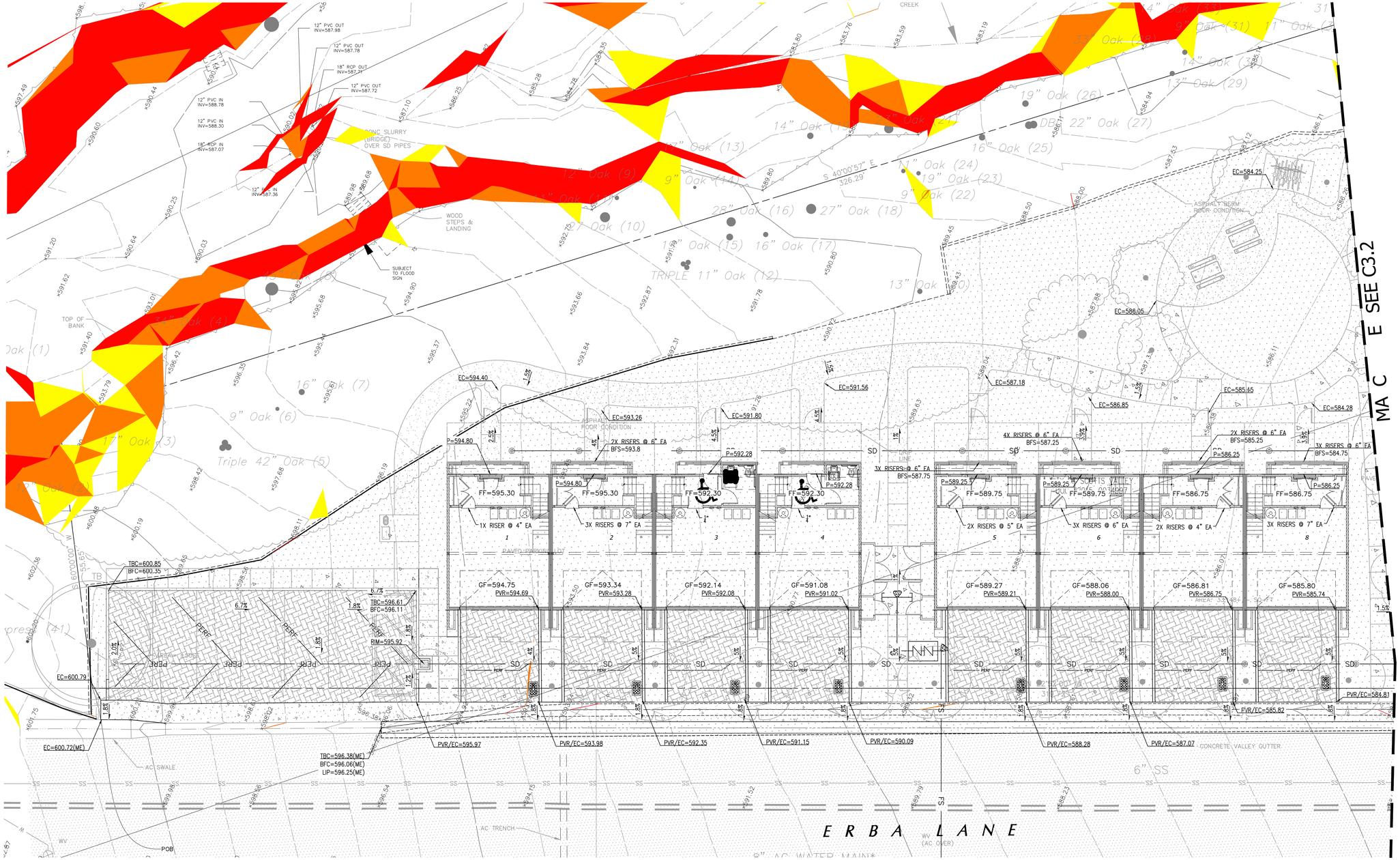
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GENERAL GRADING NOTES

1. A A EAS ECE VE S A E S PPED A DEP E DE E M ED E S S E EE . A E A.C. P.C.C. PAV S A E SCA ED EM VED S ADE P EPA ED C MPAC ED AS S ESE P A S.
2. A MA E A E SED AS D PAD A EAS PA D VE A A EAS E EE A VE E A E MA E A D S A E APP VED E S S E EE .
3. A D PADS E C MPAC ED 95 E A VE C MPAC D VE A S EE A EAS E C MPAC ED 95 E A VE C MPAC PE AS M D155 91.
4. D PADS E EVE S DE S DE, EA , ESS E SE S .
5. S PP S MA E P ACED P A A EAS A E CESS S PP S A E A ED . PAV DE S S A E A ED A APP VED D SP SA S E.
6. A S ED ESE P A S S A E S C ACC DA CE E EC MME DA S E S S E EE , A CA , S A E A D EDE A M M M S A DA DS A D E A ES ADD E M D C DE.

. C AC S A P EC A E S S E MP VEME S DE ED EM VA D C S C A D S A EPA A DAMA E E C D A E E PE SE.

8. C AC S A VE A E S S E C D S, S E D ME S S A D ADES P ES A C S C .
9. A AD A D E A ED S A E PE MED ACC DA CE E S A DA D E EME S EC SA AC A D EP EC SC D S APP VA .
10. AD S PES C A D S A E CEED 2 1 V ESS E SE D EC ED E E EC CA E EE
11. A S SCAPE ADES AD ACE D S S A E8" M . E S .
12. C AC S A ADE E S E D A A E S A A M E D S

ABBREVIATIONS

A A E A E ASE
AC ASP A C C E E D D
S M S A AC A
C C C C E E
D D VE A
EC ED E C C E E
EP ED E PAVEME
E E EVA S C D
P P
V VE E EVA
P P A A D
P. . . PA AVE

P P PE E
PV PE V S PAVE
SD S M D A
SDAD S M D A A EA D A
SDD S M D A D P E
SDM S M D A MA E P A E
S P S A P A DE D

LEGEND

PERF
SD
250
250

PE A ED P PE
S M D A P PE
S M D A E
S M D A MA E
AD C
E S C
E A A

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	25.01%	30.00%	2768.48	
2	30.01%	39.99%	4458.27	
3	40.00%	1340.40%	5165.48	

NORTH

SCALE: 1"=10'

0 10 20 30

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY

GRADING AND DRAINAGE PLAN

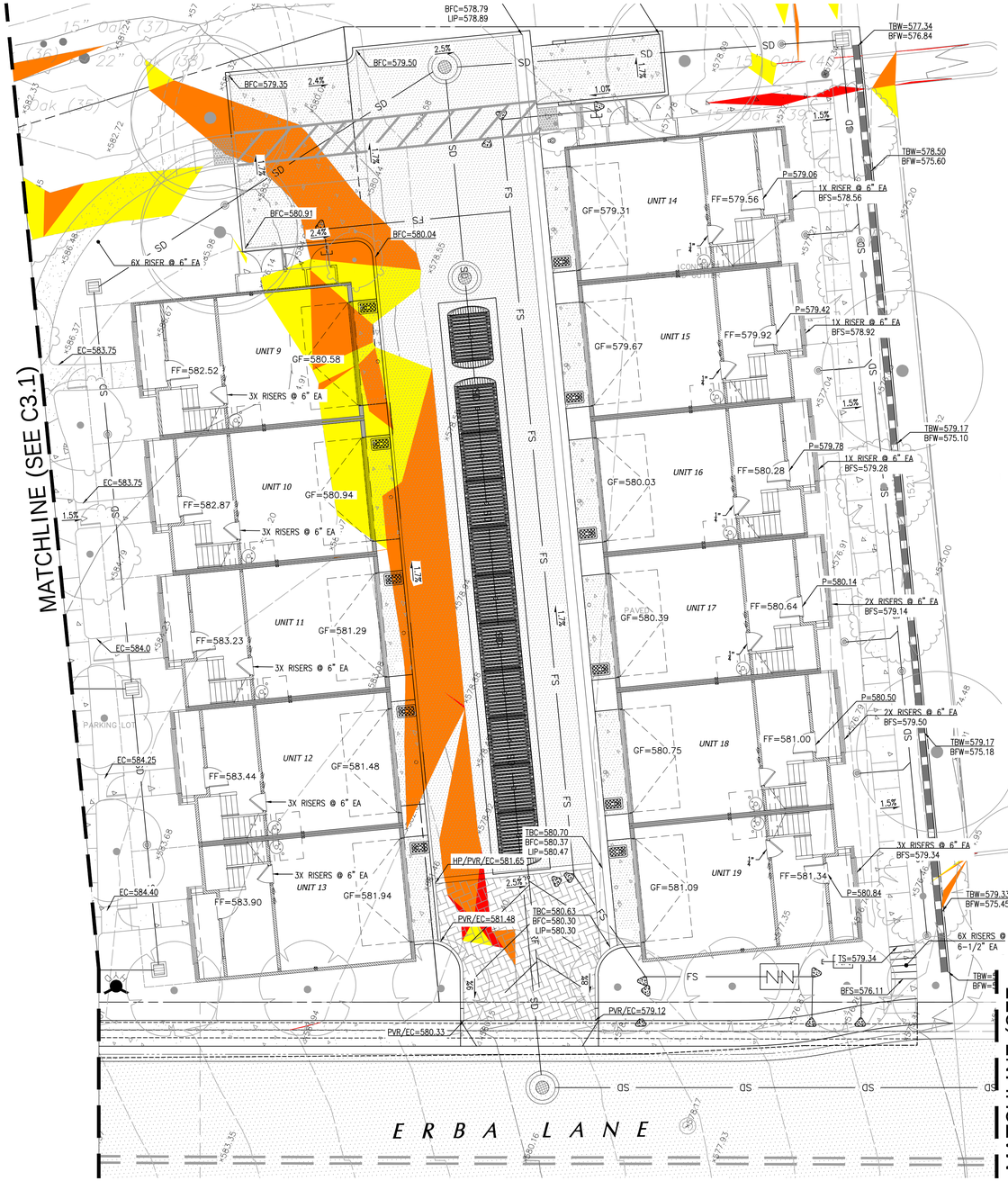
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Of	16 Sheets

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LEGEND

- PERF — PERFORATED PIPE
- SD — STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- 250 — GRADING CONTOUR
- 250 — EXISTING CONTOUR
- RETAINING WALL

ABBREVIATIONS

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

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	25.01%	30.00%	2768.48	
2	30.01%	39.99%	4458.27	
3	40.00%	1340.40%	5165.48	

REVISIONS	BY

GRADING AND DRAINAGE PLAN

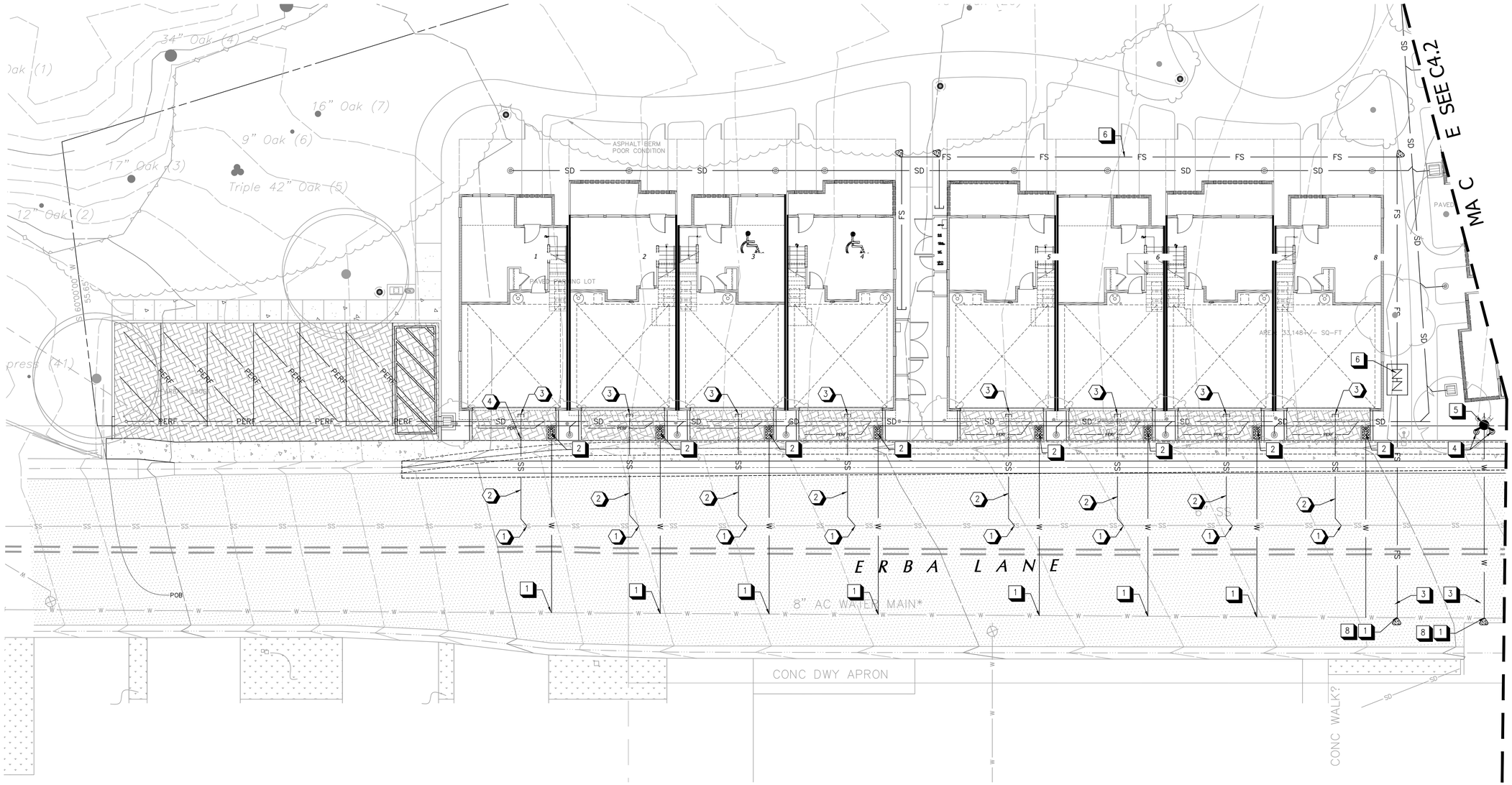
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: 1" = 10'
Drawn: JB/DD
Job: 2021.01A
Sheet: C3.2
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 10' - 3\Erba Lane\Design\CAD\Sheets\2021.01A - C3.2 - GRADING AND DRAINAGE.dwg Layout: C3.2 - GRADING AND DRAINAGE Last Saved: Thu Jan 16, 2025 - 12:45pm Last Plotted: Wed Jan 22, 2025 - 4:58pm By: Jeongtaek Jeon



UNDERGROUND UTILITY NOTES

1. S M D A P PE S A E P AS C P PE, PE SEC 64 2, "P AS C P PE" CA A S S A DA D SPEC CA S. APP VED S S E, AS ED P A . A DA A E P PE S A E S PPED A D S ED. A DA A E P PE S A E S A ED PE E CA A S, SEC 64 2, "P AS C P PE."
2. A C C E E D A A E E S CA ED E P A S S A E C S A D P ECAS C C E E E VA E . A S C E S S A E S ED, A D ED, A D S A ED PE E MA AC E S EC MME DA S. A A E S PAVEME A EAS S A E ADA C MP A .
3. A C C E E D A A E E S CA ED E P A S S A AVE A EAV A ED AME A ADA C MP A A D C C E P A E. CA C AS S A AVE S A D EASE APS S A E C DED EP EC M A D MA E A CE P A .
4. E AC MA E A S AC EVE C MPAC S A ED.
5. A E A E P P S A E A A C ASS 150 APP VED E A , A VA VES, A ES, A D S C S S A E S A ED PE C E SV D SPEC CA S.
6. A E SE VCE P P A D APP E A CES S A C M PA S A DA DS A D SPEC CA S
. A E S ES A A E E ED E E CA ED AS A PA S C S C S A E E CA ED A E DEVE PE S E PE SE.

LEGEND

- E D A
- A E ME E
- S M D A /SA A SE E MA E
- W — A E E
- VA VE
- SS — SE E
- S C

UTILITY PROVIDERS

A E
AS A D E EC C
SA A SE E
S M D A S S EM
SC SVA E A E D S C
P E
C SC SVA E
C SC SVA E

WATER NOTES

1. P .C. E A E MA .C AC VE E AC CA , DEP , S E A D MA E A P E S A C S C
2. D MES C A E ME E PE SV D DE A 2 SE VCE AP PE SV D S A DA D DE A , S EE C .4
3. A E VA VE PE SV D DE A , S EE C .4
4. A D, PE SV D S D. 20, S EE .5
5. E D A PE DE A 10, S EE C .5
6. E SE VCE, PE SV D DE A 9, S EE .5
. AC P EVE PE SV D DE A , S EE C .5
8. S C PE SV D S A DA D DE A 19, S EE C .5

GENERAL WATER NOTES

A S A C M E S E A S C D M ED
1. SV D C S ME S E DES MA A
2. DEPA ME EA SE VCES E A S.

SANITARY SEWER NOTES

1. P C EC E S SS MA .C AC S A P E VE E AC CA , DEP , S E, MA E A P E S A C S C .
2. S A 4" SE E A E A 2.0 M .
3. P C EC D SE E A E A
4. C EA PE DE A SS 04, S EE C .3

NORTH

SCALE: 1"=10'

0 10 20 30

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REVISIONS	BY

UTILITY PLAN

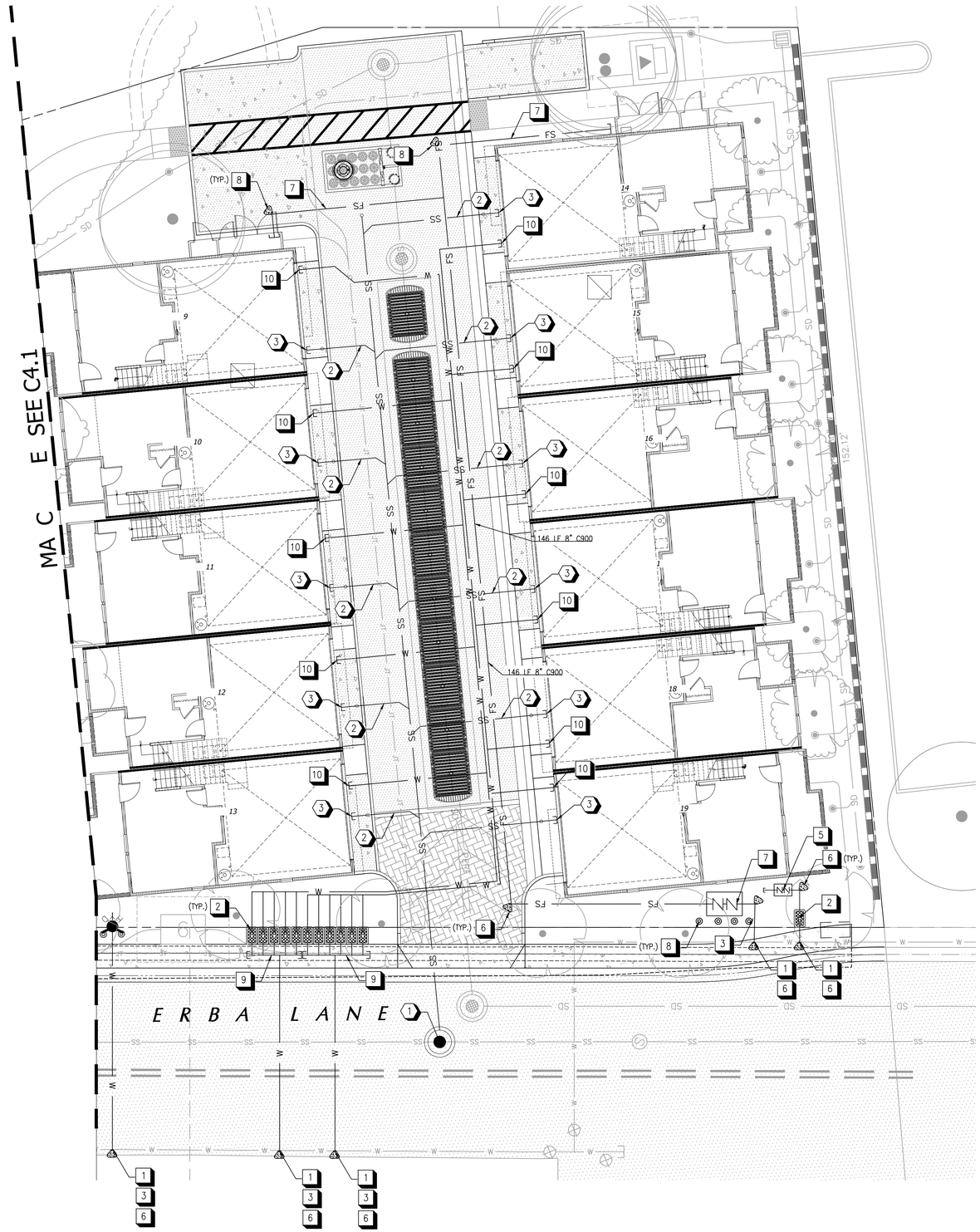
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Last Plotted: Tue Jun 03, 2025 - 8:33am By: ajonesburhong



LEGEND

E D A
A E ME E
S M D A /SA A SE E MA E
W A E E
VA VE
SS SE E
FS ES PP ESS
S C

X WATER NOTES

1. P. .C. E A E MA .C AC VE E AC CA , DEP , S E A DMA E A P ES A C S C
2. D MES C A E ME E PE SV DDE A 2 SE V CE APPE SV DS A DA D DE A , S EE C .4
3. A EVA VE PE SV DDE A , S EE C .4
4. AC P EVE PE SV DDE A , S EE C .4
5. A AC P EVE
6. S C PE SV DS D. 19, S EE C .5
7. ESE V CE PE SV DS D. 9, S EE C .5
8. A D PE SV DS D. 20, S EE C .5
9. 1" A C ED SE V CE S A A PE SV DS D. 3, S EE C .5
10. P C EC ES DE CE

GENERAL WATER NOTES

A S A C M E S E A S C D M ED
1. SV DC S ME S E DES MA A
2. DEPA ME EA SE V CES E A S.

X SANITARY SEWER NOTES

1. P C EC E S SS MA .C AC S A P E VE E AC CA , DEP , S E, MA E A P ES A C S C .
2. S A 4" SE E A E A 2.0 M .
3. P C EC D SE E A E A
4. C EA PE DE A SS 04, S EE C .3

UTILITY PROVIDERS

A E
ASA D E EC C
SA A SE E
S M D A S S EM
SC SVA E A E D S C
P E
C SC SVA E
C SC SVA E

NORTH

SCALE: 1"=10'
0 10 20 30

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REVISIONS	BY

UTILITY PLAN

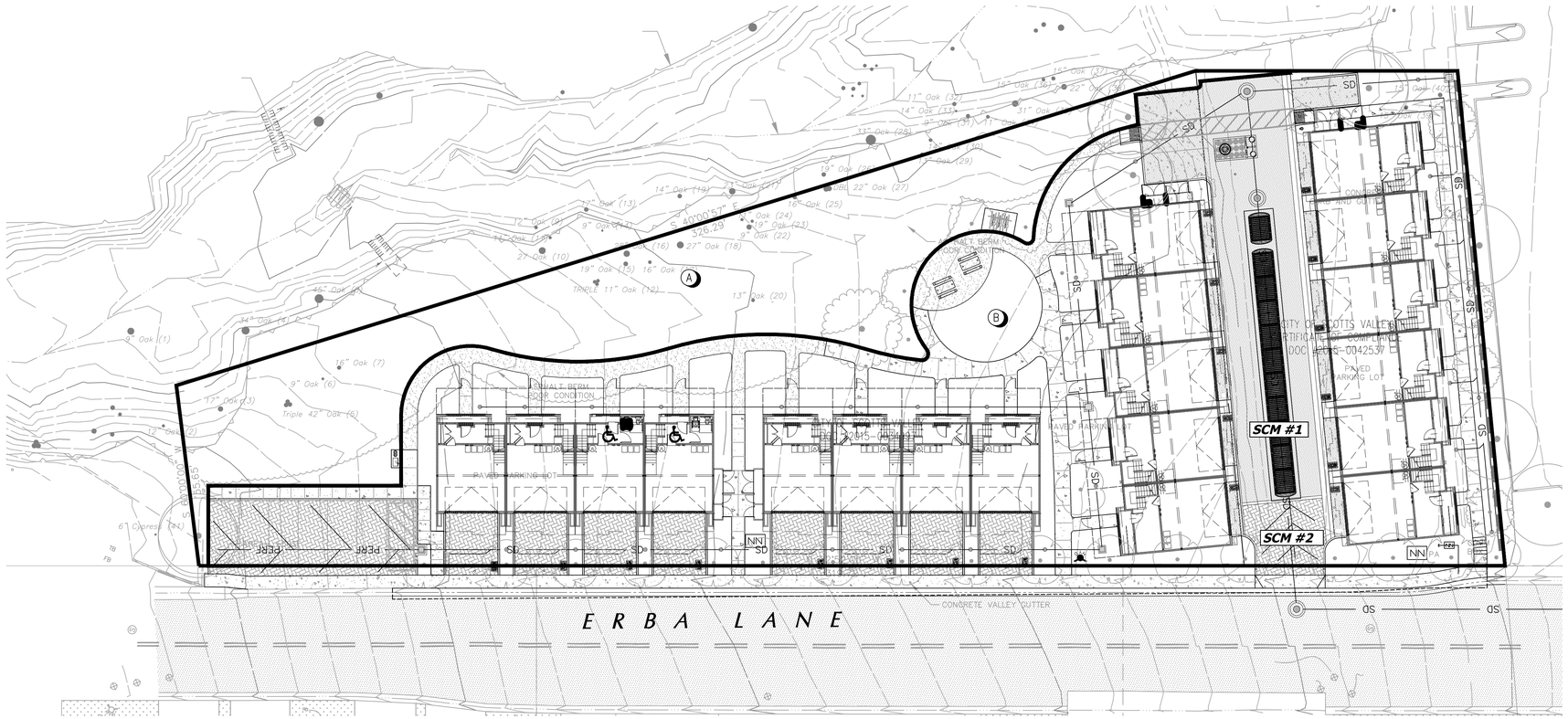
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NORTH

SCALE: 1"=20'

0 20 40 60

CONCEPTUAL GENERAL SITE AND STORM DRAINAGE FACILITY MAINTENANCE

PAVEMENTS:

1. COLLECT TRASH AND SWEEP PAVEMENTS REGULARLY TO PREVENT ACCUMULATION OF SOIL, DEBRIS, AND TRASH.

LANDSCAPING:

1. REMOVE DEBRIS AND TRASH REGULARLY.
2. PRUNE OR CUT BACK PLANTS FOR HEALTH AND TO ENSURE STORMWATER IS ABLE TO FLOW INTO INLETS AND THROUGH CURB CUTS.
3. CONTROL WEEDS BY MANUAL METHODS.
4. EXAMINE THE VEGETATION TO ENSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROTECT SOILS FROM EROSION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION.

STORM DRAIN INLETS AND PIPES

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

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, DEAD VEGETATION, AND ACCUMULATED SEDIMENT.
2. VISUALLY INSPECT ALL FACILITIES TO DETERMINE IF ANY MAINTENANCE ACTIVITIES ARE REQUIRED IN ORDER TO BE PREPARED FOR THE UPCOMING SEASON.
3. INSPECT DRAINAGE OUTLETS FOR SIGNS OF EROSION OR PLUGGING. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA. ROCK RIP RAP OR A CONCRETE SPLASH PAD MAY BE NEEDED TO AVOID FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
4. INSPECT SOIL SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION. IF MINOR EROSION IS OBSERVED, BACKFILL THE ERODED AREA, AND COVER THE AREA WITH MULCH OR EROSION CONTROL BLANKET TO PREVENT FUTURE EROSION. IF SIGNIFICANT EROSION IS OBSERVED, OR IF THERE IS EVIDENCE OF INSTABILITY, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

ANNUALLY, AT THE END OF THE RAINY SEASON:

1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT.
2. DETERMINE IF ANY MAINTENANCE, REPAIR, OR REHABILITATION ACTIVITIES SHOULD BE SCHEDULED, SINCE MANY OF THESE ACTIVITIES NEED TO BE PERFORMED DURING THE DRY SEASON.
3. MANUALLY FLUSH ALL IRRIGATION VALVES SERVING SUBSURFACE DRIP IRRIGATION ZONES.

CONCEPTUAL MAINTENANCE SCHEDULE FOR UG CHAMBERS

UNDERGROUND STORAGE CHAMBERS ARE INTENDED TO:

1. STORE STORMWATER ONSITE AND BELOW GRADE.
2. POND WATER BEFORE OVERFLOWING TO A DRAIN INLET.
3. INFILTRATE COMPLETELY FOLLOWING EACH RAIN EVENT.

UNDERGROUND STORAGE CHAMBERS ARE NOT INTENDED TO:

1. ALLOW COLLECTION OF SEDIMENT.
2. BE ACCESSED BY ANYONE OTHER THAN AUTHORIZED PERSONNEL

THE RECOMMENDED ROUTINE MAINTENANCE ACTIVITIES FOR UNDERGROUND STORAGE CHAMBERS ARE:

ON AN AS-NEEDED BASIS:

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

ANNUALLY, PRIOR TO THE BEGINNING OF THE RAINY SEASON:

1. OPEN INSPECTION PORT AND LOOK FOR SIGNS OF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH COLLECTION WITHIN THE UG CHAMBERS. IF SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, REMOVE BY MEANS OF A VACUUM TRUCK. IF SIGNIFICANT SEDIMENT, LEAVES, DEBRIS, AND/OR TRASH IS OBSERVED, CONSULT A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
2. ORIFICE SHALL BE INSPECTED AND ANY BLOCKAGE OF ANY KIND (I.E. SEDIMENT, TRASH, ETC.) SHALL BE REMOVED
3. PRE-TREATMENT / CONTAMINANT SCREENING INLET SHALL BE INSPECTED AND ALL TRASH, LEAVES, DEBRIS AND/OR SEDIMENT SHALL BE REMOVED
4. INSPECT CHANNEL ADJACENT TO DRIVEWAY OUT TO COX ROAD. ALL TRASH AND DEBRIS SHALL BE REMOVED.

ANNUALLY, AT THE END OF THE RAINY SEASON:

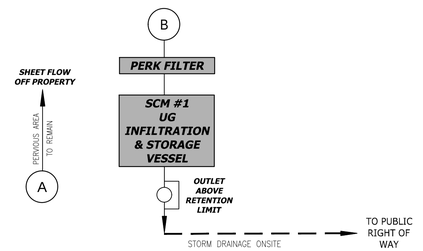
1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT IN THE PRE-TREATMENT / CONTAMINANT SCREENING INLET.
2. 1. REMOVE TRASH, DEBRIS, VEGETATION, AND ACCUMULATED SEDIMENT FOUND OTHER INLETS
3. DO NOT INSTALL ANY MATERIAL INTO THE UNDERGROUND STORM CHAMBER VOID SPACE.

MAJOR FACILITY CHANGES OR RENOVATION:

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

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

		A	B	TOTAL
PROPOSED	TOTAL AREA	10,367	34,877	45,244
	IMPERVIOUS AREA	0	26,345	26,345
	ROOF	0	14,067	14,067
	AC	0	3,635	3,635
	CONCRETE	0	5,766	5,766
	PAVERS	0	2,877	2,877
	EQUIV. IMPERVIOUS AREA	0	23,900	23,900
	*PAVERS ASSUMED 60% IMPERVIOUS			
	LANDSCAPE/NATURAL AREAS	10,367	8,531	18,898
	RUNOFF COEFICIENT	0.25	0.68	0.58
	TIME OF CONCENTRATION	10	10	10
	RAINFALL INTENSITY (10YR)	2.4	2.4	2.4
	RUNOFF RATE (CFS)	0.143	1.303	1.445
	(25 YR)	0.171	1.563	1.735
	(50 YR)	0.193	1.759	1.951
	(100 YR)	0.214	1.954	2.168



1 ONSITE DRAINAGE DIAGRAM

Scale: NTS

STORM WATER POST-CONSTRUCTION REQUIREMENTS

NET IMPERVIOUS AREA = 26,345 EISA = 23,900

PERFORMANCE REQUIREMENTS 1 THROUGH 4 ARE REQUIRED FOR THIS PROJECT

PERFORMANCE REQUIREMENT 1 : SITE DESIGN AND RUNOFF REDUCTION
- MINIMIZE IMPERVIOUS SURFACES

PERFORMANCE REQUIREMENT 2 : WATER QUALITY TREATMENT
- LOW IMPACT DEVELOPMENT TREATMENT SYSTEM BY MEANS OF GROUNDWATER INFILTRATION.
- IMPLEMENTATION OF PERVIOUS PAVERS

PERFORMANCE REQUIREMENT 3 : RUNOFF RETENTION
- RETENTION ADDRESSED BY UNDERGROUND STORAGE BELOW CHAMBER RELEASE STRUCTURE.

PERFORMANCE REQUIREMENT 4 : PEAK MANAGEMENT
- PEAK MANAGEMENT WILL BE ADDRESSED BY DECREASING ONSITE IMPERVIOUS AREA BY APPROXIMATELY 6,000 SQUARE FEET. DECREASING THE IMPERVIOUS AREA REDUCES THE ONSITE RUNOFF TO BE LESS THAN PRE-DEVELOPMENT RATES.

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REVISIONS	BY

STORM WATER CONTROL PLAN

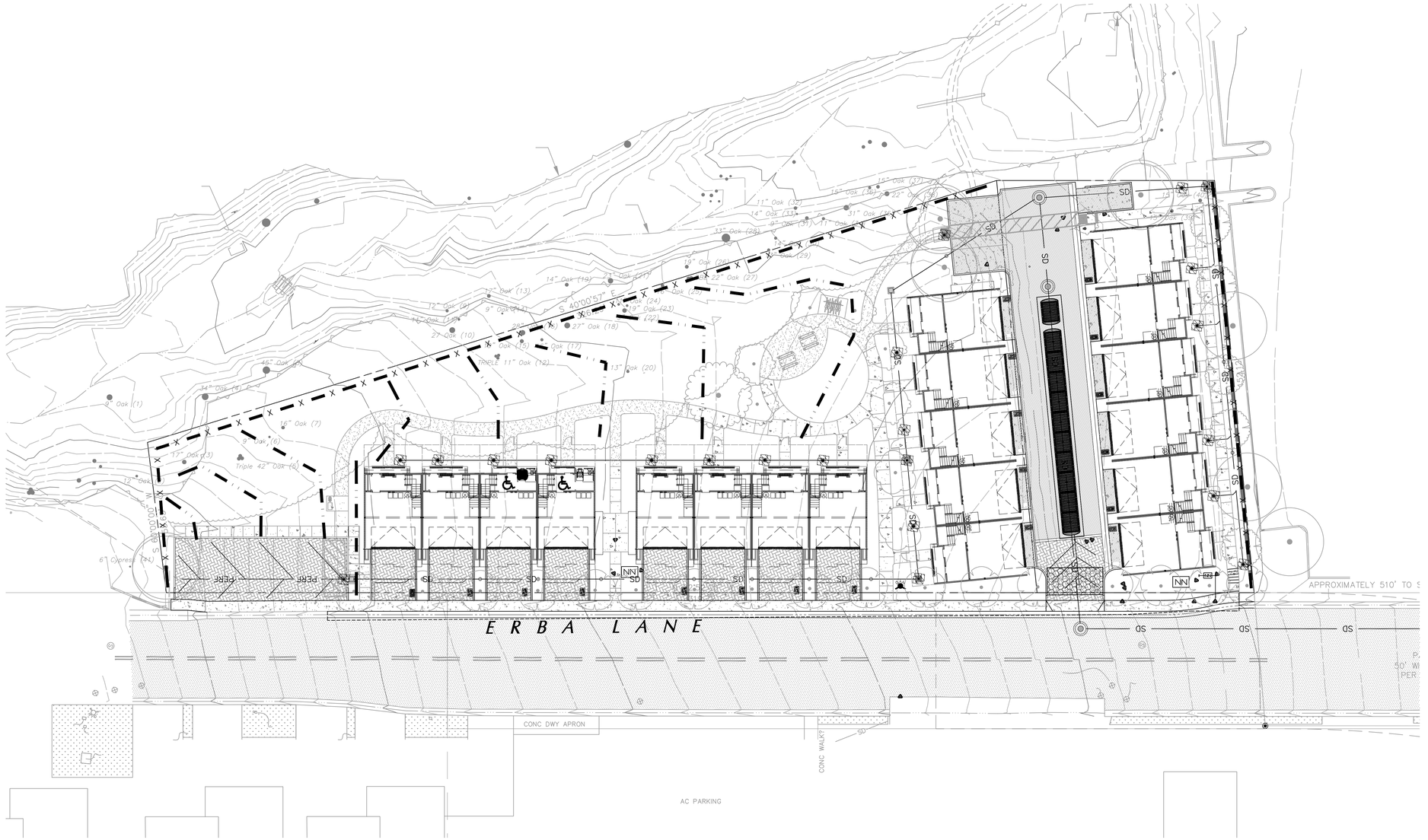
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LEGEND

- X — X — S E CE (4/C6.2)
- E SED ME A E
- E (3/C6.2)
- D EC S M D A S A E D
- S A E D C S C E A CE/E (1/C6.2)
- SED ME CA C E (2/C6.2) SA D A S

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MA E A S E PME S A E A EA
- SA A AC
- C C E E/ AS E AS

NOTE: SEE SHEET C6.2 FOR BMP NOTES AND DETAILS

EROSION CONTROL NOTES

C S C ES MA A EME P AC CES MPS P EC C S C A DDEM AC V ES S A C MP CA A SC S C S E ES MA A EME P AC CE MP MA A, DA ED MA C 2024 E S SED ME C MPS, S C AS E S A ES, S A E SPEC ED E A D C S C A DA E EAC S CA A EVE . MA E EEDED EPA S MMED A E .

C EC ES DE A A DS EE DA D DEM A DC S C S DA , A D S EEP EEDED. E MA A EC S C E A CE/E E S E EMA S E EC VE A P EVE D A .

S E PE A S PA C A E, A A P DE MA E A S S C AS P AS E C C E E D S P SS E. S ED S DE, E M S E EP C VE ED C SED, A DD E A SEAS EP SEC DA C A ME .

D MPS E DS M S E EP C SED A D SEC ED E SE.

S MA E A S C P ES S A D MA E A SS C P ES M S E P EC ED M / , E SE, MPS S C AS DED E MS, E S A ES A D C VE ED S EE A PS. S S C P ES S D E S ED A A A EA.

D E A SEAS , E S E A SED ME C MEAS ES A E P ACE A D E EC VE A P EVE SED ME M EAV E S E.

PE V S PAVE S PAVEME P EC PE V S PAVE S PAVEME , CE S A ED, S A A EMA C S C AC V ES DAMA E C E PAVE S/PAVEME .

C S C E A CE/E S A ES A ED C S C E A CE/E A E P EC S C MME CEME .

P A P ES D CA E P A P ES AD ACE A E C SES S M D A E S.

NORTH

SCALE: 1"=20'

0 20 40 60

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REVISIONS	BY

EROSION CONTROL PLAN

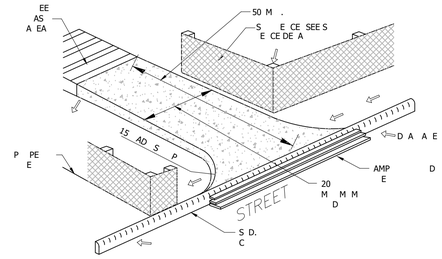
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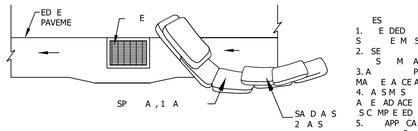
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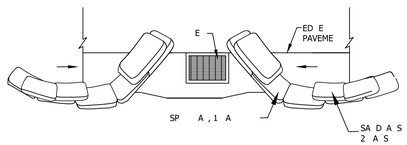


1 C ED C S C E A CE

Scale S



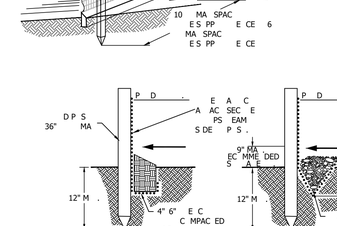
P CA P EC E ADE



P CA P EC E S MP

2 E P EC DE A

Scale S



3 E S

Scale S

S A DA D DE A
E C A VE AC

A E A E DE A
E C AVE

4 S E CE

Scale S

CONSTRUCTION SPECIFICATIONS

CA E E S EVE C S SPACED AS S

S PE C A 4 1 V A E E SS D EP ACED A A MA M M E VA 20 .

S PE C A E EE 4 1 A D 2 1 V E SS D EP ACED A A MA M M E VA 15 . AC SE SPAC SM EE EC VE .

S PE C A 2 1 V EA E E SS D EP ACED A A MA M M E VA 10 . AC SE SPAC SM EE EC VE .

EE DS E E PS PE P VE M A D E . S A E E S A2 4 . DEEP E C A D E A EDAME E E .

D VE S A ES A EE D EAC E A D SPACED 4 MA M M CE E .

SE DS A ES A M A C ASS CA 0. 5 0. 5 . A DAM M M E 24 .

M E A E E S P ACED A , E SS D E VE APPED, A ED. EPA EP ACE SP , , AVE S MP E S.

E E S SED AS A SED ME CAP E DEV CE, AS A E S C DEV CE MA A S EE S, SED ME A ACC M A ES E MP M S E PE D CA EM VED DE MA A MP E EC VE ESS. SED ME S D E EM VED E SED ME ACC M A EAC ES E A E DES A ED SED ME S A E DEP , S A E A E D S A CE E EE E P E A D EAD ACE DS ACE. SED ME EM VED D E MA E A CE MA E C P A ED EA ES E D SP SED A A APP P A E CA .

S A A E EA S PE E E A S S A S EEPE S PE

EROSION CONTROL BMP'S

A C S C S ES

DE EA EC EA M S, SE S VE C CA A EAS, EES, D A A E C SES, A D E ES P EVE E CESS VE ECESSA DS A CEA DE P S E S .

1. DE A S MD A S, D A A ES A ESA DC EE S CA ED EA E C S C S E A D MA ES EA S C AC SA E A A E E CA S P EVE P A S ME E EM.
2. P ESE VE E S VE E A , E E E ED A D E EAS E, E MA M ME E P AC CA E.
3. P ASE AD PE A S, EE E P SS E, M A EAS D S A CEA D ME E P S E
4. AV DA D/ M M E MPAC S E CAVA A D AD D E EA E A D MMED A E P ECED E PEC ED E A E .
5. M M EC SA D S.
6. MP EME MEAS ES M M EE S , MA A ES M A E , A D P EVE P A S MC S C AC V ES ME E S MD A S.
. A EMP A A D PE MA E ADS A DD VE A SA S PE C S.
8. AS VE C ES A A APP P A E S E AC . E PME M S E AS ED S E, SE AS D A EAS DEVE PED SPEC C S E E EME SA D APP VED EC EP ESE A VE. D SE S APS, S VE S, DE EASE S, S EAM CEA E PME , A D P EVE AS A E ME E S MD A S.

M M ES M VEME

1. S C P EDS A DMA E ASS D EC VE EDA DS A ED A PS, E E E A C, D SEED A D/ E S C A E S.
2. C EA EA E MA D/ S A S E C A DS C P ED MA E AS P EVE S M A E M A SP SED ME S E.
3. SE S A DA DE S C SEED , P A , M C , E E E A CA D/ E S C A E S SA EDS EDS A D ED CE EP E A E S .
4. SE E S S A E S AS APP VED EC CAP A.

S C ES C A D C VE

1. C VE SE EA D ES, D A A ES A ESA D/ D C ES E EAS E.
2. SE S PED A S C EC A D C VE A E D SC A E E S PES E EAS E.
3. SE VE C DSS PA DEV CES, A ED C VE E D SEC SA D/ C EC DAMS ED CE VE C A D M A EE S S E EAS E.

CAP E SED ME

1. SE E AC , P AP, SA D A S, C S, APP VED EMP A VE E A A D/ E APP VED MP S S PES ED CE VE C A D AP SED ME S. D SE AS P A E E DEM DE S SP P SE.
2. P EC S MD A E S M SED ME ADE .S MD A E P EC DEV CES C DE AVE A S, E A C E CESA D C A D AVE E S.

E C S

1. EMP A SED ME AS
2. SED ME AP
3. S C E
4. S E CE
5. SA D AVE A A E

AC C

1. MP EME MEAS ES AS ECESSA M M E AC S S E
2. SE D S EEP ME DS E C EA SED ME S MS EE S, D VE A SA D PAVED A EAS A D. E S MEC A CA S EE S EEPE S, SE E A E SP A ED CED S A D MP VE SED ME EM VA E M M .

PA

1. D CEA PA S ES SE PA C A E S AS EE , E S MD A , CEE .
2. A E ASED PA S, PA S ES EE E P SS E A D SE A D A EAD ESA A SE E .E., D P M . ASED PA S, PA S ES EE E P SS E, A D E A D E SE E SA DS VE S D SP SE SA E S, ASED PA , S D ESA D ESD EAS A A D S AS E.
4. A A D SPA C PS A DD S MD S PP A D SA D AS MA ES EP P C EC ED PAS CD PC SA D D SP SED AS AS . C EM CA PA S PP ESD EA DC PSA D D S MMA EPA S PA SC A EAD M S EDSP SED ASA A A D S AS E.
5. E S PP CEA D E E S PESS E A E , C VE E MS MD A ES.C EC MP VAC M D CEA A E D SP SA APEA EDMA E .
6. EC C E, E S PP E D A E A ED A E ASED A E PA .
. D ED A E PA MA ED SP SED E AS .

CEME A DC C E E

1. AV D M E CESS AM S ES C C E E CEME M A S E.
2. S ED A D E C E E A D CEME DE C VE , P EC ED M A A A D .
3. AS C C E E AS M E S DES A ED AS A EAS. E EVE P SS E, EC C E AS P MP AC M E S E SE. D D SP SE AS ES EE , S MD A S, D A A ED C ES, C E E S. DES A ED AS A EAS M S E MA A ED P EVE VE . E S M E A E E S E A D EC C . D SP SE SMA AM S E CESS C C E E, , A D M A E AS .

AD /PAVEME

5. APP C C E E, ASP A , A D SEA C A D D EA E P EVE C AM A S MC AC S M A E .
6. C VE S MD A E SA D MA ES E PAV APP SEA C A , S SEA , SEA , A D S M A MA E A S. . A A SPA PAV MAC ES VE D P PA S A S E MA E A S, S CE E ED D PC S .
8. E MA SA C S PAVEME , SE AS E A E ASP SS E. C VE P E A A EC EDS MD A E S C MP E E E A CD ESA PE A A DC A ES E VAC M , PAC S A A ES, SA D A S, AVE DAMS A D ECA C AS S A E E DD A S EVAP A ES, S VE VAC M ES ES D E M E PAVEME E A D EM VE M S E.
9. AS D E P SED A E A EC C E E E E AS A E CA I AD A EA 2 D A A E MEDS ACE M C CA EP MPED A DD SP SED P PE 3 EVAC MED M EA EA A EC E E SED ME AS ACC M A ED C AS MD A E .

EROSION CONTROL NOTE

1. S EC AC S ESP S P VDE A D MA A E S C MEAS ES AS E ED E E EP EC C MA CE E C SC S VA E A D E ASS CA A A EA VE ME S
2. C AC P V DE AC P E S P VE MEAS ES S S A A SED ME C MEAS ES S C AS S A A ES, S E CE, AVE E E S, A D/ SED ME APS AS S. E S EC MEAS ES A E ADE A E, P ACE, A D PE A EC D S. SED ME C S, C D E P EC , A E ECESSA S D E A SEC DA DE E SE E D D E S C MEAS ES.
3. A E S P EVE A D SED ME C MEAS ES S A E MA A ED A D EPA ED E SEAS . EP ACEME S PP ES S D E EP S E.
4. S E SPEC S S A E C D C ED E E A D A E EAC S M EVE , A D EVE 24 S E E DED S M EVE S, DE A EAS A C E E S A D SED ME P EMS A E P A D SC A ES. ADD A MEAS ES A E EEDED, EV SE E E S C P A A D MP EME E MEAS ES MMED A E . D C ME A SPEC D S A D AC S A E .
5. C AC S A SE ES MA A EME P AC CES D C S C C S M A E E. . AVE A S A CA C AS E S .

10. A A E A E SE SE E, A D P MP E A E ESA A SE E A ED CA AS E A E A .
11. D AS S EEP S ME P SED A E A EC C E E A S EE S MD A C EC A D E A E A E ASE S C P E, D SP SE AS .
12. EC C E C E E A D A P A .

A A D S MA E A SP P EVE , SP EP A D ESP SE

1. A A A D S MA E A S S A ES EDS A E A E P EC ED M C EME EA E A D VA DA SM.
2. M VE C ES S A E E ED EP EC S E.
3. SP C A ME MEAS ES M S E MADE P E E E E E P ME E A M VE C ES.
4. VE C E MA E A CE, E A EME E C EPA S, S A E PE MED EP EC S E.
5. APP P A E EME E C SP C A ME S PP ESS A EMA A ED S E EC AC .
6. SP S EA E A E A SA E MMED A E EP ED E C S EP ESE A VE A D C SPEC .
. SP SS A ED EC A ED A ED PE S E P EVE E SP ED A A D SMA E A ME E ES M A E S S EM EAV EP EC S E.
8. SP S ESS A VE S A SS A EAS ED S A APP P A E MA E A . A C AM A ED MA E A S S A E C A E ED, EM VED M E S EA D D SP SED ACC DA CE EDE A, S A E A D CA E A S.
9. SP S E CESS VE S A SS A EAS ED S A APP P A E MA E A A D P A ECD C A E S DE E D EC EC CE EV ME A EA A D SA E .
10. A C AM A ED S SA E EM VED EC AC A D EP A CED ACCEP A E ES S
11. ESP SE S A EQA ED APP P A E A ED PE S E SA EP AC CES.

D SE EEP P AC CES

1. D AS D PAVEME S ACES E E S AS EE DEP S ED MA E A S AVE SP ED SED CEA PME DS.
2. AV DC AM A CEA MA EAS AD ACE S E S E MSA D/ EMP A PE MA E D A A ED C ES DVE A E A D E S E.
3. C VE E P SED P ES , C S C MA E A S A D AS ES PAS CS EE EMP A S. E E A S, S EEP A D EM VE MA E A S MS ACES A D A S MD A S, C E E S, C A E S.
4. P ACE AS CA SA D ES E ED CEP E A E. D SP SE A A D SC S C AS ES C VE ED D MPS E S EC C ECEP AC ES. EC C E E VE MA E A S E EVE P SS E.
5. D SP SE A AS ES P PE . MA E A S A CA E E SED EC C ED M S E A E A APP P A E A D D SP SED AS A A D S AS E, AS APP P A E.
6. C VE PE D MPS E S P AS CS EE A A P D A EA E . SEC E ES EE APA D E S DE E D MPS E . ED MPS E AS A C VE , C SE . A EMP EES A D MC AC SA D S C AC S A S M A E MA A EME E EME SA D E ESP S ES C MP A CE.

USA NORTH 811
Call 811 Before You Dig

5 C C E E AS

Scale S

REVISIONS	BY

EROSION CONTROL DETAILS

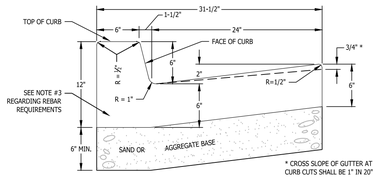
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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

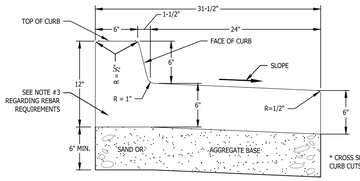
RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

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Job:	2021.01A
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Of	16 Sheets

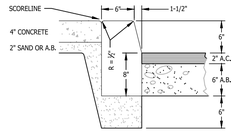
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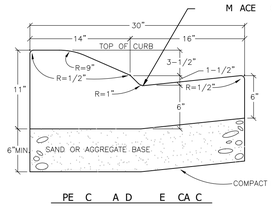
TYPE A CURB AND GUTTER (CATCH)



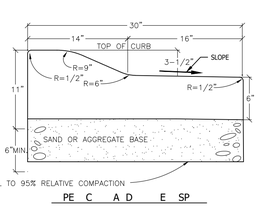
TYPE A CURB AND GUTTER (SPILL)



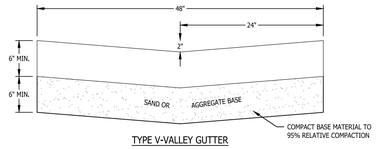
TYPE C CURB



PE C A D E CA C



PE C A D E SP



TYPE V-VALLEY GUTTER

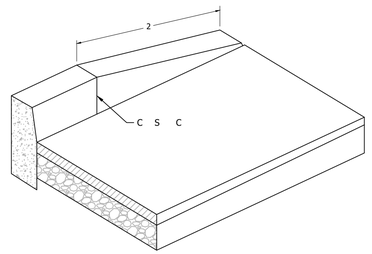
1. TYPE A, B & C CURB, GUTTER & SIDEWALK ARE TO BE CONSTRUCTED OF CLASS B CONCRETE, 6 SACK MINIMUM.

2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 20" INTERVALS, AND AT THE ENDS OF RETURNS. EXPANSION JOINTS SHALL BE AT MAXIMUM 60 FEET SPACING.

3. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY WITH CURB & GUTTER, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB 2" DOWN FROM TOP OF CURB, 6" IN CONCRETE.

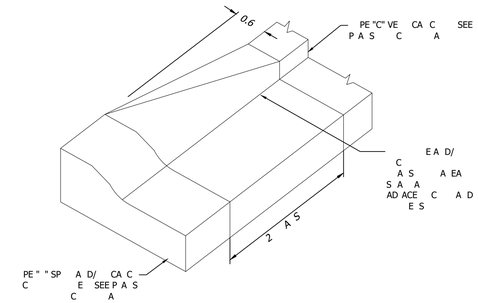
1 C C E E C S E S

Scale S



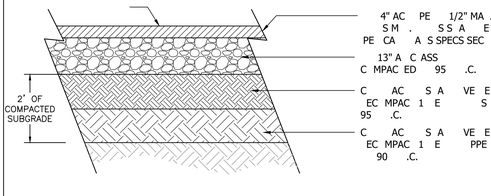
2 C APE DE A

Scale S



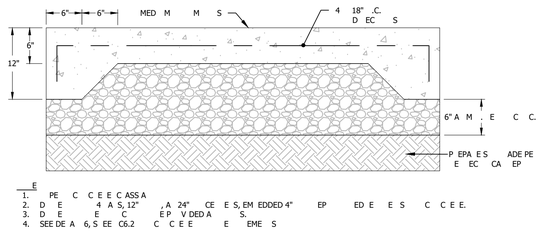
3 C A S

Scale S



4 PAVEME SEC

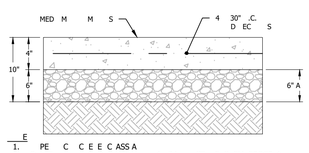
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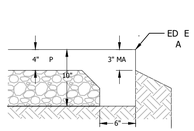


E
1. PE C C E E C ASS A
2. D E 4 A S, 12" , A 24" CE E S, EM EDDED 4" EP ED E E S C C E E.
3. D E E C E P V DED A S.
4. SEE DE A 6, S EE C6.2 C C E E E EME S

5 VE C A C C E E SEC

Scale S



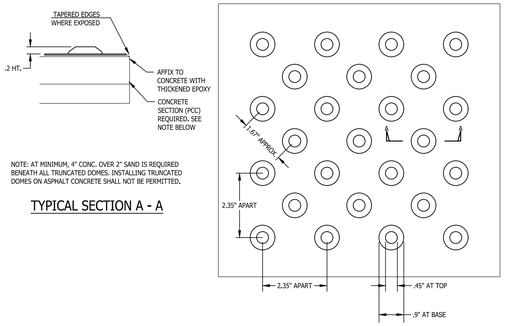


C E ED ED E S A E

E
1. PE C C E E C ASS A
2. D E 4 A S, 12" , A 24" CE E S, EM EDDED 4"
EP ED E E S C C E E.
3. D E E C E P V DED A S.
4. SEE DE A 6, S EE C6.2 C C E E E EME S
5. P EPA E S ADE PE E EC CA EP

6 PEDES A C C E E SEC

Scale S



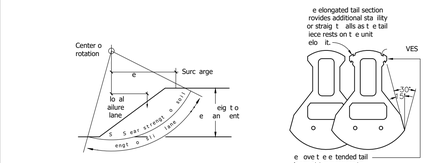
NOTE: AT MINIMUM, 4" CONC. OVER 2" SAND IS REQUIRED BENEATH ALL TRUNCATED DOMES. INSTALLING TRUNCATED DOMES ON ASPHALT CONCRETE SHALL NOT BE PERMITTED.

TYPICAL SECTION A - A

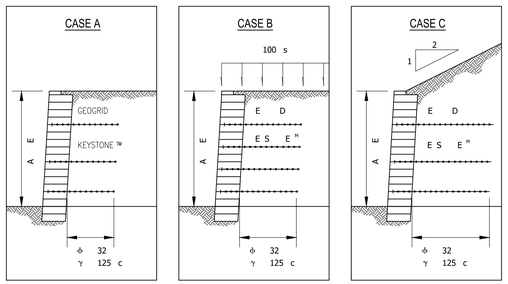
TYPICAL PLAN

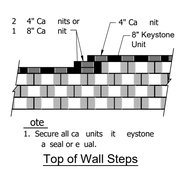
CA ED D MES, SE PA E

Scale S

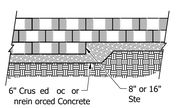


Slo e sta ility analysis diagra



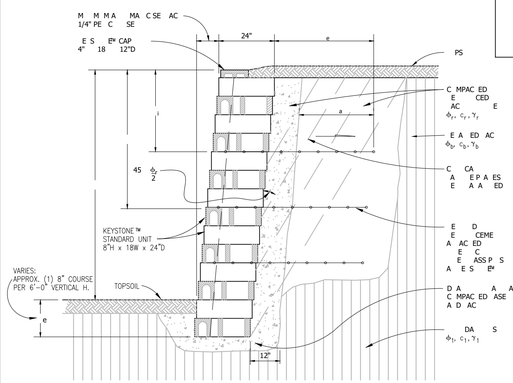


Top of Wall Steps



Elevation

Leveling Pad

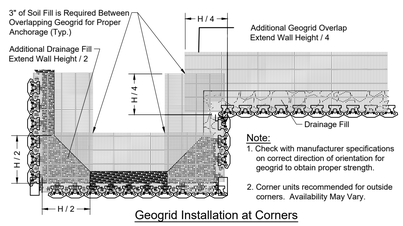


TYPICAL WALL SECTION TERMS

BASIC GEOGRID PLACEMENT CHART *

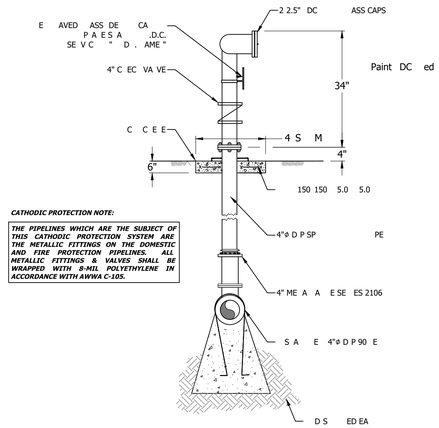
WALL HEIGHT FEET	CASE	GRID TYPE *	NUMBER OF LAYERS	GEOGRID LENGTH FEET	GEOGRID LAYER NUMBER 1	2	3	4	5
4	A		–						
4	B		–						
4	C		1	2.5	1.5				
5	A		–						
5	B		1	2.5	2				
5	C		2	3.7	1.3	3.3			
6	A		1	2.5	2.7				
6	B		2	2.5	1.3	3.3			
6	C		3	4.3	.7	2	4		

DISTANCE ABOVE BASE IN FEET



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners



CATHODIC PROTECTION NOTE:

THE PIPELINES WHICH ARE THE SUBJECT OF THIS CATHODIC PROTECTION SYSTEM ARE THE METALLIC FITTINGS ON THE DOMESTIC AND FIRE PROTECTION PIPELINES. ALL METALLIC FITTINGS & VALVES SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C-105.

8 E S E C E A A

Scale S

9 E DEP A ME C EC DC

Scale S

REVISIONS	BY

DETAILS

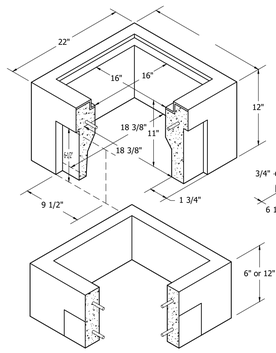
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

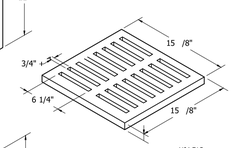
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date:	10.03.2024
Scale:	NONE
Drawn:	JB/DD
Job:	2021.01A
Sheet:	C7.1
Of	16 Sheets

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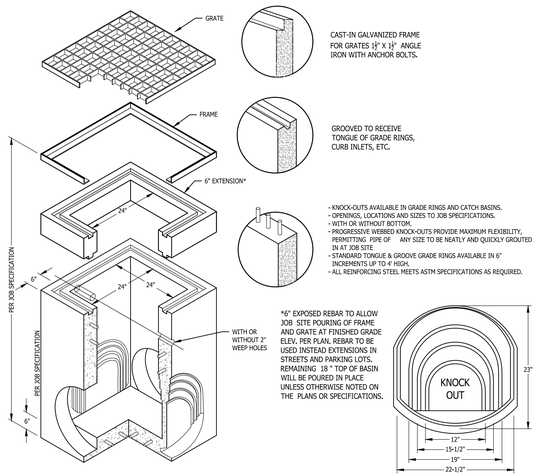




SC CE ED A AS A CAS A VA ED AME
A D S SPEC CA E EE ED D A A E MED M
A EAS S C AS PA S, SC DS, A A S,
E C S DES PE M S A AD MA E A C
" S CE A . C S ACC MM DA E P 8" .D.
P PE. APP MA E D ME S S S .

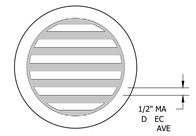
4 V64 C S

Scale S



2 23 C S D P E 2 2

Scale S

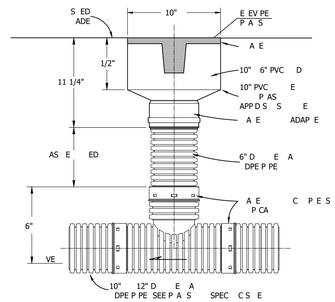


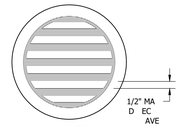
A ES

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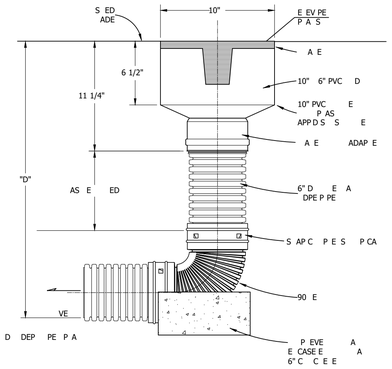
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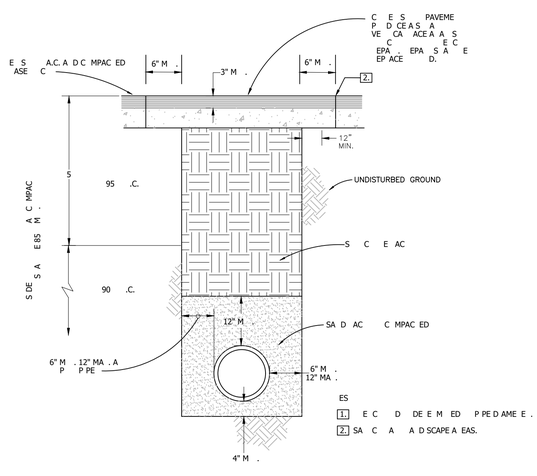


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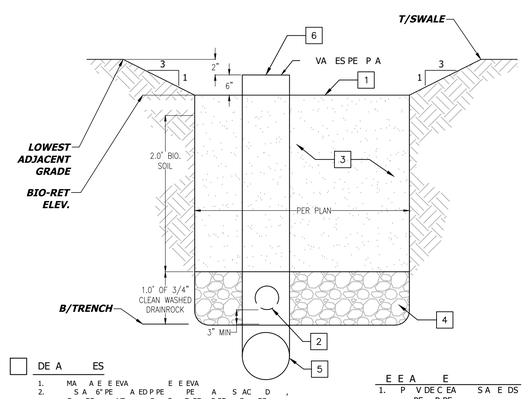
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Scale S



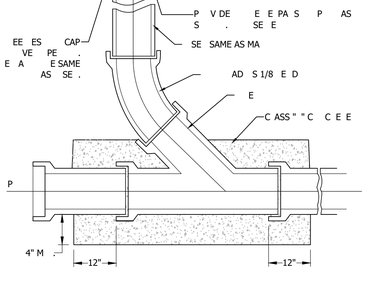
5 S A DA D E C

Scale S



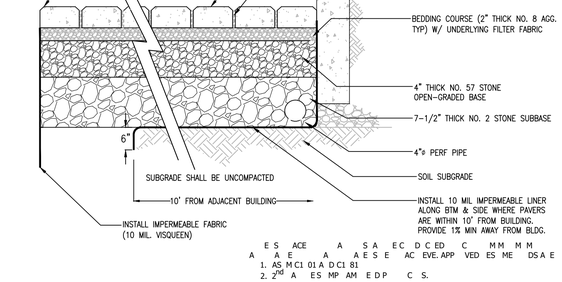
6 A SEC

Scale S



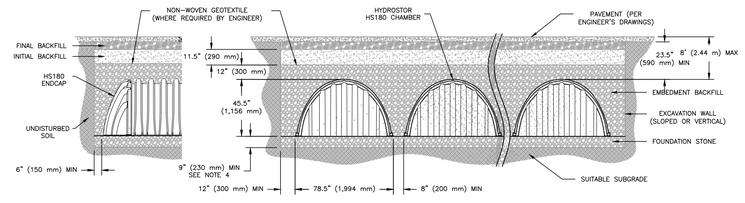
SE E /S M C EA DE A

Scale S

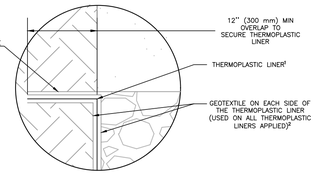


8 PE V S PAVEME SEC

Scale S



STANDARD CHAMBER SECTION



DETAIL A
THERMOPLASTIC LINER DETAIL

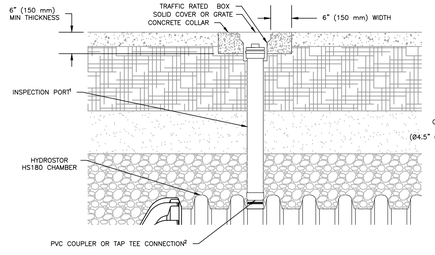
NOTES:
1. REFERENCE "HYDROSTOR HS180 – CROSS SECTION (D-7-200A)" FOR ALL ACCEPTABLE FILL MATERIAL

[1]THERMOPLASTIC LINER ON BOTTOM AND SIDES OF SYSTEM ONLY

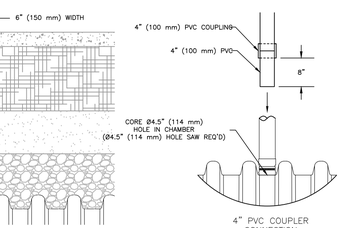
[1]THERMOPLASTIC LINERS OPTIONS INCLUDE:
–POLYVINYL CHLORIDE (PVC), 30 MIL (0.75 mm) PVC
–LINEAR LOW DENSITY POLYETHYLENE (LLDPE), 30 MIL (0.75 mm) LLDPE
–REINFORCED POLYPROPYLENE (RPP), EPDM, AND XR–5

[2] 6 oz/yd² (203 g/m²) NON-WOVEN GEOTEXTILE SHALL BE PLACED ON BOTH SIDES OF THERMOPLASTIC TO PROTECT AGAINST ANGULAR AGGREGATE ON THE WATER SIDE AND FROM PROTRUSION ON THE SOIL SIDE AT ANY LOCATION IN THE SYSTEM (SEE THERMOPLASTIC LINER DETAIL)

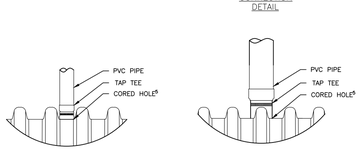
LINER DETAIL



NOTES:
1. 4" (100 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A VALLEY BETWEEN (2) TWO CORRUGATIONS. 6" (150 mm) OR 8" (200 mm) INSPECTION PORTS MAY BE CONNECTED THROUGH A CORED HOLE, CENTERED ON A CORRUGATION.
2. TAP TEE CONNECTION CAN CONSIST OF QWICKSEAL, INSERTA TEE OR APPROVED ENGINEERING EQUIVALENT.
3. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40
5. CORED HOLE SIZES AS FOLLOWS: 4" (100 mm) CUT TO 5" (125 mm); 6" (150 mm) CUT TO 7" (180 mm); 8" (200 mm) CUT TO 9" (230 mm)



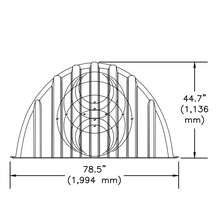
4" PVC COUPLER CONNECTION DETAIL

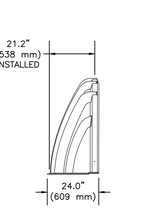


4" (100 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

6" (150 mm) & 8" (200 mm) TAP TEE CONNECTION DETAIL (SEE NOTE 1)

INSPECTION PORT

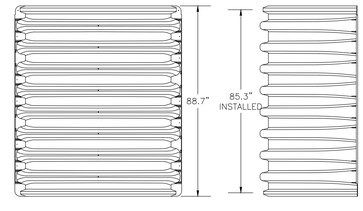




End Cap Specifications	
End Cap Size (L x W x H)	24.0" x 78.5" x 44.7" (609 x 1,994 x 1,136 mm)
Installed Length	21.2" (538 mm)
End Cap Storage	15.3 ft³ (0.43 m³)
Min. Installed Storage*	44.9 ft³ (1.27 m³)
Weight	52 lbs (23.6 kg)

END CAP

Chamber Specifications	
Chamber Size (L x W x H)	88.7" x 77.8" x 45.5" (2,253 x 1,976 x 1,156 mm)
Installed Length	85.3" (2,167 mm)
Chamber Storage	113.6 ft³ (3.22 m³)
Min. Installed Storage*	180.0 ft³ (5.10 m³)
Weight	127 lbs (57.6 kg)
Chambers / Pallet	19
Approx. Weight / Pallet	2,600 lbs (1,179 kg)



CHAMBER

9 S180 S M A E C AM E S A DA D DE A *S S E APP VED E EE*

Scale S

REVISIONS	BY

DETAILS

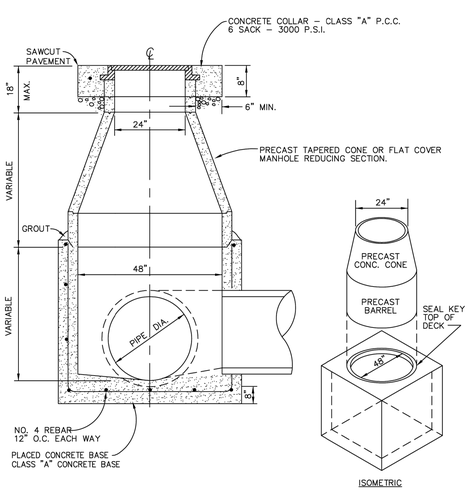
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: NONE
Drawn: JB/DD
Job: 2021.01A
Sheet: C7.2
Of 16 Sheets

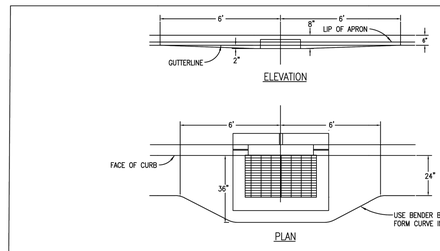
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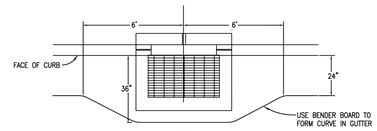
ISOMETRIC

1. ALL JOINTS BETWEEN PRECAST SECTIONS SHALL BE SEALED, INSIDE AND OUTSIDE.
2. INTERIOR OF MANHOLE SHALL HAVE A SMOOTH TROWELED SURFACE,
3. PIPES LARGER THAN 48" REQUIRE SPECIAL DESIGN.

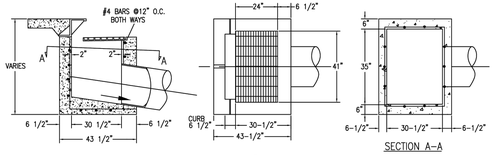
CITY OF SCOTTS VALLEY STANDARD DETAIL	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-06
STORM DRAIN MANHOLE		SCALE: NONE
		DATE: 12/06/17



ELEVATION



PLAN



SECTION A–A

1. REAR– OPENING HOOD TO BE SOUTH BAY FOUNDRY CAST IRON HOOD ITEM # C2010.
2. FRAME AND GRATE TO BE HOT DIPPED GALVANIZED STEEL, HEAVY TRAFFIC BICYCLE PROOF SOUTH BAY FOUNDRY GRATE ITEM # E2020, FRAME ITEM # E2060.
3. BUTTER FLOWLINE SHALL DROP 2" MIN FROM 6' ON EACH SIDE OF CATCH BASIN.
4. FRAME AND GRATE TO BE STATE BICYCLE PROOF GRATE TYPE 24-13.
5. CONCRETE SHALL BE CLASS "A", 6 SACK MIN.
6. UNLESS SPECIFICALLY SHOWN ON THE IMPROVEMENT PLANS, ALL DROP INLETS SHALL BE CAST IN PLACE. WHERE THE USE OF PRECAST CONCRETE STRUCTURES IS SPECIFIED OR ALLOWED BY THE IMPROVEMENT PLANS OR BY THE CITY ENGINEER, THE PRECAST PORTION SHALL TERMINATE NOT LESS THAN 1-FOOT BELOW THE GUTTER FLOWLINE AND THE REMAINING PORTION OF THE DROP INLET STRUCTURE SHALL BE CAST IN PLACE. UNDER NO CIRCUMSTANCES SHALL MONOLITHIC PRECAST STRUCTURES BE USED.
7. THE UPPER 1-FOOT OF THE DROP INLET STRUCTURE (MEASURED DOWN FROM THE GUTTER FLOWLINE) SHALL BE FORMED AND POURED CONCURRENT WITH OR SUBSEQUENT TO THE INSTALLATION OF ADJACENT PORTIONS OF CURB AND GUTTER.

CITY OF SCOTTS VALLEY STANDARD DETAIL	SCOTT HAMBY DIRECTOR OF PUBLIC WORKS	DRAWING NO: SD-03
DROP INLET WITH APRON		SCALE: NONE
		DATE: 12/06/17

REVISIONS	BY

CITY OF SCOTTS VALLEY DETAILS

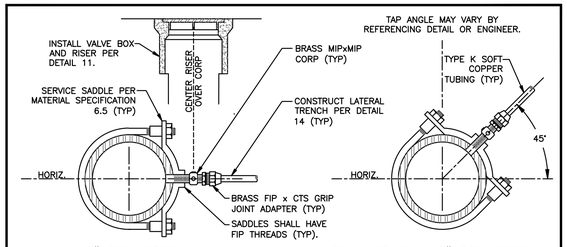
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

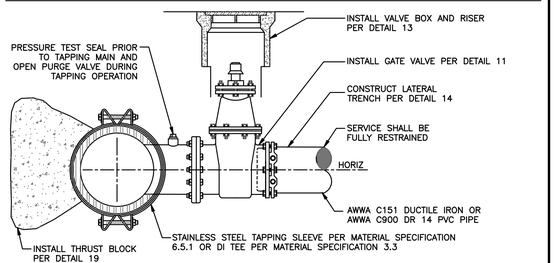
C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

Start Date: 10.03.2024
Scale: NONE
Drawn: JB/DD
Job: 2021.01A
Sheet: C7.3
Of 16 Sheets

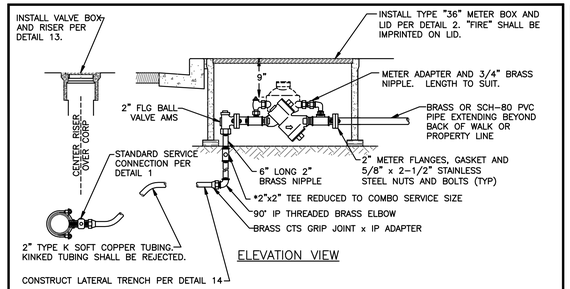
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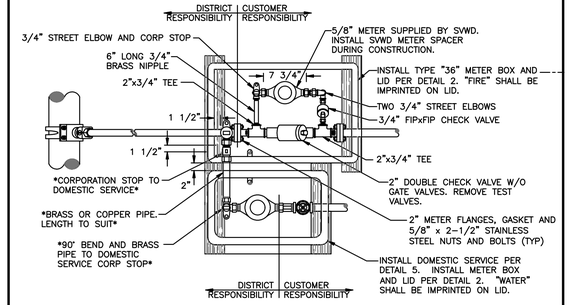




NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.

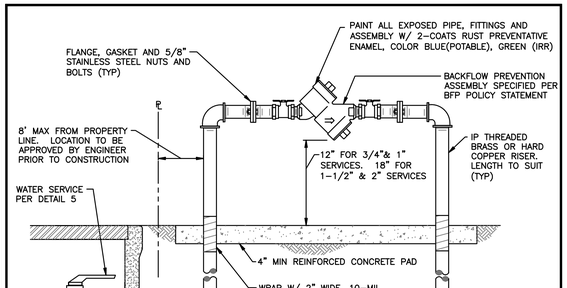
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 1
SERVICE CONNECTION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

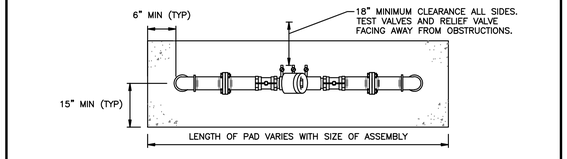




NOTES
* REQUIRED ONLY FOR COMBO SERVICE INSTALLATIONS.
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS.
4. CONNECT NEW METER BOXES TO OTHER NEW AND EXISTING METER BOXES WITHIN 10 FEET WITH CONDUIT PER DETAIL 2.

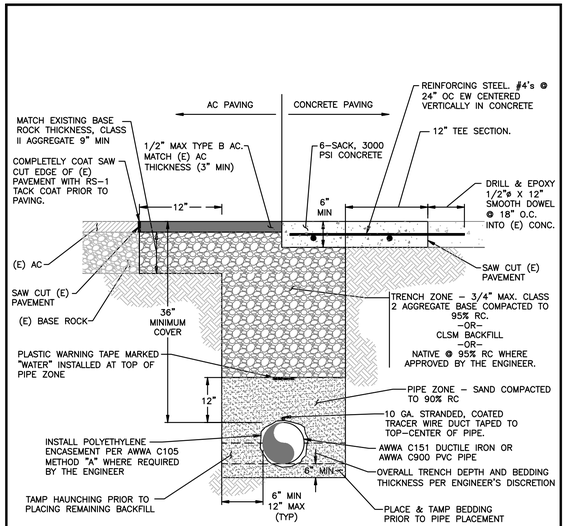
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 4
COMBINATION 2-INCH FIRE AND DOMESTIC SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011





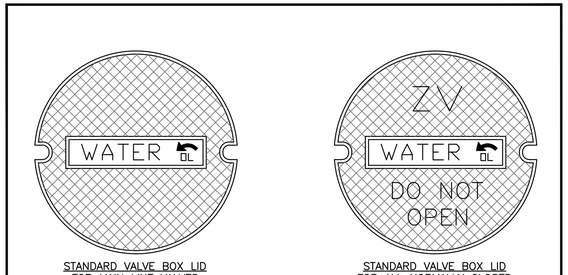
NOTES
1. APPROVED BACKFLOW ASSEMBLY SHALL BE INSTALLED SUCH THAT IT IS READILY ACCESSIBLE FOR REPAIR AND INSPECTION.
2. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.
4. ALL ABOVE GROUND PIPE, FITTINGS AND ASSEMBLY SHOULD BE PAINTED WITH TWO COATS OF ENAMEL.
5. AN ENCLOSURE OR CAGE MAY BE INSTALLED AT THE OPTION OF THE PROPERTY OWNER.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 8
2-INCH AND SMALLER BACKFLOW PREVENTION ASSEMBLY INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



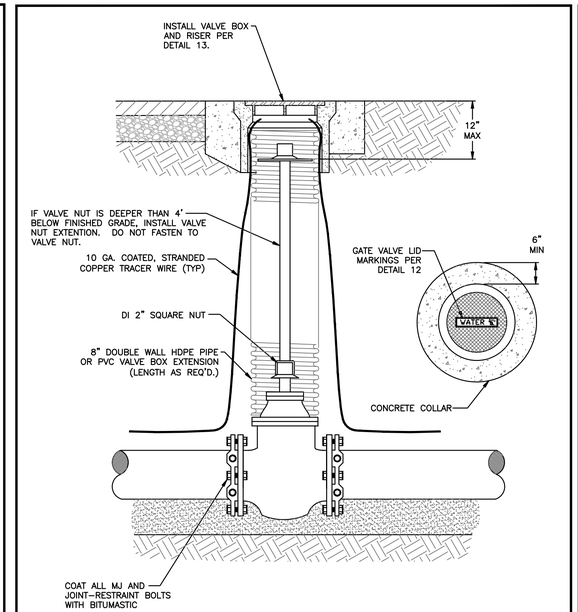
NOTES
1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER MAIN INSTALLATION CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. REFER TO SVWD TECHNICAL SPECIFICATIONS FOR COMPACTION TESTING REQUIREMENTS.
4. FOR SERVICE LATERALS, REFER TO DETAIL 14.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 15
STANDARD WATER MAIN TRENCH
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



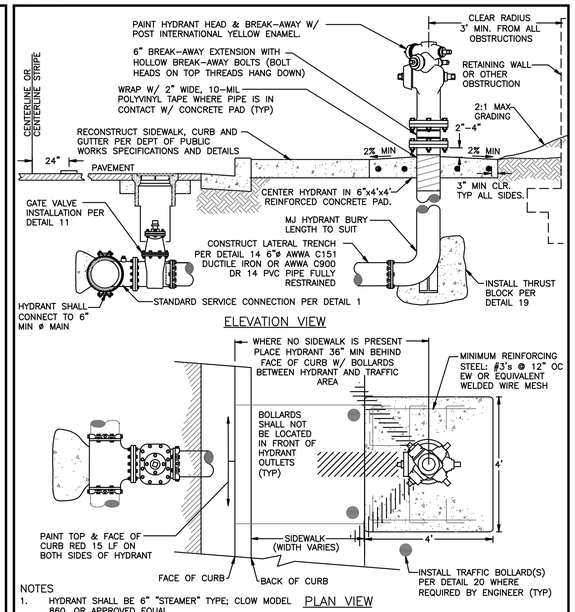
LABELING OPTIONS	LABEL	LID COLOR
BUTTERFLY VALVE	BFV	BLUE
BLOW OFF VALVE	BO	BLUE
TEST STATION	TS	BLUE
ZONE VALVE	ZV	BLUE
FIRE SERVICE	FS	BLUE
FIRE HYDRANT	FH	YELLOW
RAW WATER	RAW	TAN

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 12
VALVE BOX LID MARKINGS
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



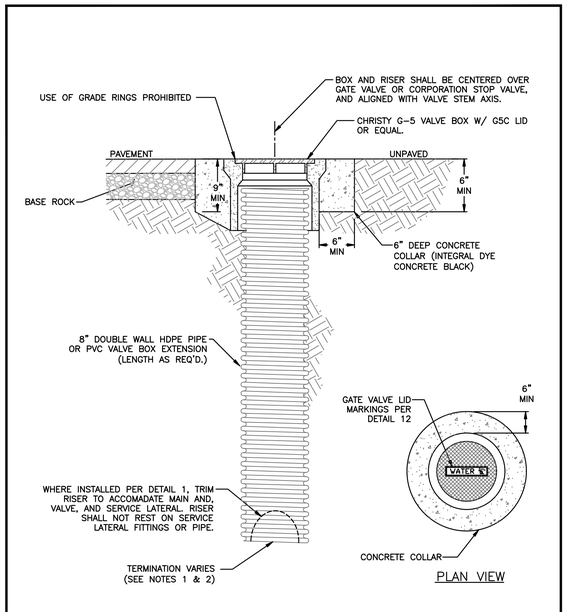
NOTES
1. INSTALL BLOCKING UNDER VALVE IF REQUIRED.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 11
GATE VALVE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. RISER TERMINATION FOR GATE VALVE INSTALLATION SHALL OCCUR AT VALVE FLANGE (SEE DETAIL 11).
2. RISER TERMINATION FOR SERVICE CONNECTION (2" & SMALLER) SHALL OCCUR 1" BELOW CORP STOP.
3. VALVE BOX LID SHALL BE OILED PRIOR TO PAVING OR CLEANING TO ENSURE THAT LID MARKINGS ARE LEGIBLE.
4. INSTALL VALVE BOX LID FLUSH WITH FINAL PAVING OR GROUND SURFACE.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 13
VALVE BOX INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DISTRICT

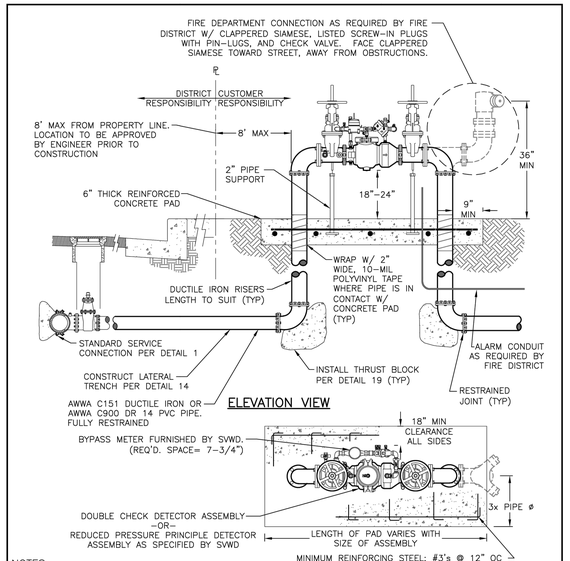
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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

RIDGEWOOD WEST
ERBA LANE
SCOTTS VALLEY, CALIFORNIA
APN 022-481-18 AND 022-481-22

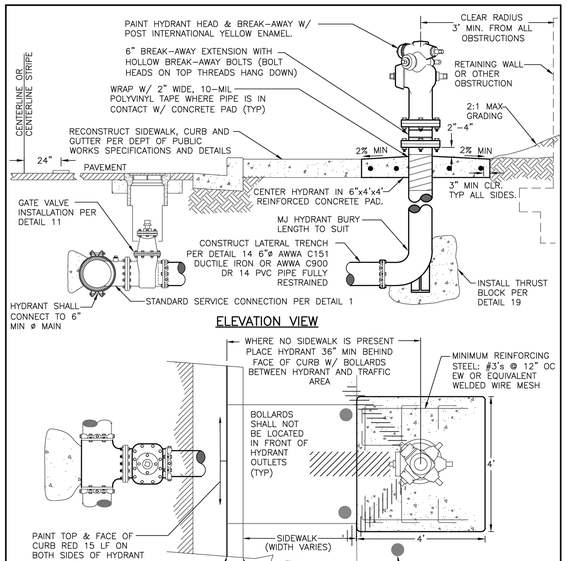
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Job: 2021.01A
Sheet: C7.4
Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures SV - D\Erba Lane\Design\CAD\Sheets\2021.01A - C7.4 - SVWD DETAILS.dwg Layout: C7.4 - SVWD DETAILS Last Saved: Wed Feb 14, 2024 - 2:50pm By: ismailburhong
Last Plotted: Wed Jan 22, 2025 - 11:29am By: ismailburhong



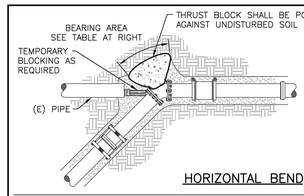
NOTES
1. REFER TO PROJECT CIVIL PLAN FOR REQUIRED TYPE OF DEVICE OR CONTACT ENGINEER FOR SPECIFIED TYPE PRIOR TO SCHEDULING INSTALLATION.
2. O.S. AND Y. VALVES SHALL BE EQUIPPED WITH TAMPER PROOF ALARM DEVICES. VALVES ARE TO BE CHAINED TOGETHER IN THE OPEN POSITION WITH A BREAK-AWAY CHAIN OR AS REQUIRED BY FIRE DISTRICT.
3. ASSEMBLY TO BE PAINTED RED OR OTHER COLOR AS SPECIFIED BY FIRE DISTRICT.
4. DEVICE MUST BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR TESTING AND MAINTENANCE.
5. LOCATIONS MUST BE APPROVED BY SVWD PRIOR TO INSTALLATION.
6. INSTALL TRAFFIC BOLLARDS (2 MIN) PER DETAIL 20 WHEN EDGE OF VEHICULAR TRAFFIC IS LESS THAN 36" FROM ASSEMBLY.
7. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.

SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 9
STANDARD 4-INCH AND LARGER FIRE SERVICE INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011



NOTES
1. HYDRANT SHALL BE 6" "STEAMER" TYPE; CLOW MODEL 860, OR APPROVED EQUAL.
2. REMOVE HYDRANT OUTLET CAP CHAINS PERMANENTLY.
3. HYDRANT SHALL BE COVERED WITH BURLAP SACK OR APPROVED ORANGE BAG WHEN NOT IN SERVICE.
4. FIRE HYDRANT LOCATION SHALL BE APPROVED ON A CASE BY CASE BASIS PRIOR TO CONSTRUCTION AND SHALL INCLUDE FIRE AGENCY APPROVED PLANS, CITY OR COUNTY ENCROACHMENT PERMIT, AND FIELD VERIFICATION BY THE APPROPRIATE FIRE AGENCY, CITY OR COUNTY PUBLIC WORKS DEPARTMENT AND SVWD, PER SVWD HYDRANT INSTALLATION PERMIT REQUIREMENTS PRIOR TO CONSTRUCTION.
5. SEE APPENDIX 1 FOR FURTHER HYDRANT INSTALLATION REQUIREMENTS.

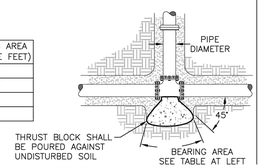
SCOTTS VALLEY WATER DISTRICT
WWW.SVWD.ORG
DETAIL 10
FIRE HYDRANT INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

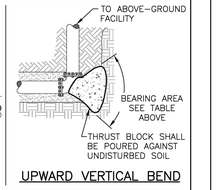


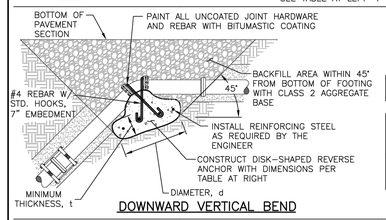
THRUST BLOCK BEARING AREA (SQUARE FEET)

PIPE DIAMETER	FITTING DEFLECTION 11 1/4	22 1/2	45°	90°
4"	1	1	2	2
6"	1	1	2	4
8"	1	2	4	7
10"	2	3	6	11

PIPE DIAMETER	BEARING AREA (SQUARE FEET)
4"	2
6"	3
8"	5
10"	8







MINIMUM REVERSE ANCHOR DIMENSIONS (FEET)

PIPE DIAMETER	d / t	FITTING DEFLECTION 22 1/2	45°
6"		2 / 0.5	3 / 0.5
8"		3 / 0.5	4 / 0.8
10"		3 / 0.5	5.5 / 2

NOTES
1. CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN INDICATED BY THE CONTRACT DOCUMENTS OR AT THE DISCRETION OF THE ENGINEER.
2. THRUST BLOCKING IS REQUIRED WHERE IT IS UNKNOWN IF PIPE IS RESTRAINED, SUCH AS AT A CONNECTION TO EXISTING PIPE.
3. ALL CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAYS COMPRESSIVE STRENGTH.
4. FOR PIPELINES LARGER THAN 10" IN DIAMETER, PIPELINES INSTALLED AT DEPTHS LESS THAN 36 INCHES, OR IN POOR SOILS, THRUST BLOCK DESIGN SHALL BE APPROVED BY THE ENGINEER ON A CASE BY CASE BASIS

SCOTTS VALLEY WATER DISTRICT
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DETAIL 19
THRUST BLOCK INSTALLATION
NOT TO SCALE
RESOLUTION 08-11 APPROVED APRIL 14, 2011

REVISIONS	BY

SCOTTS VALLEY WATER DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
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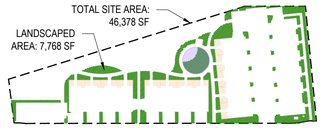
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Scale: NONE
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Of 16 Sheets

Drawing: Z:\Shared\CAD\2021.01 - City Ventures 5Y - DT\Erba Lane\Design\CAD\Sheets\2021.01A - C7.5 - SVWD DETAILS.dwg Layout: C7.5 - SVWD DETAILS Last Saved: Tue Sep 24, 2024 - 3:16pm Last Plotted: Wed Jun 22, 2025 - 11:28am By: JamalBushong

PRELIMINARY PLANTING NOTES

1. PLANTING SPECIES WITH A "HIGH" RATING IN THE CALIFORNIA INVASIVE PLAN COUNCIL'S CAL-IPC INVENTORY OF INVASIVE PLANTS IS PROHIBITED.
2. GROUNDCOVER MUST BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND MUST BE SPACED TO ACHIEVE FULL COVERAGE OF THE GROUNDCOVER AREA WITHIN ONE YEAR.
3. A MAXIMUM OF 50 PERCENT OF THE REQUIRED LANDSCAPE AREA MAY CONSIST OF MULCH, BARK CHIP, CRUSHED ROCK, PEBBLES, STONE, OR SIMILAR NON-PLANT MATERIALS.
4. LANDSCAPED AREAS MUST BE TOP DRESSED WITH BARK, CHIP, MULCH, OR OTHER SIMILAR MATERIAL TO COVER EXPOSED BARE SOIL.
5. PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.
6. TREES MUST BE A MINIMUM 15-GALLON SIZE.
7. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN 5 FEET FROM A PUBLIC SIDEWALK, STREET, OR PERMANENT STRUCTURE ON AN ADJACENT PROPERTY MUST BE PLANTED WITH ROOT BARRIERS OR ROOT BARRIER PANELS TO PREVENT DAMAGE TO ADJACENT STRUCTURES OR PAVEMENT.
8. ALL TREES SHALL COMPLY WITH NON-COMPACTED SOIL AND SEPARATION STANDARDS IN CITY OF SCOTTS VALLEY MULTI-UNIT RESIDENTIAL DESIGN STANDARDS (ODS) VIII.B.4.E TABLE 3.
9. MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY SHALL BE PROVIDED AS FOLLOWS:
   - 9.1. 14 FEET IN AND AROUND SERVICE AND LOADING AREAS AND DRIVEWAYS.
   - 9.2. 12 FEET FOR PARKING LOTS.
   - 9.3. 8 FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.
10. LANDSCAPING MUST BE INSTALLED PRIOR TO RECEIVING A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY.

TOTAL LANDSCAPED AREA



PER SVMC §17.20.040(I)
LANDSCAPED AREA REQUIRED = 46,378 SF X 10% = 4,638 SF
LANDSCAPED AREA PROVIDED = 7,768 SF > 4,638 SF
NOTE: ALL LANDSCAPED AREA WILL BE PERMANENTLY MAINTAINED.

PER ODS VI.B.1. PRIVATE OPEN SPACE: 1,943 SF

PER ODS VI.B.2. COMMON OPEN SPACE: 962 SF

PROJECT NARRATIVE

Landscape at Ridgewood West Townhomes provides a rhythmic and natural tree canopy, serving as buffer and screen to the adjacent residences, while grounding the architecture with evergreen planting. Pedestrian circulation, as well as amenity areas, are removed from the street and directly face the preserved riparian canopy. Pockets of naturalized planting abut the preserved open space, while existing natural surface trails under the existing canopy are retained. Residents have full use of private front yard areas, buffered by open rail wood fencing. Passive uses, including picnic tables set in decomposed granite, and a meadow of native and no-mow fescue, provide welcome opportunities to enjoy the view.



TREE LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	ACE PAL	ACER PALMATUM / JAPANESE MAPLE WUCOLS (M)	15 GAL.	2
	ARB STR	ARBUTUS UNEDO / STRAWBERRY TREE WUCOLS (L)	15 GAL.	6
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE WUCOLS (L)	15 GAL.	17
	PIT EUG	PITTOSPORUM EUGENIOIDES / LEMONWOOD WUCOLS (UNK)	15 GAL.	2
	QUE AGR	QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (VL)	24" BOX	1
	TRI ELE	TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM WUCOLS (M)	24" BOX	5
	ULM PAR	ULMUS PARVIFOLIA / CHINESE ELM WUCOLS (L)	24" BOX	4
		EXISTING TREE TO REMAIN		3

TOTAL NUMBER OF TREES (EXCL. EXISTING): 37
24" BOX TREES REQUIRED: 37 TREES X 25% = 10 TREES
24" BOX TREES PROPOSED: 10 TREES

SHRUB & GROUNDCOVER LEGEND

LARGE EVERGREEN SHRUBS
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. (LOW TO MEDIUM WATER USE). SEE SHEET L1.4 FOR PLANT LIST

MID-GROUND SHRUBS
SMALL MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. SEE SHEET L1.4 FOR PLANT LIST

SHRUBS & GROUNDCOVER
SEE SHEET L1.5-1.6 FOR PLANT LIST

NATIVE GRASSLAND / RESTORATION MIX
NON-IRRIGATED

TURF & NO MOW FESCUE

SEE SHEET L1.4-1.6 FOR PLANT SPECIES AND IMAGES

N

0' 20' 40'
1" = 20'

23076

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Building It Forward

RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

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HUNT HALE JONES

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CONCEPTUAL LANDSCAPE PLAN

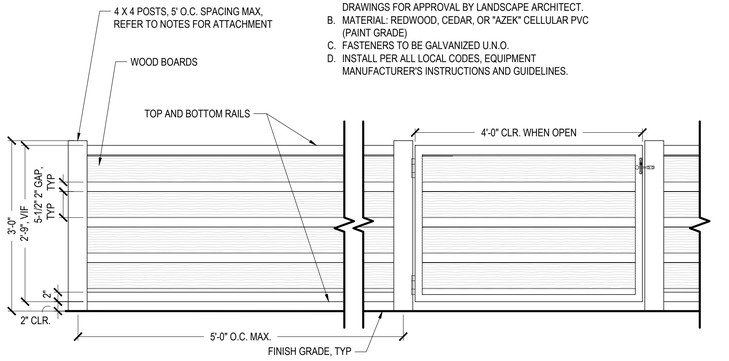
L1.1

SCALE: 1" = 20'-0"
DATE: 4.30.25
PROJECT: 317073

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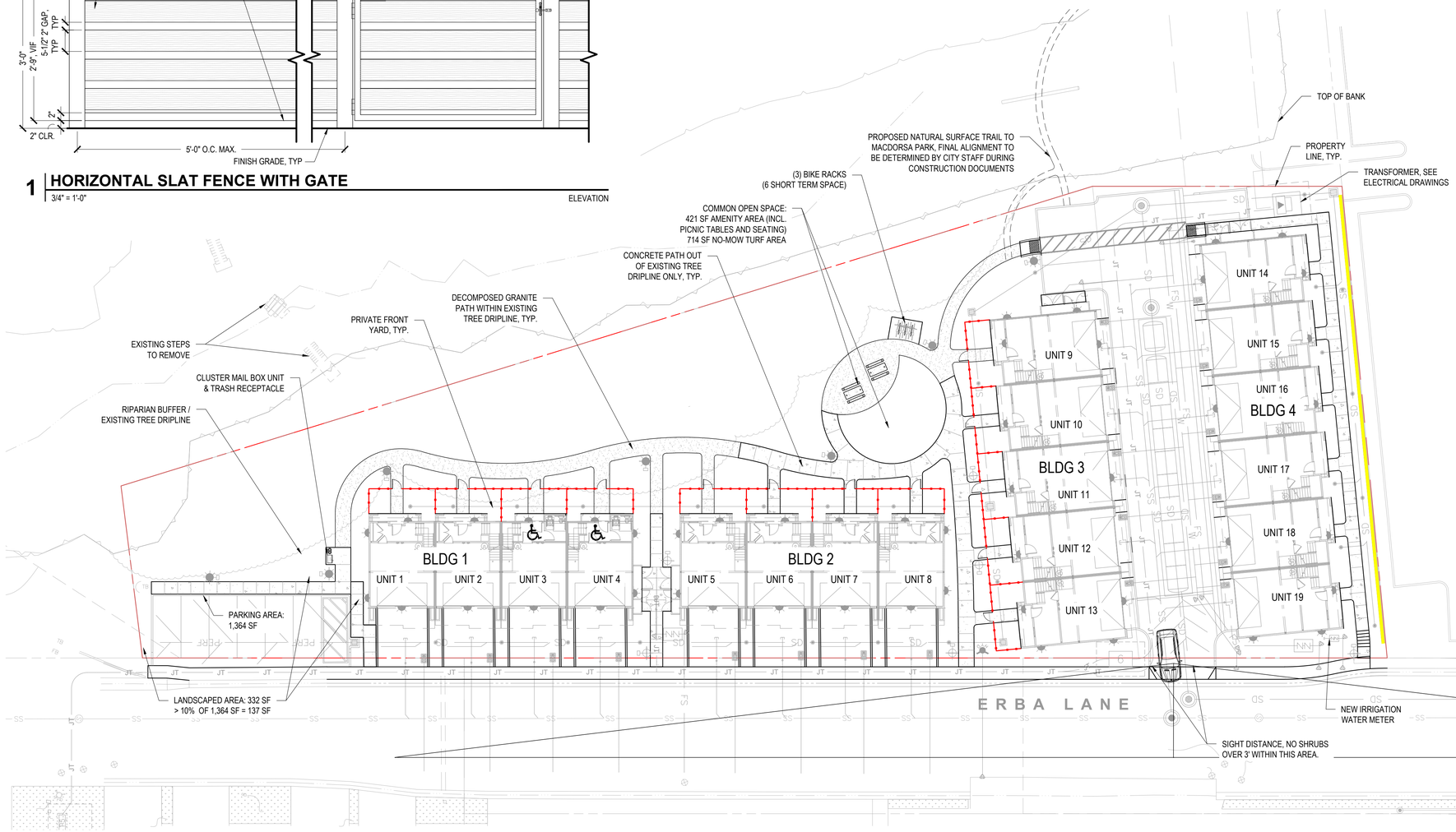
NOTES:

A. ILLUSTRATION FOR DESIGN INTENT ONLY. FENCING CONTRACTOR TO SUBMIT ALL HARDWARE AND SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
B. MATERIAL: REDWOOD, CEDAR, OR "AZEK" CELLULAR PVC (PAINT GRADE)
C. FASTENERS TO BE GALVANIZED U.N.O.
D. INSTALL PER ALL LOCAL CODES, EQUIPMENT MANUFACTURER'S INSTRUCTIONS AND GUIDELINES.



1 HORIZONTAL SLAT FENCE WITH GATE

3/4" = 1'-0" ELEVATION





PRIVATE YARD FENCE AND GATE (OR EQUAL)
HEIGHT: 3'-0" PER SVMC 17.46.110
TOTAL LENGTH: ±372 LINEAR FEET



STUCCO RETAINING WALL (OR EQUAL)
HEIGHT: SEE CIVIL DRAWINGS
TOTAL LENGTH: ±145 LINEAR FEET

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

N

0' 20' 40'
1" = 20'

23076

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CONCEPTUAL FENCE & WALL PLAN

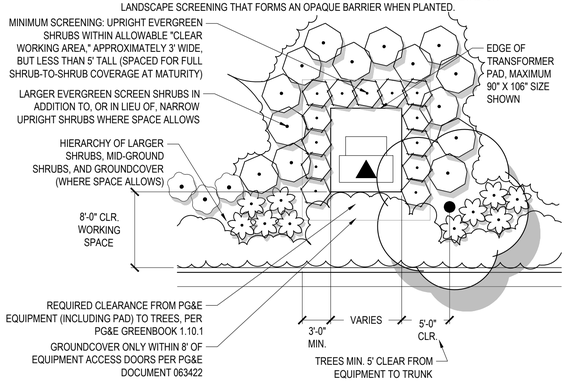
L1.2

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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NOTES

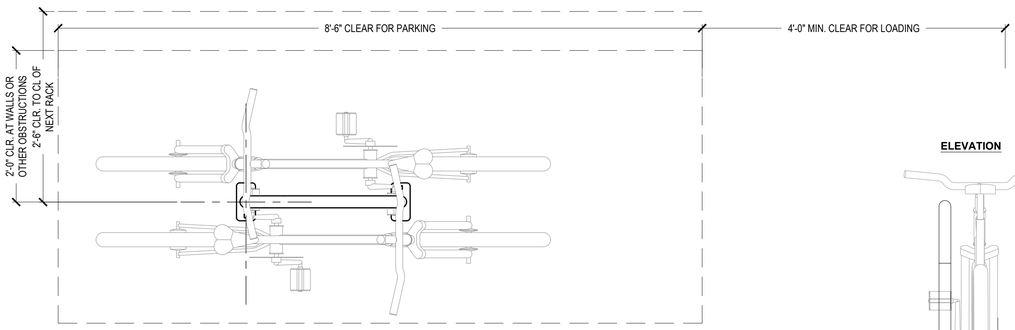
A. TRANSFORMER SHOWN; OTHER EQUIPMENT SIMILAR
B. EQUIPMENT SHALL BE SCREENED OR PAINTED WITH A BLACK, BRONZE, OR MALAGA GREEN (I.E., RAL 6012, ALSO KNOWN AS BLACK GREEN) COLOR.
C. SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT OF THE EQUIPMENT BEING SCREENED
D. SCREENING SHALL BE MADE OF A PRIMARY EXTERIOR FINISH MATERIAL USED ON OTHER PORTIONS OF THE BUILDING, ARCHITECTURAL GRADE WOOD OR MASONRY, METAL, OR LANDSCAPE SCREENING THAT FORMS AN OPAQUE BARRIER WHEN PLANTED.



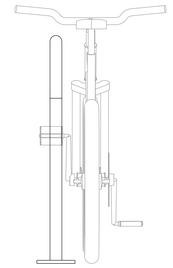
1 TYPICAL TRANSFORMER SCREENING

1/8" = 1'-0" PLAN

PLAN



ELEVATION



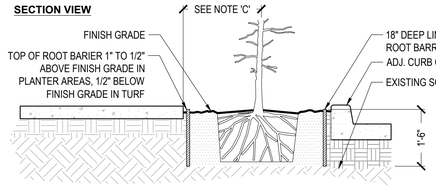
NOTES

A. "RADIUS" BIKE RACK AS MANUFACTURED BY GROUND CONTROL SYSTEMS, CONTACT: 800.630.7225.
B. SURFACE MOUNT USING 'WAK' WEDGE ANCHOR KIT BY MFR.
C. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
D. QUANTITY SIZE, COLOR, AND OTHER OPTIONS AS SPECIFIED ON PLANS.

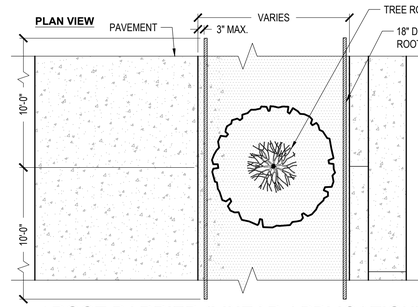
2 BICYCLE RACK(S)

1" = 1'-0" AS NOTED

SECTION VIEW



PLAN VIEW



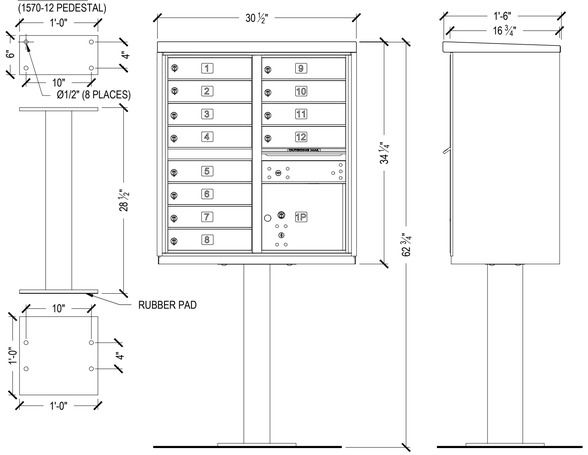
NOTES

A. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (IF PROVIDED).
B. "SURROUND" APPLICATION PROHIBITED.
C. INSTALL ROOT BARRIERS PER LOCAL JURISDICTION REQUIREMENTS, AND ALL TREES 5'-0" OR LESS FROM HARDSCAPE.

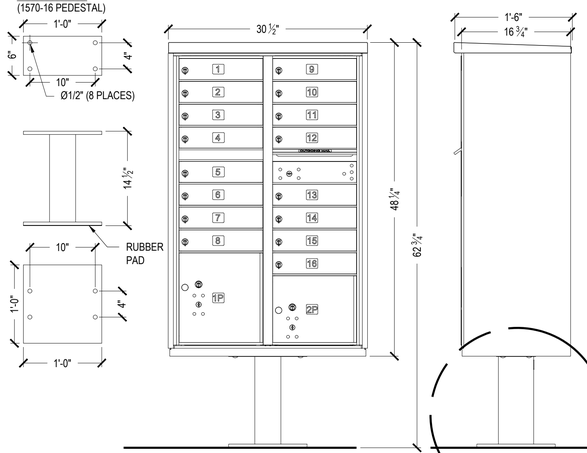
3 ROOT BARRIER (LINEAR APPLICATION)

NO SCALE AS NOTED

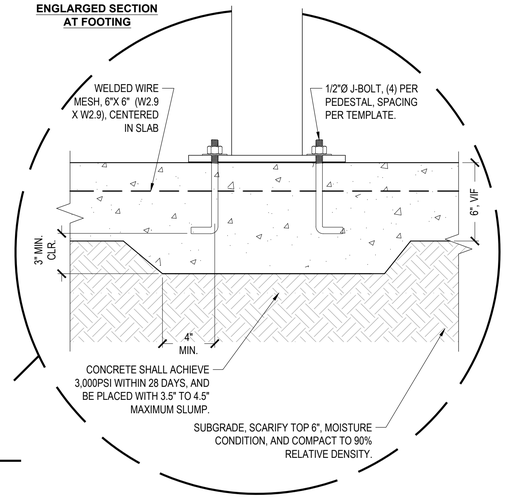
ELEVATIONS
(1570-12 PEDESTAL)



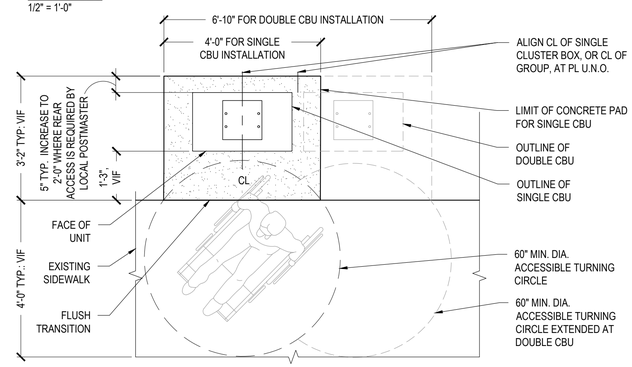
ELEVATIONS
(1570-16 PEDESTAL)



ENGLARGED SECTION AT FOOTING



PLAN AT CBU
1/2" = 1'-0"



NOTES

A. INSTALL CBU'S PLUMB AND LEVEL.
B. CONCRETE PAD SHOWN SHALL BE INSTALLED AT 2% MAX. SLOPE IN ANY DIRECTION. CONTRACTOR SHALL EXAMINE SITE CONDITIONS AND IF REQUIRED, REPORT ANY OBSTRUCTIONS OR ADDITIONAL WORK, INCLUDING REQUIRED RETAINING CONDITIONS, TO BUILDER PRIOR TO SUBMITTING A BID.
C. VERIFY USPS APPROVED NUMBER, QUANTITY AND LOCATION OF CBU'S PRIOR TO INSTALLATION.
D. APPROVED MANUFACTURER/UNIT: CUSTOM HOME ACCESSORIES MODEL #1570-XX (XX= 8, 12, OR 16 UNIT MODELS), COLOR: DARK BRONZE.
E. MAILBOXES MUST NOT INTERFERE WITH REQUIRED VISIBILITY CLEARANCES.
F. WHERE ACCESSIBLE UNITS OCCUR, ACCESSIBLE MAILBOX SLOTS SHALL FALL WITHIN ACCESSIBLE REACH AREA.

3 CLUSTER MAILBOX UNIT (CBU) INSTALLATION

1" = 1'-0" OR AS NOTED AS NOTED

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t. 415-512-1300
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CONCEPTUAL CONSTRUCTION DETAILS

L1.3

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	CATEGORY
Pistacia chinensis `Red Push` / Red Push Pistache	L	24" Box.	CANOPY TREES
Ulmus parvifolia / Chinese Elm	L	24" Box.	
Quercus agrifolia / Coast Live Oak	VL	15 Gal.	EVERGREEN BUFFER
Quercus ilex / Holly Oak	L	15 Gal.	
Lagerstroemia indica X Fauriei 'Natchez' / Natchez Crape Myrtle	L	15 Gal.	ACCENT TREES
Tristania laurina 'Elegant' / Elegant Water Gum	M	24" Box	
Acer palmatum / Japanese Maple	M	15 Gal.	TREES FOR RESIDENTIAL SPACE
Arbutus unedo / Strawberry tree	L	15 Gal.	
Pittosporum eugenioides / Lemonwood	UNK	15 Gal.	
Arbutus unedo 'Compacta' / Compact Strawberry Tree	L	5 Gal.	LARGE EVERGREEN SHRUBS
Arctostaphylos densiflora `Howard Mcminn` / Howard Mcminn Manzanita	L	5 Gal.	
Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	L	5 Gal.	
Feijoa sellowiana / Pineapple Guava	M	5 Gal.	
Heteromeles arbutifolia / Toyon	L	5 Gal.	
Laurus nobilis 'Saratoga' / Saratoga Sweet Bay	L	5 Gal.	
Ligustrum japonicum 'Texanum' / Texas Japanese Privet	M	5 Gal.	LARGE EVERGREEN SHRUBS
Olea europaea `Little Ollie` / Little Ollie Olive	VL	5 Gal.	
Photinia X Fraseri / Photinia	M	5 Gal.	
Pittosporum tobira `Variegata` / Variegated Mock Orange	L	5 Gal.	
Podocarpus macrophyllus `Maki` / Maki Yew Podocarpus	M	5 Gal.	
Prunus caroliniana `Bright `N Tight` Tm / Bright `N Tight Carolina Laurel	L	5 Gal.	
Prunus laurocerasus `Compacta` / Compact English Laurel	M	5 Gal.	
Rhamnus californica `Eve Case` / California Coffeeberry	L	5 Gal.	
Rhaphiolepis X 'Montic' / Majestic Beauty Indian Hawthorn	L	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Viburnum tinus 'Compactum' / Compact Laurustinus	M	5 Gal.	
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	L	5 Gal.	
Xylosma congestum 'Compacta' / Compact Xylosma	L	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	FOUNDATION SHRUBS
Dianella revoluta 'Little Rev' / Little Rev Flax Lily	M	5 Gal.	
Rhaphiolepis indica 'Pink Dancer' / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorne	L	5 Gal.	
Rosmarinus officinalis 'Collingwood ingram' / Rosemary	L	5 Gal.	
Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	M	5 Gal.	


Pistacia c. `Red Push` / Red Push Pistache


Ulmus parvifolia / Chinese Elm


Quercus agrifolia / Coast Live Oak


Quercus ilex / Holly Oak


Lagerstroemia i. X F. 'Natchez' / Crape Myrtle


Tristania laurina 'Elegant' / Elegant Water Gum


Pittosporum eugenioides / Lemonwood


Arctostaphylos d. `Howard Mcminn` / Manzanita


Dodonaea v. 'Purpurea' / Purple Hopseed Bush


Feijoa sellowiana / Pineapple Guava


Heteromeles arbutifolia / Toyon


Ligustrum j. `Texanum` / Texas Japanese Privet


Olea europaea `Little Ollie` / Little Ollie Olive


Photinia X Fraseri / Photinia


Pittosporum t. `Variegata` / Var. Mock Orange


Podocarpus m. `Maki` / Maki Yew Podocarpus


Prunus l. `Compacta` / Compact English Laurel


Rhamnus c. `Eve Case` / California Coffeeberry


Rhaph. X 'Montic' / Majestic Beauty Hawthorn


Teucrium f. `Azureum` / Azure Bush Germander


Viburnum t. 'Compactum' / Compact Laurustinus


Westringia f. 'Morning Light' / Coast Rosemary


Xylosma c. 'Compacta' / Compact Xylosma


Callistemon v. 'Better John' / Bottlebrush


Dianella revoluta 'Little Rev' / Little Rev Flax Lily


Rhaphiolepis i. `Pink Dancer` / Hawthorne


Rhaphiolepis u. 'Minor' / Dwarf Yeddo Hawthorne


Rosmarinus o. 'Collingwood ingram' / Rosemary


Spiraea x b. 'Anthony Waterer' / Anthony Waterer Spiraea

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - TREES & SHRUBS

L1.4

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Acacia redolens `Low Boy` / Low Boy Bank Catclaw	VL	5 Gal.	
Arctostaphylos spp. / Manzanita	M	5 Gal.	
Artemisia californica / California Sagebrush	L	5 Gal.	
Berberis nevinii / Nevin's Barberry	L	5 Gal.	
Berberis pinnata / California Barberry	L	5 Gal.	
Carex divulsa / European Grey Sedge	L	5 Gal.	
Ceanothus spp. / California Lilac	L	5 Gal.	
Cistus spp. / Rockrose	L	5 Gal.	
Dendromecon rigida / Bush Poppy	VL	5 Gal.	NATURAL ORNAMENTAL UNDERSTORY PLANTING
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Eschscholzia californica / California Poppy	VL	5 Gal.	
Festuca idahoensis / Idaho Fescue	VL	5 Gal.	
Lavandula spp. / Lavender	L	5 Gal.	
Lupinus albifrons / Bush Lupine	VL	5 Gal.	
Rhamnus californica / California Coffeeberry	L	5 Gal.	
Rhamnus ilicifolia / Hollyleaf Redberry	L	5 Gal.	
Rosa californica / California Wild Rose	L	5 Gal.	
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Abelia X grandiflora 'Canyon Creek' / Canyon Creek Glossy Abelia	M	5 Gal.	
Achillea millefolium / Common Yarrow	L	5 Gal.	
Agapanthus africanus 'Blue' / Blue African Lily	M	5 Gal.	
Anigozanthos spp. / Kangaroo Paw	L	5 Gal.	
Bulbine frutescens / Bulbine	L	5 Gal.	
Buxus spp. / Boxwood	M	5 Gal.	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	L	5 Gal.	
Camellia sasanqua `Shishi Gashira` / Shishi Gashira Camellia	M	5 Gal.	
Carpenteria californica / Bush Anemone	M	5 Gal.	
Ceanothus maritimus 'Valley Violet' / Valley Violet Maritime Ceanothus	L	5 Gal.	SHRUBS & GROUNDCOVERS
Cistus spp. / Rockrose	L	5 Gal.	
Coleonema pulchrum 'Dwarf Pink' / Dwarf Pink Breath Of Heaven	M	5 Gal.	
Dianella spp. / Flax Lily	M	5 Gal.	
Dietes iridioides / Fortnight Lily	L	5 Gal.	
Erigeron glaucus 'Wr' / Wayne Roderick Seaside Daisy	L	5 Gal.	
Escallonia X 'Compacta' / Compact Escallonia	M	5 Gal.	
Grevillea X 'Noellii' / Noel Grevillea	L	5 Gal.	
Hemerocallis X 'Stella De Oro' / Stella De Oro Daylily	M	5 Gal.	
Hesperaloe parviflora 'Perpa' / Brakelights Red Yucca	L	5 Gal.	


Acacia r. `Low Boy` / Low Boy Bank Catclaw


Artemisia californica / California Sagebrush


Berberis nevinii / Nevin's Barberry


Berberis pinnata / California Barberry


Carex divulsa / European Grey Sedge


Ceanothus spp. / California Lilac


Cistus spp. / Rockrose


Dendromecon rigida / Bush Poppy


Dietes iridioides / Fortnight Lily


Eschscholzia californica / California Poppy


Festuca idahoensis / Idaho Fescue


Lavandula spp. / Lavender


Lupinus albifrons / Bush Lupine


Myrica californica / Pacific Wax Myrtle


Rhamnus californica / California Coffeeberry


Rhamnus ilicifolia / Hollyleaf Redberry


Rosa californica / California Wild Rose


Rosmarinus o. 'Huntington Carpet' / Rosemary


Salvia spp. / Sage


Abelia x g. 'Canyon Creek' / Glossy Abelia


Achillea millefolium / Common Yarrow

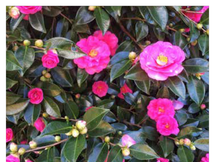

Agapanthus africanus 'Blue' / Blue African Lily


Anigozanthos spp. / Kangaroo Paw


Bulbine frutescens / Bulbine


Buxus spp. / Boxwood


Callistemon v. 'Better John' / Bottlebrush


Camellia s. `Shishi Gashira` / Camellia


Carpenteria californica / Bush Anemone


Ceanothus m. 'Valley Violet' / Ceanothus


Coleonema p. 'Dwarf Pink' / Breath Of Heaven


Dianella spp. / Flax Lily


Erigeron g. 'Wr' / Wayne Roderick Seaside Daisy


Escallonia X 'Compacta' / Compact Escallonia


Grevillea X 'Noellii' / Noel Grevillea


Hemerocallis X 'Stella De Oro' / Daylily


Hesperaloe p. 'Perpa' / Brakelights Red Yucca

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS

L1.5

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

BOTANICAL / COMMON NAME	WUCOLS	MIN. CONT. SIZE	SHRUB CATEGORY
Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	M	5 Gal.	
Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	L	5 Gal.	
Lavandula dentata spp. / Lavender	L	5 Gal.	
Leucadendron X 'Safari Sunset' / Safari Sunset Conebush	L	5 Gal.	
Liriope muscari 'Big Blue' / Big Blue Lilyturf	M	5 Gal.	
Loropetalum chinense rubrum `Fire Dance` / Purple Leaf Fringe Flower	L	5 Gal.	
Pelargonium spp. / Geranium	L	5 Gal.	
Philadelphus lewisii / Wild Mockorange	M	5 Gal.	
Phormium spp. / New Zealand Flax	L	5 Gal.	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	L	5 Gal.	
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	M	5 Gal.	
Punica granatum 'Nana' / Dwarf Pomegranate	L	5 Gal.	SHRUBS & GROUNDCOVERS
Rhaphiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	L	5 Gal.	
Rhaphiolepis indica `Pink Dancer` / Indian Hawthorne	L	5 Gal.	
Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	L	5 Gal.	
Rosa floribunda / Floribunda Rose	M	5 Gal.	
Rosmarinus officinalis `Collingwood Ingram` / Rosemary	L	5 Gal.	
Salvia spp. / Sage	L	5 Gal.	
Santolina chamaecyparissus / Lavender Cotton	L	5 Gal.	
Spiraea X Bumalda `Anthony Waterer` / Anthony Waterer Spiraea	M	5 Gal.	
Teucrium fruticans `Azureum` / Azure Bush Germander	L	5 Gal.	
Westringia fruticosa spp. / Coast Rosemary	L	5 Gal.	
Zauschneria californica 'Catalina' / Catalina California Fuchsia	L	5 Gal.	
Native - No-Mow Sod / Native - No-Mow Sod Mix	H	Sod	NATIVE GRASSLAND / RESTORATION MIX (NON-IRRIGATED)
Turf Sod / Drought Tolerant Fescue Blend	H	Sod	SODDED TURF AND NO-MOW FESCUE
Actinidia spp. / Kiwi	M	5 Gal.	
Clematis ligusticifolia / Western White Clematis	M	5 Gal.	
Clytostoma callistegioides / Violet Trumpet Vine	M	5 Gal.	
Ficus pumila / Creeping Fig	M	5 Gal.	
Hardenbergia violacea / Lilac Vine	M	5 Gal.	
Jasminum polyanthum / Pink Jasmine	M	5 Gal.	VINES
Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	M	5 Gal.	
Parthenocissus tricuspidata 'Veitchii' / Boston Ivy	L	5 Gal.	
Rosa X 'Cecile Brunner' / Cecile Brunner Climbing Rose	M	5 Gal.	
Trachelospermum jasminoides / Chinese Star Jasmine	M	5 Gal.	
Vitis vinifera / Grape	L	5 Gal.	
Wisteria floribunda / Japanese Wisteria	M	5 Gal.	


Ilex crenata 'Sky Pencil' / Japanese Holly


Ilex vomitoria 'Nana' / Dwarf Yaupon Holly


Lavandula dentata spp. / Lavender


Leucadendron X 'Safari Sunset' / Conebush


Liriope muscari 'Big Blue' / Big Blue Lilyturf


Loropetalum r. `Fire Dance` / Fringe Flower


Pelargonium spp. / Geranium


Philadelphus lewisii / Wild Mockorange


Phormium spp. / New Zealand Flax


Pittosporum t. 'Wheeler's Dwarf' / Pittosporum


Prunus l. 'Otto Luyken' / English Laurel

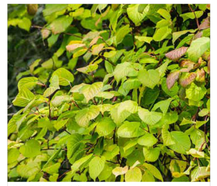

Punica granatum 'Nana' / Dwarf Pomegranate


Rhaphiolepis i. 'Jack Evans' / Indian Hawthorn


Rhaphiolepis i. `Pink Dancer` / Hawthorne

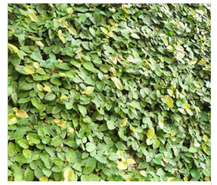

Rosa floribunda / Floribunda Rose


Zauschneria c.'Catalina' / California Fuchsia


Actinidia spp. / Kiwi


Clematis ligusticifolia / Western White Clematis


Clytostoma callistegioides / Violet Trumpet Vine


Ficus pumila / Creeping Fig


Hardenbergia violacea / Lilac Vine


Jasminum polyanthum / Pink Jasmine


Lonicera j. 'Halliana' / Honeysuckle Vine


Parthenocissus t. 'Veitchii' / Boston Ivy


Rosa X 'Cecile Brunner' / Climbing Rose


Trachelospermum j. / Chinese Star Jasmine


Vitis vinifera / Grape


Wisteria floribunda / Japanese Wisteria

Notes: 1. Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.
2. All trees shall comply with City of Scotts Valley Multi-Unit Residential Design Standards VIII.4.
3. Shrubs & groundcovers by quantity shall be min. 75% very low or low water use (WUCOLS(VL) and WUCOLS(L) classifications)

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CONCEPTUAL PLANT PALETTE - SHRUBS (CONT.)

L1.6

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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CLUSTER BOX UNIT (OR EQUAL)



METAL BICYCLE RACK (OR EQUAL)



METAL WASTE RECEPTACLE (OR EQUAL)



CONCEPTUAL CONCRETE PAVING WITH DECORATIVE SCORE PATTERN



DECOMPOSED GRANITE



NO MOW GRASSES



NATURAL SURFACE TRAIL



PICNIC TABLE (OR EQUAL)

NOTE: MATERIAL & PRODUCT SHOWN ARE REPRESENTATIVE OF THE STYLE, FEATURES AND DESIGN INTENT ONLY. MANUFACTURER AND/OR MODEL OF FINAL PRODUCTS MAY VARY BASED ON AVAILABILITY AND OTHER FACTORS. SELECTIONS TO BE CONFIRMED DURING FINAL DESIGN.

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CONCEPTUAL FURNISHING & MATERIAL PALETTE

L1.7

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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ANNUAL WATER USE CALCULATIONS

Project Name:	Erba Lane	**Date:**	1/21/2025
23076	CITY VENTURES TOWNHOMES ANNUAL WATER USE	**POC:**	A

Location of ET_O Data: De Laveaga — 40.77 in/year

Hydrozone #1 — Area (H_A): 7,052 sqft (0.16 acres) — Descrip.: ***Shrubs and Groundcover (M/L)***

Species factor (k_s):	0.5 Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) =	0.500
Density factor (k_d):	1 Average		
Microclimate factor (k_{mc}):	1 Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) =	20.39 in/year
Irrigation Efficiency (IE):	0.88 Drip	Total Water Applied (TWA) / year = (ET_L / IE) =	23.16 in/year
		Gallons per year (GPW) = (TWA x H_A x 0.62) =	101,282 gal/year

Hydrozone #2 — Area (H_A): 713 sqft (0.02 acres) — Descrip.: ***No-mow fescue***

Species factor (k_s):	0.5 Medium	Landscape Coefficient (K_L) = (k_s x k_d x k_{mc}) =	0.500
Density factor (k_d):	1 Average		
Microclimate factor (k_{mc}):	1 Average	Landscape Evapotranspiration (ET_L) = (K_L x ET_O) =	20.39 in/year
Irrigation Efficiency (IE):	0.8 Rotors	Total Water Applied (TWA) / year = (ET_L / IE) =	25.48 in/year
		Gallons per year (GPW) = (TWA x H_A x 0.62) =	11,264 gal/year

ET_O by month

CIMIS104Feb23-Jan24	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ET_O/Mo.	1.38	2.14	2.88	4.81	4.07	4.50	5.85	4.70	3.49	3.46	2.16	1.33

Water Use by Month (gallons)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hydrozone #1	3,428	5,316	7,155	11,949	10,111	11,179	14,533	11,676	8,670	8,595	5,366	3,304
Hydrozone #2	381	591	796	1,329	1,124	1,243	1,616	1,299	964	956	597	367
Hydrozone #3	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	**3,810**	**5,908**	**7,950**	**13,278**	**11,235**	**12,422**	**16,149**	**12,974**	**9,634**	**9,551**	**5,963**	**3,671**

Yearly Total (gal.): 112,546

Notes:

1) ET_O and Historical Average Precipitation from CIMIS weather stations
2) Calculation does not address plant establishment period (typically 125-150% of normal use). Additional potable water use allowable within first year per LEED WEc1.2.
3) Refer to "A guide to estimating irrigation water needs of landscape plantings in California" by the UC Cooperative Extension, 2000ed. for further information on the calculations used in this worksheet.
4) Refer to WUCOLS 2000ed. and local 'best practice' for information on determining water requirements for landscape plants.
5) Historical average precipitation not included in calculation
6) Trees included within other landscape hydrozones

MAWA CALCULATIONS

Water Efficient Landscape Worksheet — **Project:** 23076
Erba Lane - City Ventures Townhomes — **Date:** 1/21/2025

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Drip, shrubs & groundcover	0.35	DripEmtr	0.81	0.43	7,052	3,047	78,018
No-mow fescue	0.5	Rotor	0.75	0.67	713	475	12,170
				Totals	7,765	3,522	
Special Landscape Areas							
				1.00		-	-
				Totals	-	-	
Nearest Data Location	De Laveaga						
Reference Eto	40.8				Estimated Total Water Use (ETWU)[1]		**90,188**
Reference ETAF	0.55				Maximum Allowed Water Allowance (MAWA)[2]		**107,953**

ETAF Calculations/Regular Landscape

Total ETAF x Area	3,522
Total Area (sf)	7,765
Average ETAF	0.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

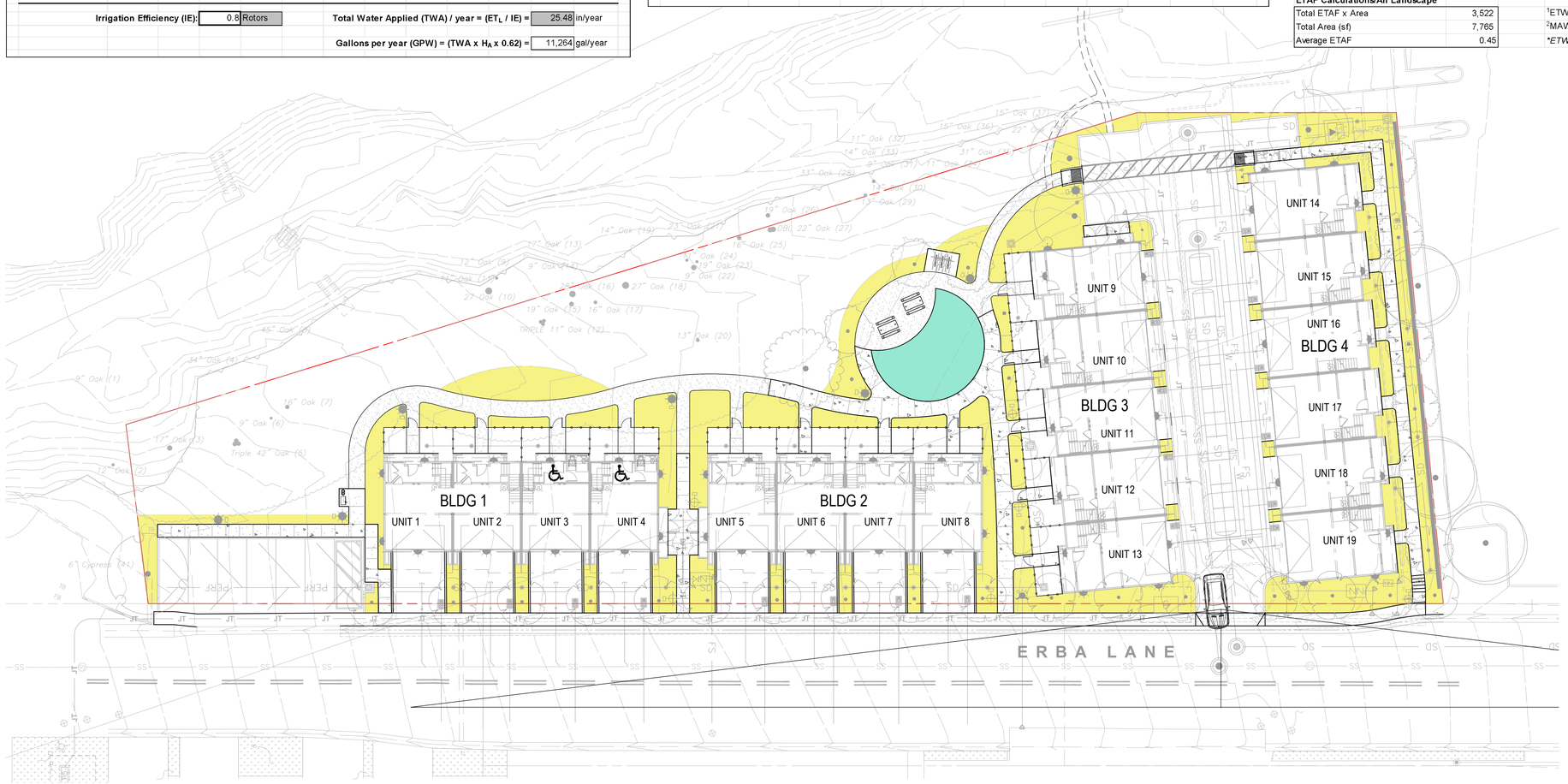
Total ETAF x Area	3,522
Total Area (sf)	7,765
Average ETAF	0.45

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) {(ETAF x LA) + ((1-ETAF) x SLA)}
**ETWU must be less than or equal to MAWA*

NOTES:
1. FINAL LANDSCAPE DESIGNS MUST BE IN COMPLIANCE WITH THE SCOTTS VALLEY WATER DISTRICT RECYCLED WATER STANDARD SPECIFICATIONS.
2. ALL APPLICABLE DEVELOPMENT SHALL COMPLY WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AS REQUIRED BY CALIFORNIA WATER CONSERVATION IN LANDSCAPING ACT (GOVERNMENT CODE SECTION 65591 ET SEQ.).
3. THE FOLLOWING LANDSCAPE PROJECTS MUST COMPLY WITH THE WELO REQUIREMENTS:
   3.1. TOTAL COMBINED LANDSCAPED AREA OF 2,500 SQUARE FEET OR MORE INSTALLED BY A PUBLIC AGENCY OR COMMERCIAL DEVELOPER.
4. IF CONFLICTS OCCUR BETWEEN THE GOVERNMENT CODE OR WELO AND CITY OF SCOTTS VALLEY COMMENTS, THE MORE RESTRICTIVE WILL CONTROL.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

SIGNED — 01/22/25 DATE



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	DRIPLINE HUNTER PLD-06-18. INLINE PRESSURE COMPENSATING POLYETHELENE DRIP TUBING SPACED AT 18" O.C., BURIED 4" MIN., WITH 0.6 GPH EMITTERS AND BUILT-IN CHECK VALVE (UP TO 5' OF HEAD). OFFSET EMITTERS FOR TRIANGULAR PATTERN. PLD-LOC FITTINGS REQUIRED.	7,052 S.F.	0.43 in/h	30	32
	OVERHEAD, GRASSES, ROTARY NOZZLES ROTARY NOZZLES (HUNTER MP SERIES) ON PRO-SERIES POP-UP BODIES, AND 6" FOR NO-MOW GRASSES, WITH INTEGRAL PRESSURE REGULATION AND CHECK VALVES.	712.9 S.F.	0.43 in/h	30	3

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE. IRRIGATION SYSTEM TO INCLUDE A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTOR (1"). CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAOPTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH,
- DRIP OR MICROSPRAY TO NATURALIZED SHRUBS AND TREES IN NATIVE AND BUFFER AREAS WITH POLYETHELENE SUPPLY LINE.
- SEPARATE IRRIGATION FOR TREES AS REQURIED.

N — 23076

0' 20' 40'
1" = 20'

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RIDGEWOOD WEST

CITY VENTURES
ERBA LANE
SCOTTS VALLEY, CA 95066

Roach & Campbell
C2G CIVIL CONSULTANTS GROUP, INC. Engineers/Planners
TARRAR UTILITY CONSULTANTS
HUNT HALE JONES

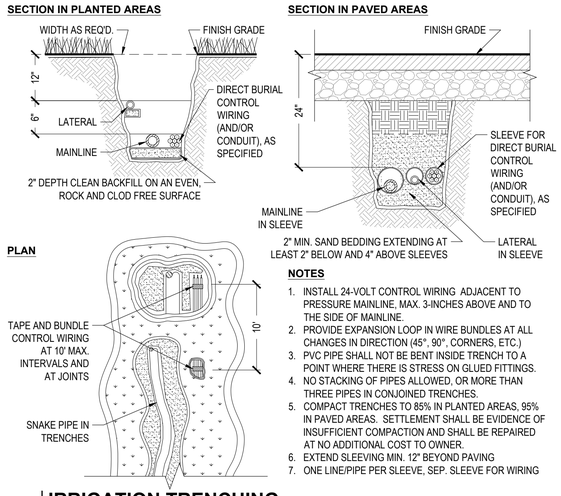
Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
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CONCEPTUAL IRRIGATION PLAN

L1.8

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

©HUNT HALE JONES ARCHITECTS

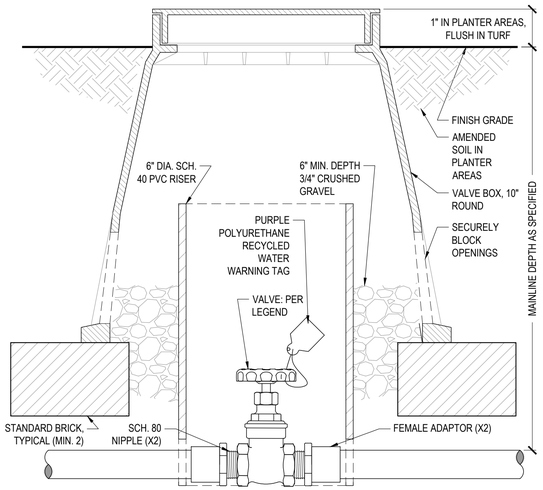


NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL CHANGES IN DIRECTION (45°, 90°, CORNERS, ETC.)
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING
7. ONE LINE/PIPE PER SLEEVE, SEP. SLEEVE FOR WIRING

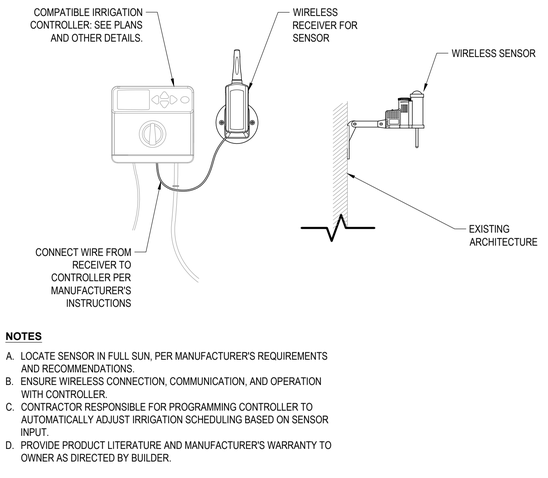
1 IRRIGATION TRENCHING

NO SCALE AS NOTED



2 SHUTOFF VALVE: THREADED END

NO SCALE

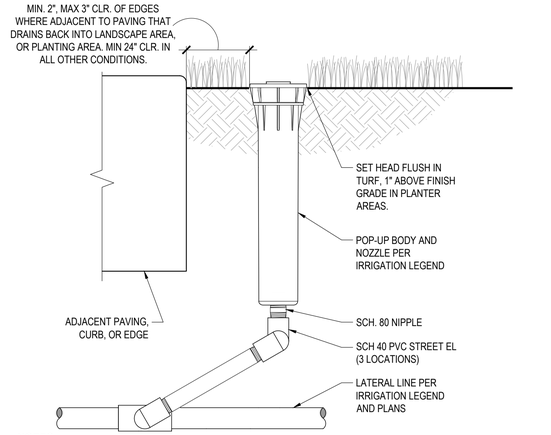


NOTES

A. LOCATE SENSOR IN FULL SUN, PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
B. ENSURE WIRELESS CONNECTION, COMMUNICATION, AND OPERATION WITH CONTROLLER.
C. CONTRACTOR RESPONSIBLE FOR PROGRAMMING CONTROLLER TO AUTOMATICALLY ADJUST IRRIGATION SCHEDULING BASED ON SENSOR INPUT.
D. PROVIDE PRODUCT LITERATURE AND MANUFACTURER'S WARRANTY TO OWNER AS DIRECTED BY BUILDER.

3 WEATHER SENSOR (WIRELESS)

NO SCALE AS NOTED

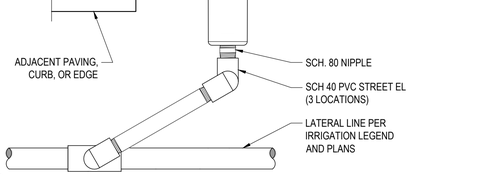


NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

4 POP-UP HEAD

NO SCALE

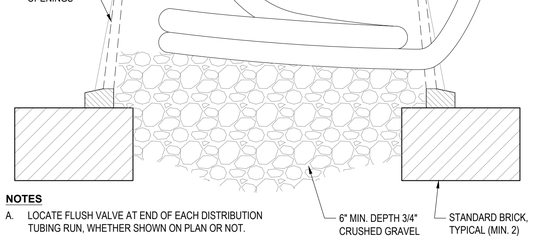


NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. SWING JOINTS SHALL PVC STREET ELS AND SCHEDULE 80 NIPPLES AS SHOWN, OR PRE-MANUFACTURED SCH. 40 3-AXIS SWING JOINTS WITH O-RING SEALS.
C. ALWAYS USE BOTTOM INLET.

5 DRIP SYSTEM INDICATOR

NO SCALE

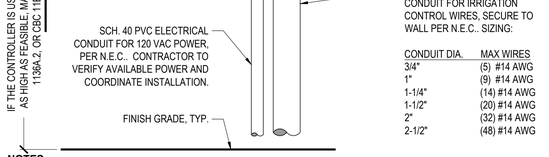


NOTES

A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

6 DRIPLINE: FLUSH VALVE

NO SCALE



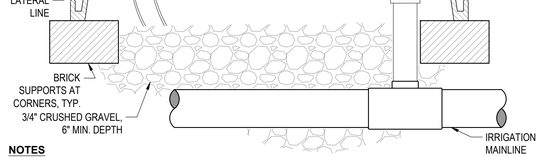
CONDUIT DIA.	MAX WIRES
3/4"	(5) #14 AWG
1"	(9) #14 AWG
1-1/4"	(14) #14 AWG
1-1/2"	(20) #14 AWG
2"	(32) #14 AWG
2-1/2"	(48) #14 AWG

NOTES

A. VERIFY CONTROLLER LOCATION (INTERIOR OR EXTERIOR) PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
B. ALL WIRING PER N.E.C. AND APPLICABLE LOCAL REQUIREMENTS.
C. PAINT ALL CONDUIT AND CABINET WALL COLOR OR AS DIRECTED BY OWNER.
D. TYPE OR NEATLY HAND-WRITE CONTROLLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER.

7 IRRIGATION CONTROLLER: EXTERIOR WALL MOUNT

NO SCALE ELEVATION



NOTES

A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING VALVE REMOVAL.
B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED NIPPLES SHALL BE PVC SCHEDULE 80.
C. MINIMUM MAINLINE AND RISER SIZE SHALL BE 1" DIA.
D. OMIT INDIVIDUAL SHUTOFF VALVE IF SEPARATE SHUTOFF VALVE IS PROVIDED ON SUB-MAIN.

8 REMOTE CONTROL VALVE

NO SCALE

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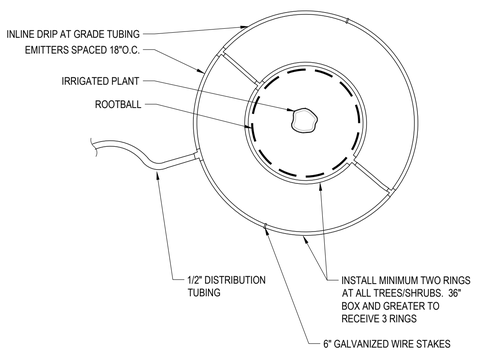
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CONCEPTUAL IRRIGATION DETAILS

L1.9

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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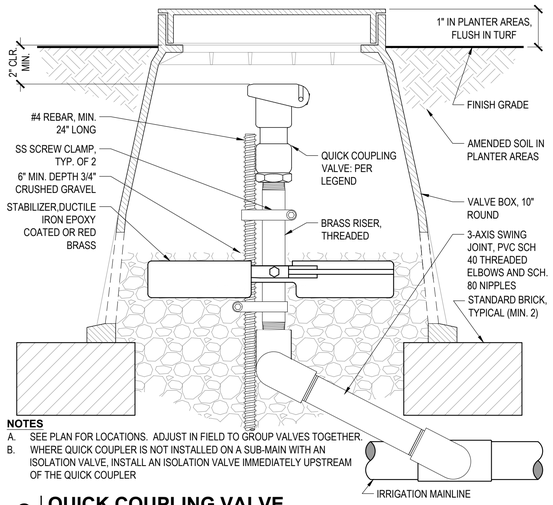


NOTES

A. DETAIL APPLIES WHEN SEPARATE TREE/SHRUB VALVES ARE REQUIRED.
B. PLACE TIE DOWN STAKES AT MAXIMUM ON CENTER SPACING OF THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.

1 INLINE DRIP AT SHRUBS

NO SCALE

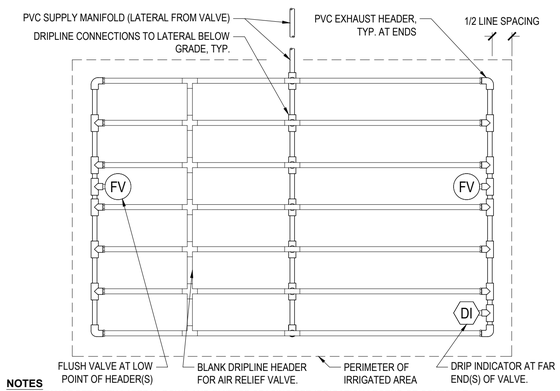


NOTES

A. SEE PLAN FOR LOCATIONS. ADJUST IN FIELD TO GROUP VALVES TOGETHER.
B. WHERE QUICK COUPLER IS NOT INSTALLED ON A SUB-MAIN WITH AN ISOLATION VALVE, INSTALL AN ISOLATION VALVE IMMEDIATELY UPSTREAM OF THE QUICK COUPLER

2 QUICK COUPLING VALVE

NO SCALE SECTION

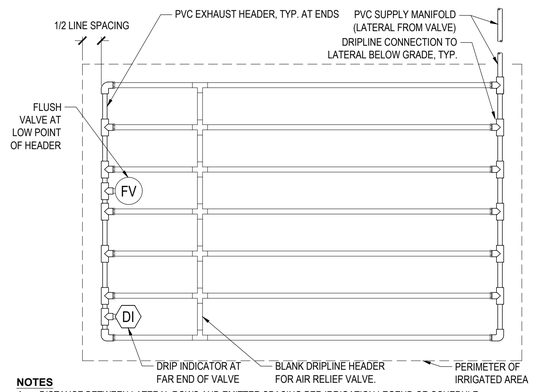


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

3 SUBSURFACE DRIPLINE: CENTER FEED

NO SCALE

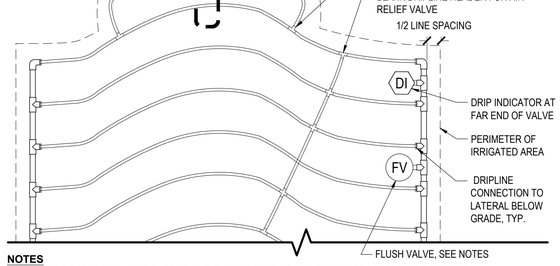


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT(S). VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
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4 SUBSURFACE DRIPLINE: END FEED

NO SCALE

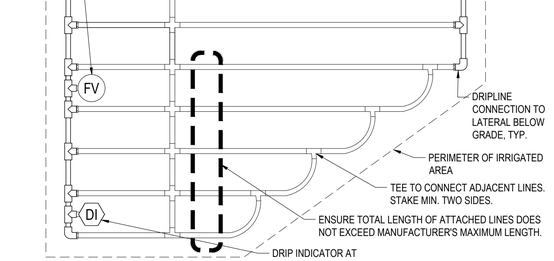


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL, INCLUDING ALL ATTACHED LINES, SHOULD NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.
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5 SUBSURFACE DRIPLINE: IRREGULAR EDGES

NO SCALE

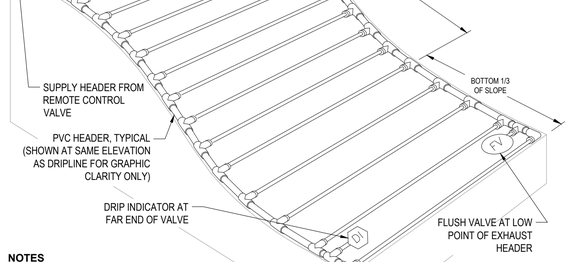


NOTES

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E. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

6 SUBSURFACE DRIPLINE: IRREGULAR ENDS

NO SCALE



NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED 1.5X GREATER THAN REGULAR SPACING.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH. AIR RELIEF VALVE TO BE INSTALLED AT EACH LOCALIZED HIGH POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL AIR RELIEF VALVES AS REQUIRED TO AVOID TRAPPED AIR POCKETS.
C. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCER(S) AT THE REMOTE CONTROL VALVE IF REQUIRED.
D. INSTALL DRIPLINE BELOW GRADE. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION (DMC 8.88 .080.A.1.U)

7 SUBSURFACE DRIPLINE: SLOPED LAYOUT

NO SCALE

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CONCEPTUAL IRRIGATION DETAILS

L1.10

SCALE: 1" = 20'-0"
DATE: 1.16.25
PROJECT: 317073

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STERNBERG CHATEAU POST TOP
NOT TO SCALE

VBR ClassicStyle LED Bollard
Urban Luminaire

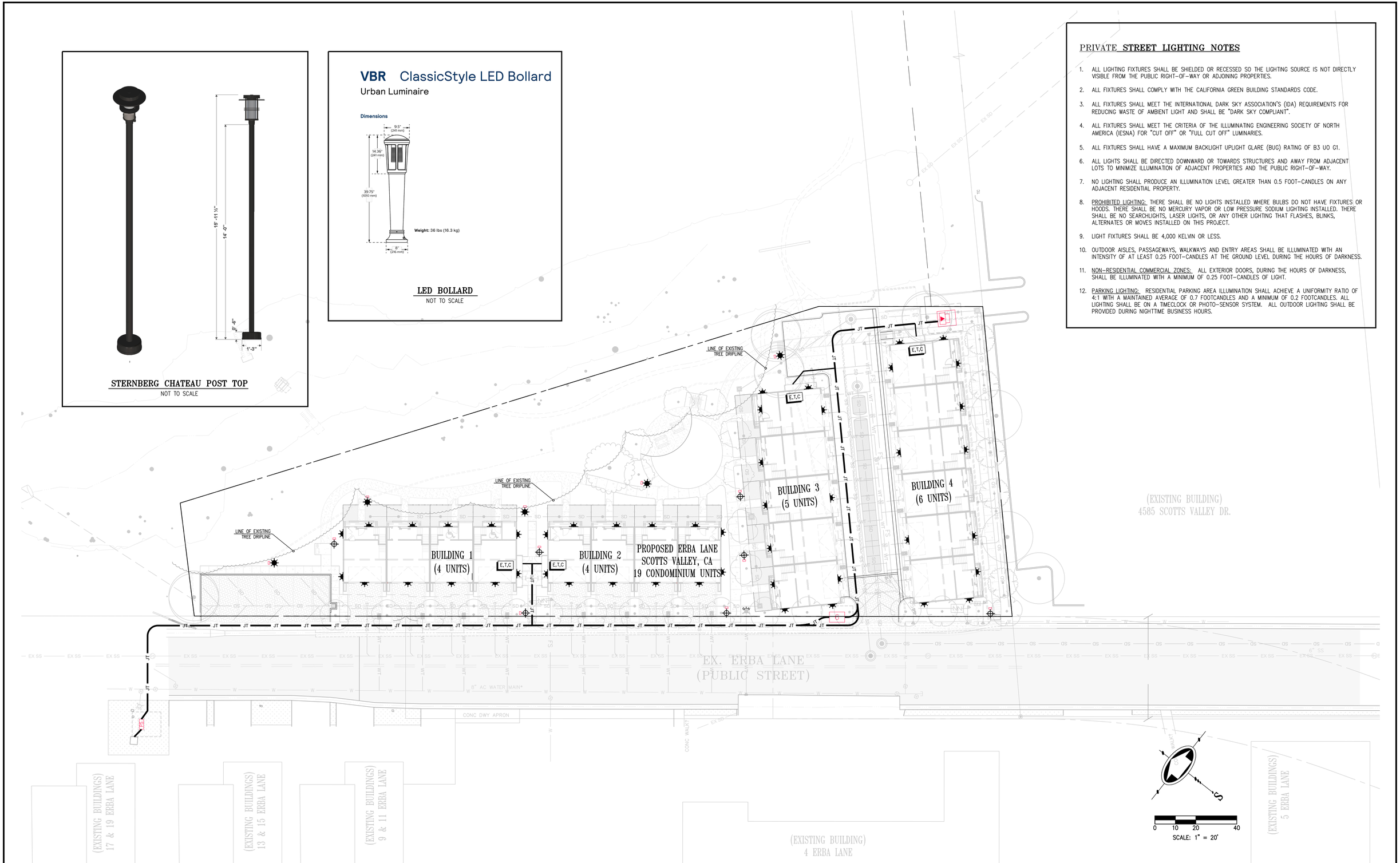
Dimensions

Weight: 36 lbs (16.3 kg)

LED BOLLARD
NOT TO SCALE

PRIVATE STREET LIGHTING NOTES

1. ALL LIGHTING FIXTURES SHALL BE SHIELDED OR RECESSED SO THE LIGHTING SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.
2. ALL FIXTURES SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
3. ALL FIXTURES SHALL MEET THE INTERNATIONAL DARK SKY ASSOCIATION'S (IDA) REQUIREMENTS FOR REDUCING WASTE OF AMBIENT LIGHT AND SHALL BE "DARK SKY COMPLIANT".
4. ALL FIXTURES SHALL MEET THE CRITERIA OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FOR "CUT OFF" OR "FULL CUT OFF" LUMINARIES.
5. ALL FIXTURES SHALL HAVE A MAXIMUM BACKLIGHT UPLIGHT GLARE (BUG) RATING OF B3 U0 G1.
6. ALL LIGHTS SHALL BE DIRECTED DOWNWARD OR TOWARDS STRUCTURES AND AWAY FROM ADJACENT LOTS TO MINIMIZE ILLUMINATION OF ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
7. NO LIGHTING SHALL PRODUCE AN ILLUMINATION LEVEL GREATER THAN 0.5 FOOT-CANDLES ON ANY ADJACENT RESIDENTIAL PROPERTY.
8. PROHIBITED LIGHTING: THERE SHALL BE NO LIGHTS INSTALLED WHERE BULBS DO NOT HAVE FIXTURES OR HOODS. THERE SHALL BE NO MERCURY VAPOR OR LOW PRESSURE SODIUM LIGHTING INSTALLED. THERE SHALL BE NO SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES OR MOVES INSTALLED ON THIS PROJECT.
9. LIGHT FIXTURES SHALL BE 4,000 KELVIN OR LESS.
10. OUTDOOR AISLES, PASSAGEWAYS, WALKWAYS AND ENTRY AREAS SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS.
11. NON-RESIDENTIAL COMMERCIAL ZONES: ALL EXTERIOR DOORS, DURING THE HOURS OF DARKNESS, SHALL BE ILLUMINATED WITH A MINIMUM OF 0.25 FOOT-CANDLES OF LIGHT.
12. PARKING LIGHTING: RESIDENTIAL PARKING AREA ILLUMINATION SHALL ACHIEVE A UNIFORMITY RATIO OF 4:1 WITH A MAINTAINED AVERAGE OF 0.7 FOOTCANDLES AND A MINIMUM OF 0.2 FOOTCANDLES. ALL LIGHTING SHALL BE ON A TIMECLOCK OR PHOTO-SENSOR SYSTEM. ALL OUTDOOR LIGHTING SHALL BE PROVIDED DURING NIGHTTIME BUSINESS HOURS.



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- Cost Analysis
- Due Diligence

CONCEPTUAL JOINT TRENCH & SITE LIGHTINIG PLAN

CITY VENTURES
ERBA LANE
SCOTTS VALLEY CALIFORNIA

NO.	REVISIONS	BY	DATE

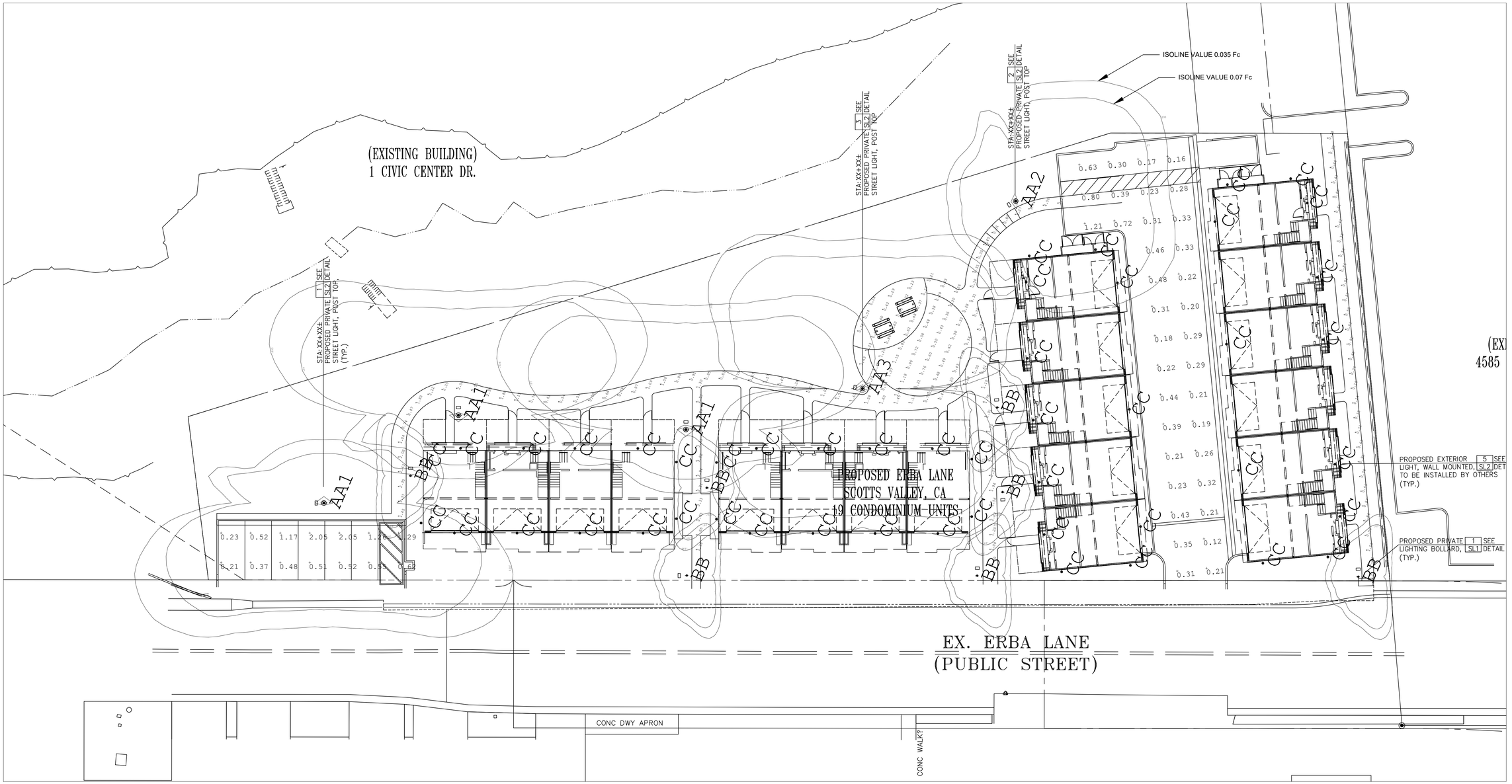
DATE: January 2024 | DATE LAST WORKED ON: 3/20/2025
SCALE: 1" = 20' | DRAWN: AR | CHECKED: KT
JOB NO.: 223169 | PRELIMINARY NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER ZABIHULLAH IADA C 59346 Exp. 06/30/25 CIVIL STATE OF CALIFORNIA

SHEET JT1 OF JT1 SHEETS



SCALE: 1" = 16'-0"

PLAN VIEW

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	3	AA1	Single	STERNBERG PT-1740LED-1L40T3-MDL04-CA-HSS - 14' M.H.	0.900	2305	25.8	77.4	1740LED-1L-40-T3-MDL04-CA-HSS.ies
	1	AA2	Single	STERNBERG PT-1740LED-1L40T4-MDL04-CA-HSS - 14' M.H.	0.900	2349	25.9	25.9	1740LED-1L-40-T4-MDL04-CA-HSS.ies
	1	AA3	Single	STERNBERG PT-1740LED-1L40T5-MDL04-CA - 14' M.H.	0.900	3119	25.9	25.9	1740LED-1L-40-T5-MDL04-CA.ies
	7	BB	Single	LUMEC VBR-15L100NW-G1-3	0.900	401	7	49	vbr-15l100nw-g1-3_-crt1508171449-007-009a-.ies
	48	CC	Single	WALL SCONCE BY OTHERS - 7'/8' M.H.	0.900	866	8.2	393.6	12076.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE ALLEY	Illuminance	Fc	0.34	1.21	0.12	2.83	10.08
OPEN PICNIC AREA	Illuminance	Fc	0.58	1.45	0.20	2.90	7.25
WEST PARKING	Illuminance	Fc	0.85	2.05	0.21	4.05	9.76

D-5.88(0.69/7)

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Irvine, CA: 2222 North Grove Industrial Drive, Fresno, CA 93727 559-455-3444
Walnut, CA: 1777 Tararo Lane, Walnut, CA 91789 510-536-3000
Reno, NV: 9670 Double Diamond Pkwy, Suite 200, Reno, NV 89521 775-849-9770
Design / Bid Knowledge: 600 C Street, Suite 300, San Diego, CA 92101 858-284-7000

INSTANTANEOUS DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND MEASURED IN LABORATORY CONDITIONS USING STANDARD OR ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES/NA standards and good practice, but are dependent upon accurate data supplied by others. Actual performance may vary due to tolerances in calculation methods, testing procedures, component performance, dimensions, reflectances, and architectural elements significantly affect the performance of lighting systems. Associated Lighting Representatives, Inc. assumes no responsibility for differences between measured values and calculated values.

AGI32 - VERSION 21.0
AGI (C) 2025 LIGHTING ANALYSTS, INC. From REVALIZE SOFTWARE
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

REPORT FOR:
TARRAR ULTILITY CONSULTANTS, INC.

SALES REPRESENTATIVE
KRISTIN MATTOS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING
HUNTER SIMMERS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
ERBA LN.
SCOTTS VALLEY, CA

DRAWING NO. / INPUT FILE
23526REY-R1.DWG/.A32

REV	SHEET	DATE	SCALE
1	1 OF 1	03-24-2025	1" = 16'-0"

CITY VENTURES
Building It Forward

Ridgewood West (Erba Lane) – State Density Bonus Law (SDBL) Request

Project Units, Total: 19 DU
Project Units, BMR: 2 low income, 1 moderate income

Density Bonus Calculation:

A.	Site Size (Acres):	1.039
B.	Allowed Zoning Density (Units / Acre):	15
C.	Allowed Site Density (A. * B.)	16
	Deed Restricted Unit Count / Percentage	
	Low Income	2 / 12.5%
	Moderate Income	1 / 6.25%
D.	Density Bonus (%) when providing 12.5% Low-Income Units	24.5%
E.	Site Density Allowed with 24.5% Density Bonus (C. * (1 + D.))	19

1) Bonus Density: 24.5% increase
2) Waivers (Please see description for waivers below)

REQUESTED WAIVERS:
a. Garage Minimum Size (SVMC 17.44.030(B))
b. Building Height (SVMC 17.20.040(E))
c. Front Setbacks (SVMC 17.10.040(C)(1))
d. Parking Placement (SVMC 17.44.030(J))
e. Upper Story Setbacks (ODS IV.B.2)
f. Perimeter Parking Lot Landscaping (ODS III.B.6)
g. Number of Driveways (ODS.III.B.4.)
h. Parking Screening (ODS III.B.1.b. (3))
i. Rear Setbacks (SVMC 17.10.040(C)(3))
j. Side Setbacks (SVMC 17.10.040(C)(2))
k. Open Space Requirement (ODS.VI.B.1.a)
l. Balcony Design Standards (ODS.VI.B.1.b.2)
m. Patio Design Standards (ODS.VI.B.1.b.3)

3) Concession: None (the project reserves the right to request its allowed concession).
4) Parking: None (the project reserves the right to request its allowed parking ratio).

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Ridgewood West - Description of Requested Waivers

The Ridgewood West project is requesting these waivers to objective design standards that would physically prevent the project from being built, while still respecting the broader goals of the General Plan. The site presents a few unique challenges, like its proximity to the riparian area and unique shape, that make strict adherence to some of the standards difficult. These waivers would allow the project to use land efficiently and deliver the density allowed under SDBL. While flexibility is requested in some areas, we still intend to meet the core vision of the community and ensure a high-quality design.

Site Planning Waivers (C, D, I, J, K, H)

These waivers address site-specific challenges and optimize the land's residential development potential. **The Front Setbacks (C), Rear Setbacks (I), and Side Setbacks (J)** waivers help maximize buildable space around the riparian area. The **Parking Placement (D) and Parking Screening (H)** waiver ensures parking is efficiently located, prioritizing space for housing. The **Open Space Requirement (K)** waiver reduces open space allocation, providing more land for residential units. Additionally, the proximity to the riparian area offers a natural, green living experience by proximity.

Vertical Constraints Waivers (B, E)

The **Building Height (B)** waiver allows us to add a third floor, maximizing vertical space and increasing the number of units without expanding the project's footprint, while still blending with the neighborhood aesthetic. The **Upper Story Setbacks (E)** waiver allows more usable space on upper floors, increasing marketable square footage.

Miscellaneous Waivers (A, L, M, F, G)

The **Garage Minimum Size (A)** waiver allows for slightly smaller garages while still providing enough room for two cars. The **Balcony Design Standards (L) and Patio Design Standards (M)** waivers offer flexibility in the size of outdoor spaces, ensuring they remain functional and site-plan efficient. The **Perimeter Parking Lot Landscaping (F)** waiver reduces the area allocated to landscaping, allowing more space for housing while keeping the site visually appealing. The **Number of Driveways (G)** waiver is being requested to allow multiple driveways on Erba Lane.



City of Scotts Valley

Ridgewood West CEQA Addendum

June 2025

Wiseman Planning Services

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None.

Appendix

Appendix A: Bay Village Planned Development Negative Declaration and Initial Study (Kimley-Horn & Associates, May 2021)

Introduction

Ridgewood West is a development project (the Project) proposed by City Ventures (Project Applicant) to construct 19 three-story townhome-style condominium residential units. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages. The Project will also include eight guest parking spaces.

The City of Scotts Valley has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) and has prepared this Addendum to the previously submitted Bay Village Planned Development project (described below).

Statutory Authority and Requirements

This environmental document has been prepared in conformance with *CEQA* (*California Public Resources Code* [*PRC*] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [*CCR*], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Scotts Valley.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Scotts Valley (City) is identified as the Lead Agency for the Project. This document has been prepared in accordance with CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project).

In determining whether an Addendum is the appropriate document to analyze modifications to the Project, CEQA Guidelines Section 15164 states:

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
b) An addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.
c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.
d) The decision-making body shall consider the addendum with the final EIR or adopted Negative Declaration prior to making a decision on the Project.

e) A brief explanation of the decision not to prepare a subsequent EIR or Negative Declaration pursuant to Section 15162 should be included in an addendum to an EIR or Negative Declaration, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Since the Bay Village Planned Development Mitigated Negative Declaration and Initial Study has been adopted (June 16, 2021), the environmental impacts of subsequent activities proposed under the Bay Village Project must be examined in light of the impact analysis in the certified Mitigated Negative Declaration to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are new significant effects or other grounds that require preparation of a subsequent Negative Declaration in support of further agency action on the Project. Under these guidelines, a subsequent Negative Declaration shall be prepared if any of the following criteria are met:

a) When an EIR has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
   1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects;
   2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects; or
   3) New information of substantial importance, which was not known and count not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
      A. The Project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
      B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or Negative Declaration;
      C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
      D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or Negative Declaration would substantially reduce

one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in the environmental analysis contained herein in the Addendum, none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

The environmental documentation (supported by the Initial Study, below), which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the Project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

Purpose of an Initial Study

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the Project;
5. Document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the Project; and
8. Assist in the preparation of an EIR or Negative Declaration, if required, by focusing the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

   CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

   - A description of the Project, including the location of the Project
   - Identification of the environmental setting
   - Identification of environmental effects by use of a checklist, matrix, or other

method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries

- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the Project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

9. With regards to the context of an Addendum, the Initial Study serves as the basis for substantial evidence that none of the elements of CEQA Guidelines Section 15162 requiring a subsequent EIR or Negative Declaration are triggered.

Responsible and Trustee Agencies

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

"Responsible Agency" means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term "responsible agency" includes all public agencies other than the Lead Agency, which have discretionary approval power over the Project. (Section 15381)

"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this Project, the City of Scotts Valley is the Lead Agency and has the sole responsibility of processing and approving the Project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the Project, or require consultation with the City of Scotts Valley.

Incorporation By Reference

Pertinent documents relating to this Initial Study have been cited in accordance with CEQA Guidelines Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this Initial Study. Information contained within these documents

has been utilized for this Initial Study. These documents are available for review at the City of Scotts Valley Community Development Department, and online.

Bay Village Planned Development Mitigated Negative Declaration and Initial Study

An application for the Bay Village Project was submitted and reviewed by the City in 2021. The Bay Village Project proposed to construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. The Project site's two existing lots were proposed to be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The Project included nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit was proposed to include a two-car garage and a 20-foot deep driveway.

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be less than significant with mitigation.

Fronting Erba Lane, the Bay Village Project included a five-foot sidewalk and six-foot landscaped planting strip and construction of a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10).

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

A Mitigated Negative Declaration and supporting Initial Study was adopted by the Scotts Valley City Council on June 16, 2021 and is incorporated by reference and can be found in Appendix A. The application was subsequently withdrawn and the Project was not constructed.

Initial Study

Background & Project Description

Project Title

Ridgewood West

Lead Agency Name and Address

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

Contact Person and Phone Number

Susie Pineda
Contract Planner
spineda@m-group.us

Project Location

As shown in Figure 1 Regional Location, and Figure 2 Project Vicinity, the Project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

City Ventures

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

Existing Project Area Conditions

West of the Project site is MacDorsa Park and the Scotts Valley City Hall. To the south is an electronics company office building and large parking lot. To the east across Erba Lane is a fire station (Scott Vally Fire District) and residential townhomes. To the north is an open lot and Ridgecrest Lane. Along the easterly boundary of the Project site is an existing oak riparian woodland habitat.

The total Project area is 1.04 acres (45,244 sf). The westerly side of the Project Site consists of an existing rolled curb that collect stormwater from Erba Lane, as well as the on-site asphalt parking area.

The northern three-quarters of the site is raised higher than the southern paved area, and an approximately 5-10 foot hill between the paved areas. The Project site elevation ranges from approximately 581-620 feet in sea level.

Site Plan and Building

As shown in Figure 3 Site Plan, the proposed the Project would construct 19 three-story townhome-style condominium residential units in four separate buildings. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages with driveways for two additional parking spaces. The Project will also include 10 guest parking spaces. A color rendering of a typical building is shown in Figure 4 Color Rendering. Typical building elevations are shown in Figure 5 Front Elevation and Figure 6 Rear Elevation.

Building design represent contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details.

The Project site's two existing parcels that would be subdivided into a one lot subdivision for the purpose of subdividing airspace for the 19 condominium units.

State Density Bonus

The current zoning is Residential High Density has a maximum allowed base density of 15 dwelling units per acre. With a Project site of 1.04 acres, 16 units are allowed. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Bonus Density. Gov Code Section 65915(f) allows for a 23% Density Bonus when 12% of base units are dedicated to low income households. Per SB 330, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (per Govt. Code Section 65915(b)(1) and incentives or concessions (per Govt. Code Section 65915(d)(1) pursuant to SDBL. The Project Applicant has applied for various development standards waivers related to site and building design, parking, and open space as described in the Project plans (Sheet PI 1.3, dated January 16, 2025).

Riparian Woodland Protection

To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy), as shown in Figure 7 Site Improvements (Sheet C2.1, dated 10/3/24).

A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone.

Site Improvements

Fronting Erba Lane, the Project includes a five-foot sidewalk, parking aprons, and landscaping. A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access.

Grading for the Project would require a cut of 1,770 cubic yards of soil, and fill of 925 cubic yards, for a net export of 845 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the Project site.

The total new impervious area of 26,345 sf would replace the existing impervious area with an equivalent impervious area of 23,900 sf. The total pervious and landscape areas would be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Landscaping

There are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 (Tree Protection Ordinance) and would remain (*Arborist Report*, HMH, Revised 3/21/25).

As shown in Figure 9 Conceptual Landscape Plan (Sheet L1.1,Conceptual Landscape Plan, dated 1/16/25), landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The exiting informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed.

A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

Project-Related Approvals, Agreements and Permits

- Vesting Tentative Tract Map
- SB330 (State Density Bonus) Waivers and Concessions
- Design Review
- Environmental Review
- Cultural Resources Alteration Application CR24-002

Other public agencies whose approval is required

None.

Environmental Checklist

In accordance with *CEQA*, *Public Resources Code* Sections 21000-21178.1, this Initial Study has been prepared to analyze whether any new or more significant environmental impacts could occur from implementation of the Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Project. This section analyzes the potential environmental impacts associated with the Project.

As demonstrated in Environmental Analysis Sections below, none of the conditions that had been analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project) would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified.

The Project (Ridgewood West) would result in a minor increase in density (10 to 19 units) in context to the City's General Plan buildout of residential development, while also providing affordable housing to be integrated and constructed on the Project site.

Criteria used to analyze potential impacts associated with the Project including the following:

1) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
2) A finding of "New Mitigation is Required" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
3) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will

reduce a significant impact identified in the previously prepared environmental document.

5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.
   a) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
   b) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
   c) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question;
   b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
   c) the previously approved mitigation measure identified, if any, to reduce the

impact to less than significance.

New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussed below.

	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural and Tribal Cultural Resources		Public Services
	Energy		Recreation
	Geology and Soils		Transportation
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		

Lead Agency Determination

On the basis of this evaluation:

	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.
X	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined that scenic vistas, scenic resources, and visual character would not be affected therefore concluded there would be *no impact*. The Initial Study also concluded that impacts to light and glare would be *less than significant*.

Following is a brief discussion of the impacts to aesthetic conditions which *remain unchanged* with the proposed Project.

Scenic Vista

The Project site is relatively flat and is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. There are no scenic vistas in the vicinity of the Project site.

Therefore, there would be *no new impact* to scenic vistas.

Scenic Resources and Visual Character

The Project site is not located along a state scenic highway or designated scenic corridor. Although the Project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the Project is subject to design review, which would provide an opportunity for further evaluation that the Project would not adversely impact the visual character of the area.

Therefore, there would be *no new impact* to scenic resources or visual character.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting, street lighting, parking lot lighting, and vehicle headlights. The Project would include outdoor lighting typical to a residential development. All lighting fixtures would be directed downward and shielded or recessed so that the lighting source is not directly visible from the public right-of-way or adjoining properties. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the Project applicant to use no pole lights and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses.

Therefore, there would be *no new impact* to light and glare.

Findings

The Project is similar to the Bay Village Project with respect to Aesthetics. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland 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 Bay Village Project Initial Study determined that there would be *no impact* to agriculture and forestry resources.

The Project site 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.

These conditions *remain unchanged* with the proposed Project and therefore there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to agriculture and forestry resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Air Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Discussion

The Bay Village Project Initial Study determined that air quality impacts would be *less than significant*, with the exception of odors which was determined to have *no impact*.

Following is a brief discussion of the impacts to air quality conditions which *remain unchanged* with the proposed Project.

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 ppm[1].

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

[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.

- *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 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

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

Therefore, there would be *no new impact*.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} 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 PM_{10} emissions (MBARD, 2015). Because development of the Project would not result construction activity occurring on more than 2.2 acres per day, impacts would remain less than significant.

However, grading activities during construction could cause dust accumulation in the Project area. Implementation of standard conditions of approval (described below) would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the Project site.

Furthermore, standard conditions of approval require that development projects reduce dust generation from project grading and construction to minimal levels, the Project proponent shall

require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

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

Therefore, there would be *no new impact*.

Operational

The Project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with Project buildout is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions.

Therefore, the Project would not generate a significant level of operational emissions and there would be *no new impact*.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations.

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

Therefore, there would be *no new impact*.

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 new 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 new impact*.

Findings

The Project is similar to the Bay Village Project with respect to air quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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				X

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be *less than significant with mitigation*.

No impacts were identified for wetlands or biologically-related policies and plans.

Monk & Associates (M&A) conducted peer review (dated 8/6/2024) of the *Biological Assessment* of the Bay Village Project prepared by Biotic Resources Group (dated 5/31/19). An Arborist Report for the Project was prepared by HMH (dated 3/21/25). The analysis below is based on the findings of these assessments.

A discussion of the impacts follows describing the changes to the Project and its effect in creating *reduced impacts* and *eliminating* the mitigation measures associated with impacts to coast live oak riparian woodland.

Special Status Species

Special-status species are those plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society [CNPS]). Special-status species also include plants and animals

that meet the definition of endangered, rare, or threatened under the California Environmental Quality Act (CEQA) (14 CCR §15380) that may include species not found on either CESA or FESA lists.

The Biological Assessment includes lists of special-status plant and wildlife species known from the area and if there is suitable habitat on site for each of them. This was compared to an updated list created by M&A in 2024.

Sensitive Natural Communities

Bay Village Project Initial Study

The Bay Village Project Initial Study (see Appendix A) identified two significant impacts to sensitive the oak riparian woodland, both during construction and after construction. To reduce these impacts to a *less than significant* level, the following mitigation measures were identified:

- MM BIO-1: Oak Riparian Woodland -Project Construction
- MM BIO-2: Oak Riparian Woodland Post-Construction

These mitigation measures were identified due to the fact that the Bay Village Project included limited improvements (a 42-inch high guardrail on top of a retaining wall) within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As noted in the *Preliminary Arborists Report, Preliminary Tree Inventory and Assessment* (Kurt Fouts, revised March 2020) (the Revised Arborists Report), some oak trees would have required targeted clearance pruning for grading equipment (T29 and T30) and hand grading near them. Impacts to two oak trees (T35 and T38), adjacent to Lot 6 would have been greater, and would likely needed to be removed. The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identified an open area east of Lot 7 be used for the tree replacement plantings.

As described below, the proposed Project no longer includes these impacts.

Proposed Project

According to the Arborist Report (HMH, 3/21/25) and as shown on Figure 10 Existing Tree Map, there are 40 coast live oaks (*Quercus agrifolia*) and one Monterey cypress (*Hespercyparis macrocarpa*) on the Project site.

The dense coast live oak riparian woodland surrounds the unnamed creek to the east of the Project site. The mature coast live oak trees are both growing within the Project site, on the creek bank, and on the City's property on the opposite side of the creek. Many of the trees growing on the opposite side of the bank lean onto the Project site.

Within the woodland understory, though leaf litter was a dominant cover, the dominant plant species present are invasive French broom (*Genista monspessulana*), native poison oak (*Toxicodendron diversilobium*) and California blackberry (*Rubus ursinus*). Other plant species present in the understory include dogtail grass (*Cynosurus echinatus*), rattlesnake grass (*Briza maxima*), sock destroyer (*Torilis arvensis*), slender wild oat, petty spurge (*Euphorbia peplus*), Italian thistle, ripgut grass (*Bromus diandrus*) and cranesbill (*Geranium purpureum*).

The coast live oak riparian woodland provides high value habitat for a variety of wildlife species, as described in the Biological Assessment prepared by Biotic Resource Group. Some of the wildlife observed in the riparian habitat during M&A's 2024 site visit included Red-shouldered Hawk (*Buteo lineatus*), Acorn Woodpecker (*Melanerpes formicivorus*), Western Flycatcher (*Empidonax difficilis*), California Scrub Jay (*Aphelocoma californica*), Chestnut-backed Chickadee (*Poecile rufescens*), Oak Titmouse (*Baeolophus inornatus*), Bushtit (*Psaltriparus minimus*) and California Towhee (*Melozone crissalis*).

The Biological Assessment provided an extensive search of special-status plants known within the vicinity of the Project site and determined that the potential for special-status plants on the project site is very low due to the lack of suitable habitat and the conditions of the site. As such, no measures related to special-status plants were recommended in the Biological Assessment. M&A determined that most all the special-status plants in the area require more specialized habitats than the Project site supports, such as serpentine soil, chaparral habitat, mesic conditions, coniferous forests, bogs, or marshes.

There is very little suitable habitat for one species, bent-flowered fiddleneck (*Amsinckia lunaris*) on the Project site in the form of some suitable grassland and woodland habitat on site. Bent-flowered fiddleneck is a CNPS Rank 1B.2 species (rare, threatened or endangered in California) but has no state or federal status. This annual member of the borage family is found in in open woods, coastal bluff scrub, and grassland habitats at elevations of 3 to 500 meters. Bent-flowered fiddleneck blooms between March and June.

The Biotic Resources Group conducted a survey of the project site in May 2019 and M&A conducted a site visit in June 2024. Bent-flowered fiddleneck was not observed during either of these surveys when the plant would have been identifiable. As such, this species is not expected to be on the Project site and no impacts are expected.

M&A concurs with the Biological Assessment and no mitigation measures for sensitive natural communities are recommended pursuant to CEQA. Because the Project will no longer require construction (i.e., retaining walls and tree removal/pruning) resulting in a *reduced impact*.

State and Federal Regulated Waterways and Federal Wetlands

Development of the Project would occur adjacent to a regulated waterway. The Project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction; however, the Project is located outside of the oak riparian woodland dripline. As shown in Figure 3: Site Plan, construction would not require

the removal of vegetation in the streambank, nor on the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD.

Therefore, there would be *no new impact*.

Special Status Species, Wildlife Corridors, and Nursery Sites

Bay Village Project Initial Study

The Bay Village Project Initial Study determined that the Project site provides suitable habitat for the San Francisco dusky-footed woodrat and nesting birds. To protect these sensitive animal species, mitigation measure MM BIO-4: Protection of Sensitive Animal Species was identified to reduce these impacts to a *less than significant* level:

Proposed Project

The Biological Assessment provides a list of special-status wildlife species known in the Project area and determined the only special-status species that may occur onsite is the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). There are no California Natural Diversity Database (CNDDB) occurrences of this species within three miles of the project site and M&A did not observe any of this rodent's distinctive stick nests onsite.

M&A concurred with the Biological Assessment that there is some suitable habitat on the Project site for the woodrat. Although they were not observed during the Biotic Resources Group survey in 2019 or M&A's survey in 2024, M&A recommends that preconstruction survey should be conducted prior to the start of any work within the riparian zone, should work in this area be proposed, to ensure that this special-status species has not moved onsite and could be impacted by site work/grading.

M&A also concurred with the Biological Assessment that there are no other special-status species likely to occur on the Project site due to the absence of suitable habitats. Many special-status wildlife species known from the area live in specialized habitats that are not present on the Project site.

M&A concluded that the recommended measures are sufficient for both the woodrat and nesting birds; however, M&A recommends nesting bird surveys be conducted earlier (February 1) than the Biological Assessment recommended as many bird species may begin nesting then.

Based on this recommendation, MM BIO4 is amended as follows:

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the

applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

2. If construction is scheduled to begin between ~~March 1~~ February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Implementation of this revised MM BIO-4 would result in a *reduced impact*.

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

The Bay Village Project Initial Study determined that there would be no conflicts with any local policies or applicable HCP's and there would be *no impact*.

As shown in Figure 3: Site Plan, the Project would preserve all of the oak riparian woodland on the Project site and the footprint of the buildings and associated site improvements (e.g. pathways) are located outside of the dripline of the oak riparian woodland.

As described in the Bay Village Project Initial Study, a habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the Project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed Project would not conflict with any local policies or applicable HCP's and there would be *no new impact*.

Findings

Different from the Bay Village Project, the Project will remain outside of the City-required riparian setback and site development plans will conform to the requirements presented in the Biological Assessment prepared by Biotic Resources Group and peer reviewed by M&A, thereby avoiding impacts to the coast live oak riparian woodland. MM BIO-4 will extend the timeline by one month (from March 1 to February 1) to conduct a search for active bird nests in the vicinity of the work site should construction occur during this time period.

Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact* on biological resources.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined there would be *no impacts* to cultural resources.

Following is a brief discussion of the impacts to cultural resource conditions which *remain unchanged* with the proposed Project.

Cultural Resources

The Scotts Valley General Plan (2023) Figure OSC-6 Cultural Resource Areas indicates that the Project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the Project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the Project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Albion prepared a subsequent technical letter report (dated 1/7/25) to analyze potential impacts associated with the proposed Project. The report concurred with their previous

assessment (March 2020) that there are no potentially significant cultural materials present in the Project area, and that monitoring should still occur during all ground-disturbing activities.

Standard conditions of approval for development require that the Project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the Project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The Project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the Project contractor shall immediately stop all earth disturbing work within a 50-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The Project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the Project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

1) Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

2) Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;
3) Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
4) If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
5) Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Therefore, there would be *no new impacts*.

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).

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Energy Consumption

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Result in potentially significant environmental impact due to			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* on energy consumption.

Following is a brief discussion of the impacts to energy consumption conditions which *remain unchanged* with the Project.

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.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to energy consumption. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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

The Bay Village Project Initial Study determined that impacts to geology and soils would be *less than significant*, with the exception of soils being suitable for septic tanks, which was found to have *no impact*.

Following is a brief discussion of the impacts to geology and soil conditions which *remain unchanged* with the proposed Project.

Earthquake Faults, Landslides, and Seismic Ground Shaking

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

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

The Scotts Valley General Plan (2023), Figure SN-4: Liquefaction Potential indicates that the Project site is not in an area for liquefaction. Figure SN-5: Landslide Deposits indicates that the site is in an area containing landslide deposits. Figure OSC-1 Slopes, indicate that the Project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the Project site is moderately low.

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the Project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

A subsequent geotechnical investigation was prepared by Quantum Geotechnical (Quantum Geotechnical, Inc., in March 2024. The investigation determined that the site is suitable for the construction of the proposed Project provided the recommendations presented in their report are incorporated into the project plans and specifications.

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 there would be *no new impact*.

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 there would be *no new impact* to soil erosion.

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 new impact* 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 ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to geology and soils. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

The Bay Village Project Initial Study determined that impacts to greenhouse gas (GHG) emissions would be *less than significant*.

Following is a brief discussion of the impacts to GHG emissions which *remain unchanged* with the proposed Project.

Construction

Construction of the Project would result in direct emissions of CO_2, N_2O, and CH_4 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 $MTCO_2e$) per year.

AB 32 requires California agencies to take actions that 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 $MTCO_2e$ per year.

As a result, there would be *no new impact* associated with short-term GHG emissions during construction.

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 and there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to GHG emissions. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
response plan or emergency evacuation plan?				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion

The Bay Village Project Initial Study determined that impacts from hazardous substances would be *less than significant*.

No impacts were identified for emergency response or aviation facilities.

Following is a brief discussion of the impacts to hazards and hazardous materials which *remain unchanged* with the Project.

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. The Project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the Project site) due to diesel contamination[2]. Given the distance from the Project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

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:

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

- 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 accidently 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, there would be *no new impacts*.

Release of Substances Near Schools

The Project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the Project site. However, project construction and operation would not involve the emission of hazardous materials, therefore there would be *no new impacts*.

Emergency Response

General Plan Safety Element Figure SN-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, there would be *no new impacts*.

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 new impact*.

Wildland Fire

Refer to the Wildfire Section below.

Findings

The Project is similar to the Bay Village Project with respect to hazards and hazardous materials. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
iv. Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* to groundwater, flood hazards or conflicts with water quality plans. Impacts associated with drainage were determined to be *less than significant*.

Following is a brief discussion of the impacts to hydrology and water quality which *remain unchanged* with the Project. Therefore, there would be *no new impact*.

Groundwater Demand

Based upon the *2020 Urban Water Management Plan for SLVWD and SVWD* (Montgomery & Associated, 2021), SLVWD has adequate supply to meet water demand during normal, dry, and multiple-dry years through 2040. [3] The project-generated increase in potable water demand would not exceed the supply capacity nor the capacity of the water delivery system.

Based upon preliminary review of the project, the San Lorenzo Valley Water District issued a "Will Serve" letter to the project applicant dated February 7, 2024 for potable water supply. This water would be delivered to the project site an existing service line on Erba Lane.

Therefore, there would be *no new impact*.

Groundwater Recharge and Stormwater Runoff

As shown in Figure OSC-2: Watersheds of the City's General Plan (2023), the Project site is located in the Carbonera watershed as part of the Santa Margarita Groundwater Basin.

3 Refer to Tables 12-2, 12-4, and 12-6 of the SVWD 2020 Urban Water Management Plan for normal, dry, and multiple dry-years supply and demand comparison.

The total new impervious area of 26,345 sf will replace the existing impervious area with an equivalent impervious area of 23,900 sf. The Total pervious and landscape areas will be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan (SCP) identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Because the Project would disturb more than one acre of land, the construction contractors would be required to adhere to the National Pollution Discharge Elimination System Construction General Permit, which mandates preparation and implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP would include detailed BMPs to provide erosion control and hazardous materials measures for all construction activities. The SWPPP must describe the type, location, and function of stormwater BMPs to be implemented during construction and must demonstrate that the combination of BMPs selected is adequate to meet the discharge prohibitions, effluent standards, and receiving water limitations contained in the Construction General Permit.

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

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently 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 there would be *no new impacts* from stormwater runoff.

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 new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to hydrology and water quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined that there would be *no impacts* to land use and planning.

Following is a brief discussion of the impacts to land use and planning conditions which *remain unchanged* with the proposed Project.

Surrounding the Project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the Project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The Project site is currently zoned Residential High Density (R-H). Additionally, the Project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units.

Per State Density Bonus Law (SDBL), the Project Applicant is requesting to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Therefore, the Project would be consistent with the existing zoning and General Plan land use designations and there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to land use and planning. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 Bay Village Project Initial Study determined that there would be *no impacts* to mineral resources.

Following is a brief discussion of the impacts to mineral resource conditions which *remain unchanged* with the proposed Project.

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 General Plan (2023) as a locally important mineral resource recovery site.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to mineral resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Noise

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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?				

Discussion

The Bay Village Project Initial Study determined that impacts from ambient noise levels would be *less than significant*.

No impacts were identified for noise levels located in the vicinity of an aviation facility.

Following is a brief discussion of the impacts to noise conditions which *remain unchanged* with the Project.

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 to existing single-family residences on Erba Lane. 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 there would be *no new impacts*.

Long Term Noise Levels

Scotts Valley General Plan (2023) Figure SN-7: Noise Contours indicates that the Project site is in an area with ambient noise levels that are less than 60dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the Project would create new sources of noise in the Project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would be similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the "daytime" activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City's General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be *no new 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 approximately 30 feet from the Project's construction area 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 and therefore there would be *no new impacts*.

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 new impact*.

Findings

The Project is similar to the Bay Village Project with respect to noise. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 Bay Village Project Initial Study determined that there would be *no impacts* to population and housing.

Following is a brief discussion of the impacts to population and housing conditions which *remain unchanged* with the proposed Project.

The Project would result in a relatively small increase in population (51 persons [4]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (2023) as well as the Association of Monterey Bay Area Government's 2022 Regional Growth Forecast for the City of Scotts Valley population of 11,868 by 2040. Therefore, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to population and housing. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent

[4] . The average household size for Scotts Valley is 2.67 persons which estimates 51 persons for a project with 19 units.

Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Public Services

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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?				
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	
			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to public services.

Following is a brief discussion of the impacts to public services conditions which *remain unchanged* with the proposed Project.

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 across the street from the Project site. Therefore, there would be *no new impact*.

Police Services

The Project would add approximately 51 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 west and adjacent to the Project site at City Hall. Therefore, there would be *no new impact*.

Schools

The Project would add approximately 51 new residents to the City, some of whom would 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 new impact*.

Parks

The Project would add approximately 51 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 new impact*.

Other Public Facilities

The Project does not have the potential to affect other public facilities, in excess of that previously considered by the General Plan. Therefore, there would be *no new impact.*

Findings

The Project is similar to the Bay Village Project with respect to public services. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Recreation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to recreation.

Following is a brief discussion of the impacts to recreation conditions which *remain unchanged* with the proposed Project.

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

Finding

The Project is similar to the Bay Village Project with respect to recreation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Transportation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to transportation.

Following is a brief discussion of the impacts to transportation conditions which *remain unchanged* with the proposed Project.

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

A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking; consistent with City standards.

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.

Therefore, there would be *no new 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. Scotts Valley's *Analyzing Vehicle Miles Traveled for CEQA Compliance* (Kimley-Horn and Associates, December 2023) establishes VMT significance criteria for CEQA analysis.

The VMT Implementation includes screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Projects that provide at least 20% of the residential portion of a project as affordable (very low, low, and/or moderate income) are exempt from further VMT analysis. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units. Because the Project would provide greater than 20% of the units as affordable, it is exempt from VMT and there would be *no new impact*.

Advanced Mobility Group (AMG) prepared a trip generation estimate for the Project (AMG, 12/21/24). Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual,11th Edition (2021)*. The ITE estimated rate for mid-rise multi-family housing is 6.74 average daily trips per household (ITE Code 220). This would result in 128 trips per day for the 19 residential units. Upon issuance of the building permit, the project would be required to pay a City traffic impact fee.

Findings

The Project is similar to the Bay Village Project with respect to transportation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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				

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to tribal cultural resources.

Following is a brief discussion of the impacts to tribal cultural resource conditions which *remain unchanged* with the proposed Project.

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency to 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 part of the Bay Village Project, 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. This Initial Study serves as an Addendum to the Bay Village Project Initial Study. As such, further consultation is not required as there are no new significant effects and tribal cultural resources remain unchanged. Therefore, there are *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to tribal cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

The Bay Village Project Initial Study determined that impacts to utilities and service systems would be *less than significant*, with the exception of solid waste, which was determined to have *no impact*.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

Water Treatment Facilities

The 19 proposed residential units would result in a daily water demand of 1,045 gallons per day or approximately two-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. 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, 2/7/24). Therefore, there would be *no new impact*.

Wastewater Treatment Facilities

Conservatively assuming that all of the project's potable water use becomes wastewater, the project would generate approximately 1,045 gallons of wastewater per day (gpd). Wastewater from the project would gravity flow to an existing six-inch diameter sanitary sewer main that extends along Erba Lane and connects to a 10-inch diameter sewer main on Scotts Valley Drive.

Based on the City of Scotts Valley Sewer System Management Plan (SSMP, Carollo, December 2021), the City's peak wet weather flow (PWWF) is estimated to increase from 5.40 mgd (2020) to 5.78 mgd by 2040, for an increase of 0.38 mgd (see SSMP Table 9.1). The capacity evaluation found that the lift stations and force mains have sufficient capacity through 2040.

The SSMP includes a capacity analysis to identify areas in the sewer system where flow restrictions occur or where pipe capacity is insufficient to convey design flows. The majority of the City sewers contain sufficient capacity to accommodate existing and future design flows without exceeding the established capacity criteria. However, there are a few exceptions where existing sewers were recommended to be replaced by larger diameter sewers, along with various lift station rehabilitation projects.

In particular, Project GM-2: Scotts Valley Drive Diversion identifies constructing a diversion structure that diverts flow from the 10-inch diameter sewer to a parallel 18-inch diameter sewer for approximately 60 feet along Scotts Valley Drive. This project is required because the flow within the existing 10-inch diameter gravity sewer causes upstream manholes to overflow under PWWF conditions. Additional study is recommended to determine the optimal location and construction cost for this project.

Given the increase in wastewater associated with the Project, a Condition of Approval has been included as part of the Project which requires that prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-

5 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (19 residents x 55 gallons/day) = 1,045 (gallons/day)

inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure.

Therefore, there would be *no new impact*.

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 development to the south, and east and single-family residential to the west, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the Project site, there would be *no new impact*.

Solid Waste

The Project would generate approximately 232 pounds of daily solid waste. [6] This represents less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills [7], respectively. Because both landfills have adequate capacity there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to utilities and service systems. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Wildfire

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				

6 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 232 pounds/day.
7 The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day. The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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 may result in temporary or ongoing impacts to the environment?			X	
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 Bay Village Project Initial Study determined that there would be *no impacts* to wildfires.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

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.

In February of 2025, California issued a revised map identifying Fire Hazard Severity Zones (FHSZ) in Local Responsibility Areas for the City of Scotts Valley. As shown in Figure 11 Local Responsibility Area Fire Hazard Severity Zones, upland areas surrounding the more urbanized

valley floor are identified as "High" or "Moderate" FHSZs and will require compliance with General Plan Policy SN-1.13 and other applicable City and State fire protection requirements. [8]

The Project site is located within an urbanized area and is not within a "High" or "Moderate" FHSZ 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 new impact*.

The project site is located in an existing, well-established urban setting. It is adjacent to Scotts Valley City Hall and a Scotts Valley Fire Protection District fire station is located across the street from the Project site. Pretty much an optimal location! As such it is reasonable to assume that 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, there would be *no impact*.

Findings

The Project is similar to the Bay Village Project with respect to wildfire. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Does the Project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife			X	

[8] **Policy SN-1.13: Fire Safety Systems** requires the City, in cooperation with the fire district, to require that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class "C" or better roof cover for structures in the non-wildland fire hazard area/Local Responsibility Area (LRA), Class "B" or better roof covering for moderate or high wildland fire hazard area/ State Responsibility Area (SRA), fire detection, and alarm systems.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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 with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Bay Village Initial Study -- Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction will no longer be required. This is because the proposed Project no longer encroaches into the coast live oak riparian woodland.

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.

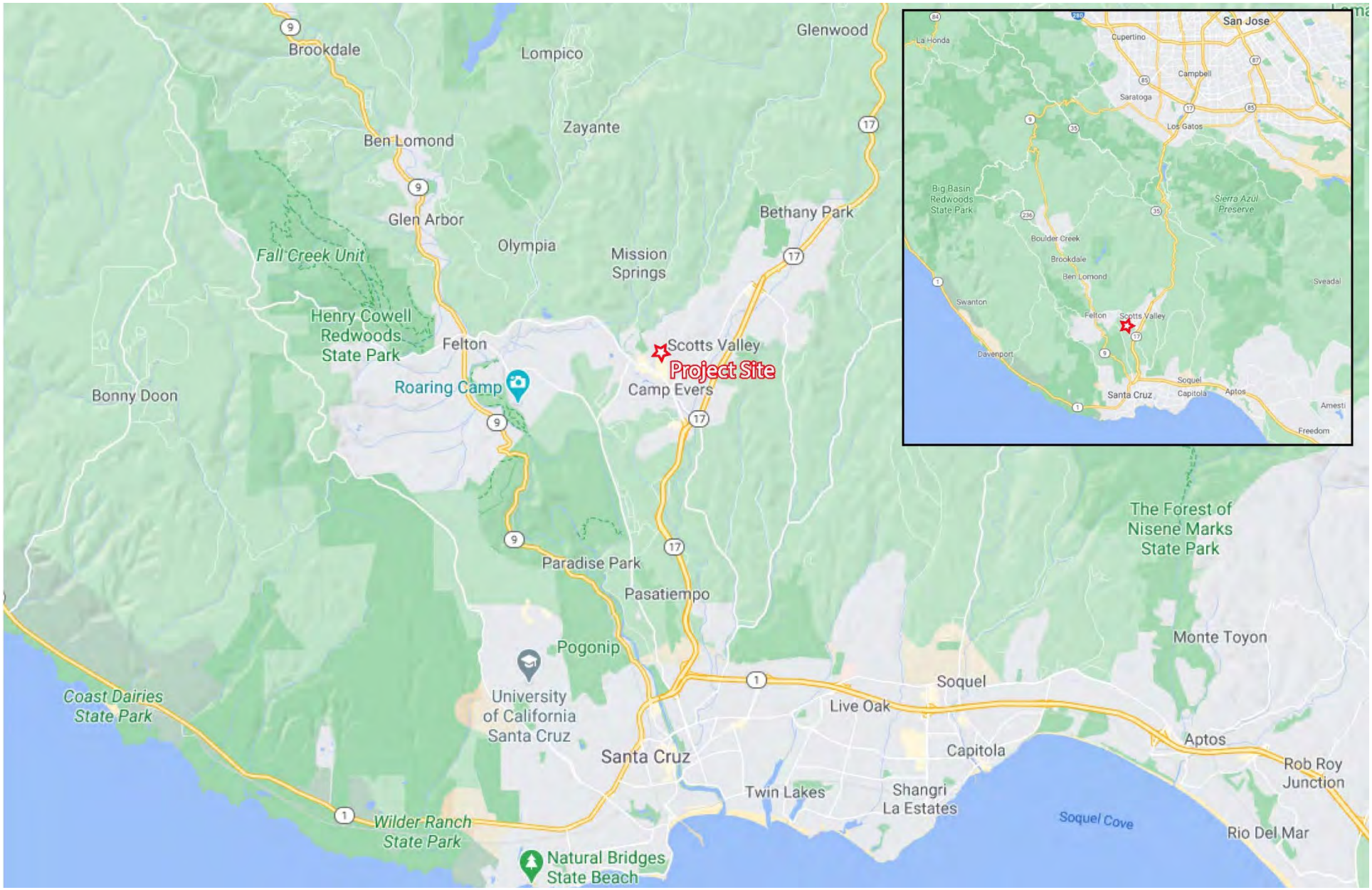
The Project would result in temporary air quality and noise impacts during construction. With the implementation of the identified Standard Conditions of Approval, and consistency with

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.

Findings

No New Impact. The proposed Project would not result in any new impacts or increase the severity of impacts.

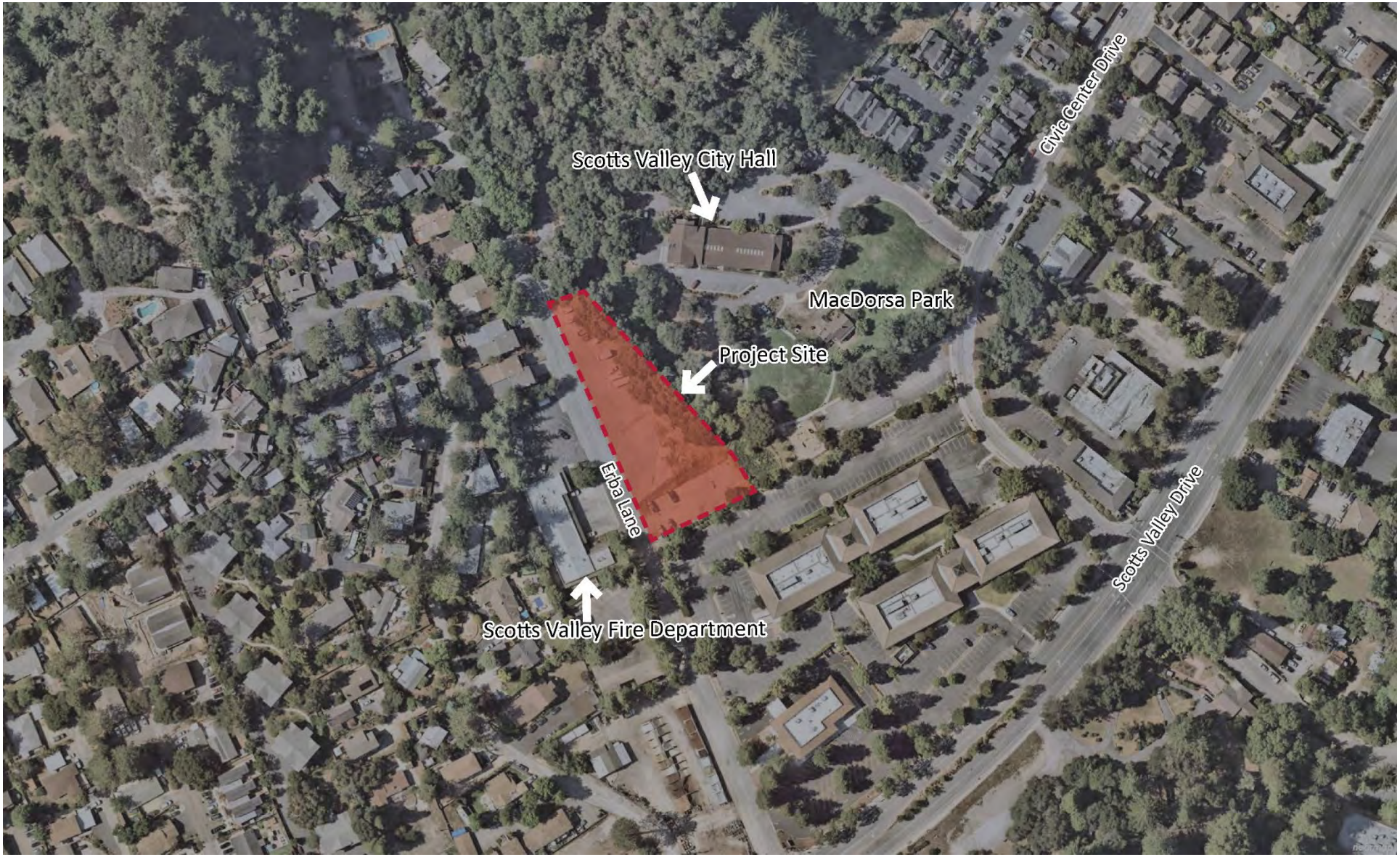


Source: Google Earth, 2025

Not to scale

Figure 1 Regional Location

Ridgewood West CEQA Addendum

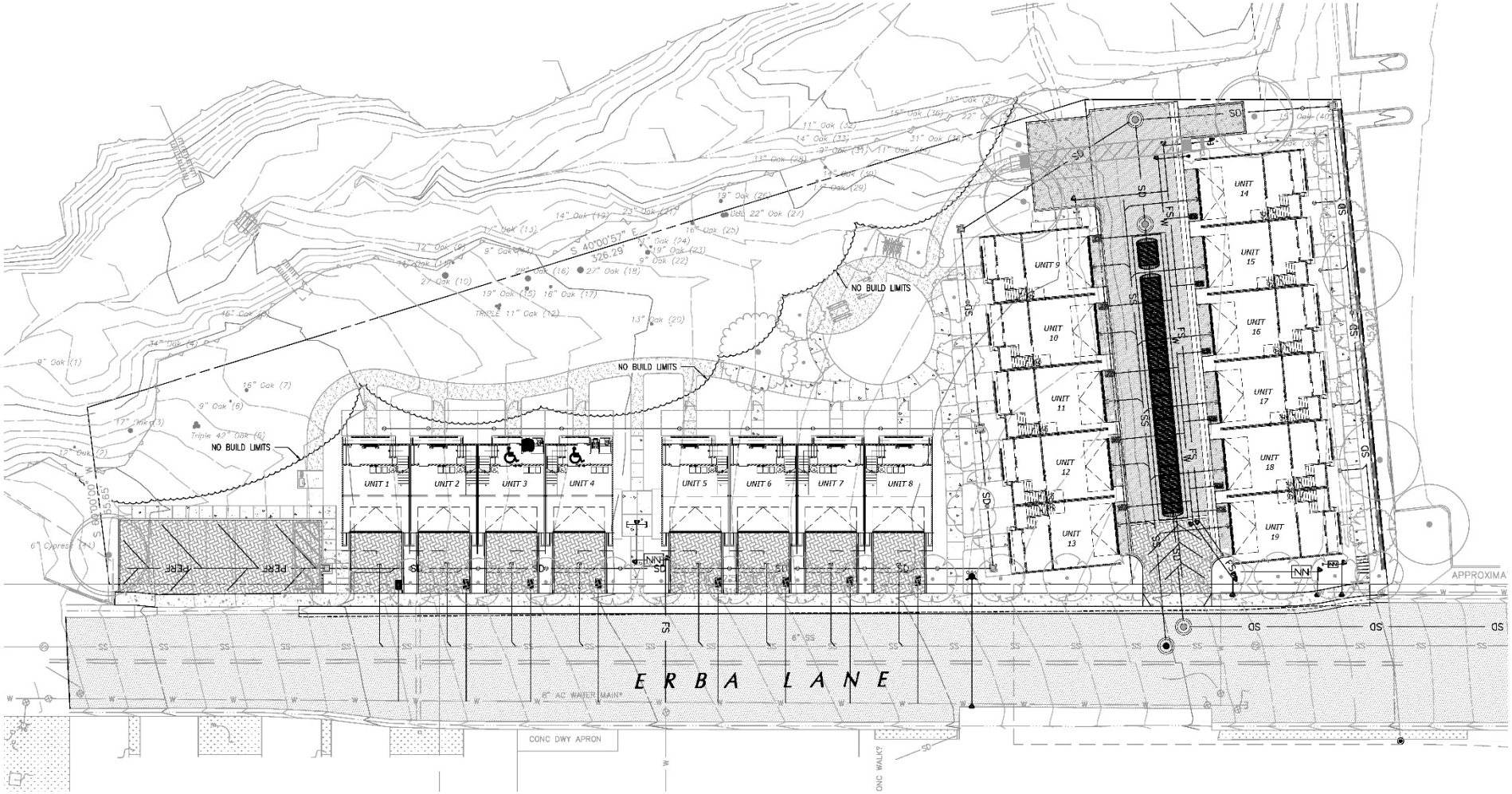


Source: Nearearth, 2025

Not to scale

Figure 2 Project Vicinity

Ridgewood West CEQA Addendum



Source: C2G Civil Consultants Group, Sheet C0.1, dated January 22, 2025

Not to scale

Figure 3 Site Plan

Ridgewood West CEQA Addendum



Source: Hunt Hale Jones, Sheet MB 1.1, dated January 16, 2025

Not to scale

Figure 4 Color Rendering

Ridgewood West CEQA Addendum



Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 5 Front Elevation

Ridgewood West CEQA Addendum

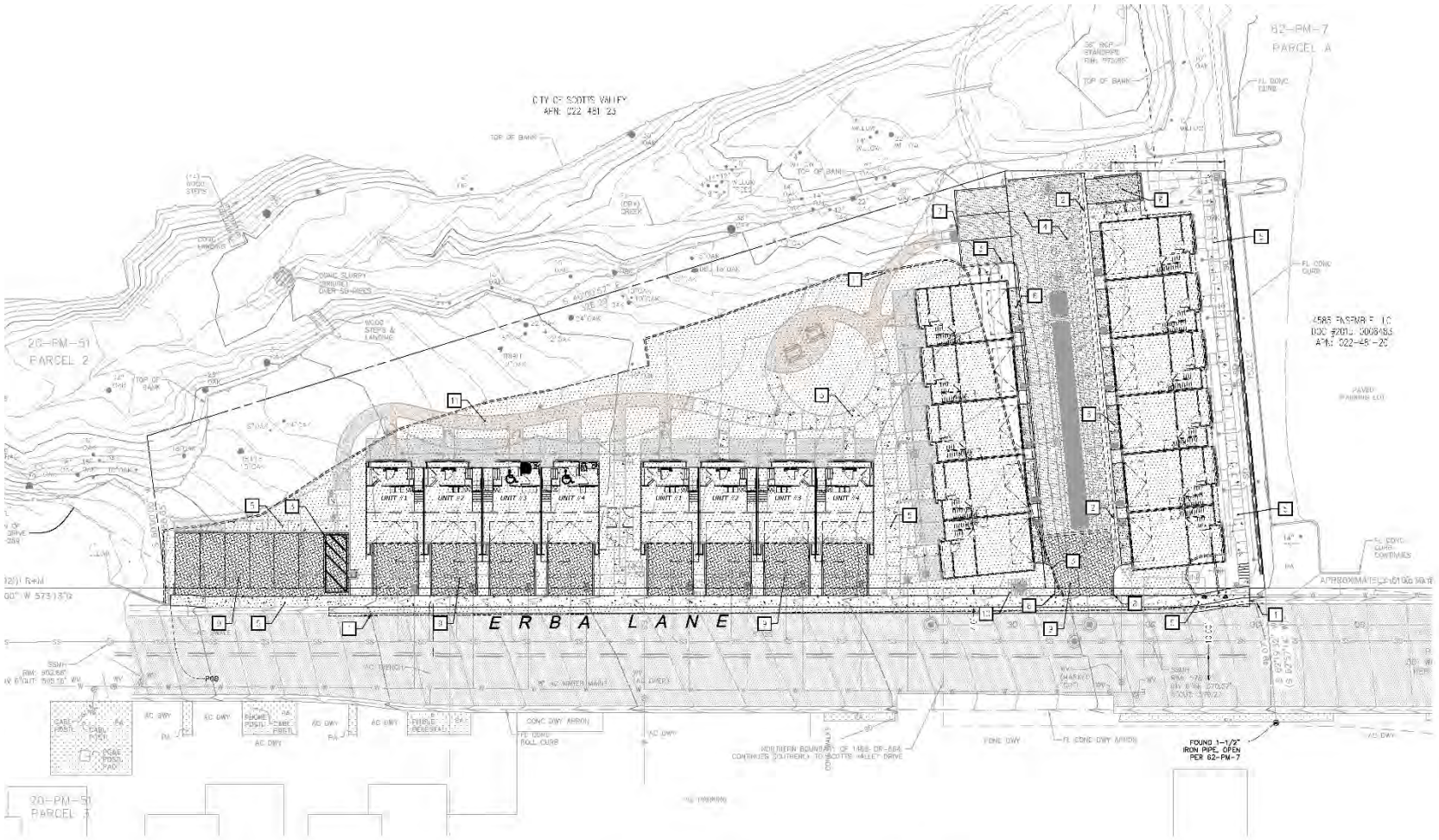


Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 6 Rear Elevation

Ridgewood West CEQA Addendum



NEW IMPERVIOUS AREAS	
DESCRIPTION	AREA (SF)
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MAIN DRIVE AC PAVEMENT SECTION
- PEDESTRIAN ONLY CONCRETE SECTION
- VEHICULAR CONCRETE SECTION
- EXISTING AC TO REMAIN
- PERVIOUS PAVERS
- DECOMPOSED GRANITE
- EXISTING AC TO BE REMOVED

CURBING AND MISC ITEMS LEGEND

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

IMPROVEMENT NOTES

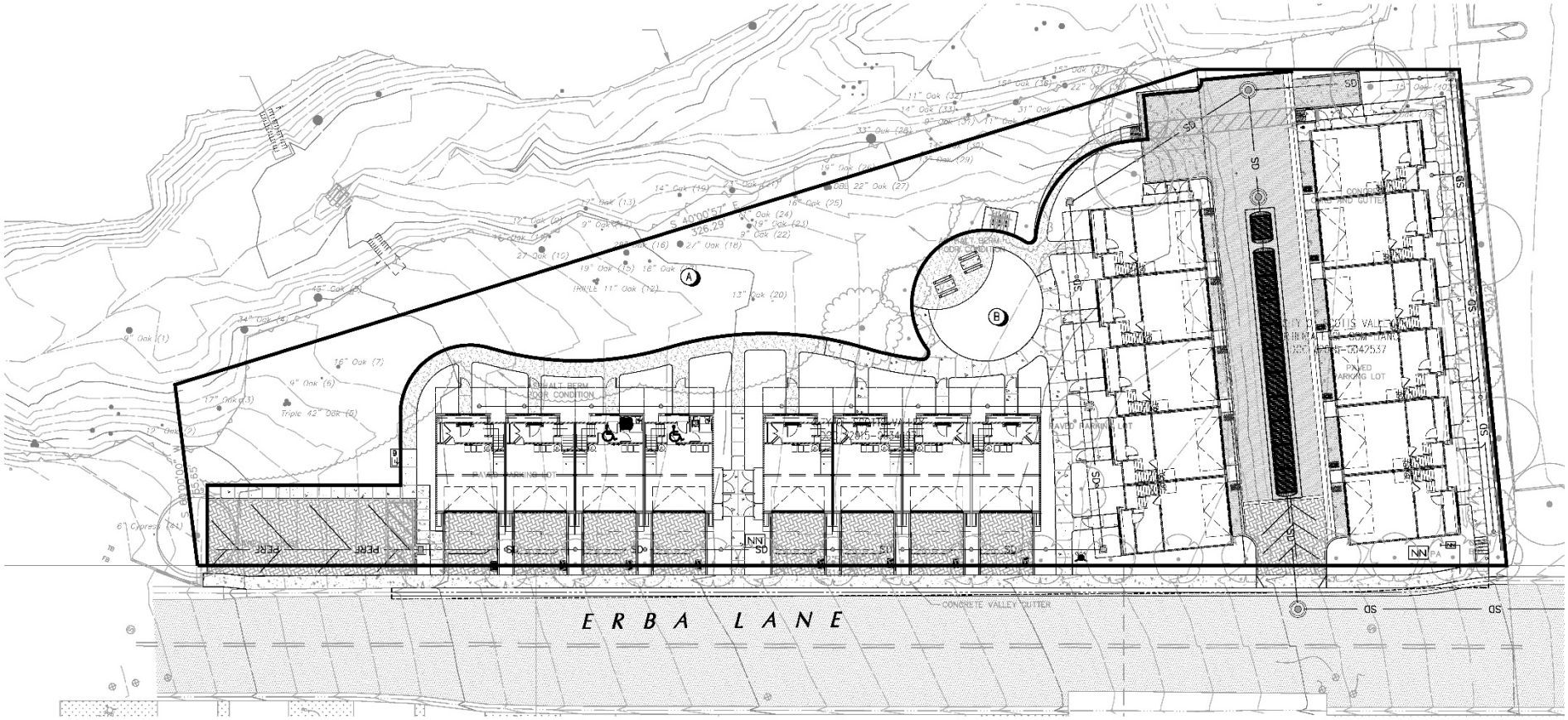
1. TYPE "A" CURB & GUTTER SEE DETAIL 1, SHEET C7.1
2. TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
3. TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C7.1
4. ASPHALT CONCRETE SEE DETAIL 4, SHEET C7.1
5. PEDESTRIAN ONLY CONCRETE SECTION - SEE DETAIL 6, SHEET C7.1
6. VEHICULAR CONCRETE SECTION SEE DETAIL 5, SHEET C7.1
7. TRUNCATED DOMES - SEE DETAIL 7, SHEET C7.1
8. CURB TAPER - SEE DETAIL 2, SHEET C7.1
9. PERVIOUS PAVER SECTION- SEE DETAIL 8, SHEET C7.2
10. CONCRETE PAD FOR BIKE PARKING - SEE LANDSCAPE PLANS
11. DECOMPOSED GRANITE - SEE LANDSCAPE PLANS

Source: C2G Civil Consultants Group, Sheet C2.1, dated January 21, 2025

Not to scale

Figure 7 Site Improvements

Ridgewood West CEQA Addendum



Source: C2G Civil Consultants Group, Sheet C5.1, dated January 16, 2025

Not to scale

Figure 8 Stormwater Control Plan

Ridgewood West CEQA Addendum



Source: Roach & Campbell Landscape Architects, Sheet L1.1, dated January 16, 2025

Not to scale

Figure 9 Conceptual Landscape Plan

Ridgewood West CEQA Addendum

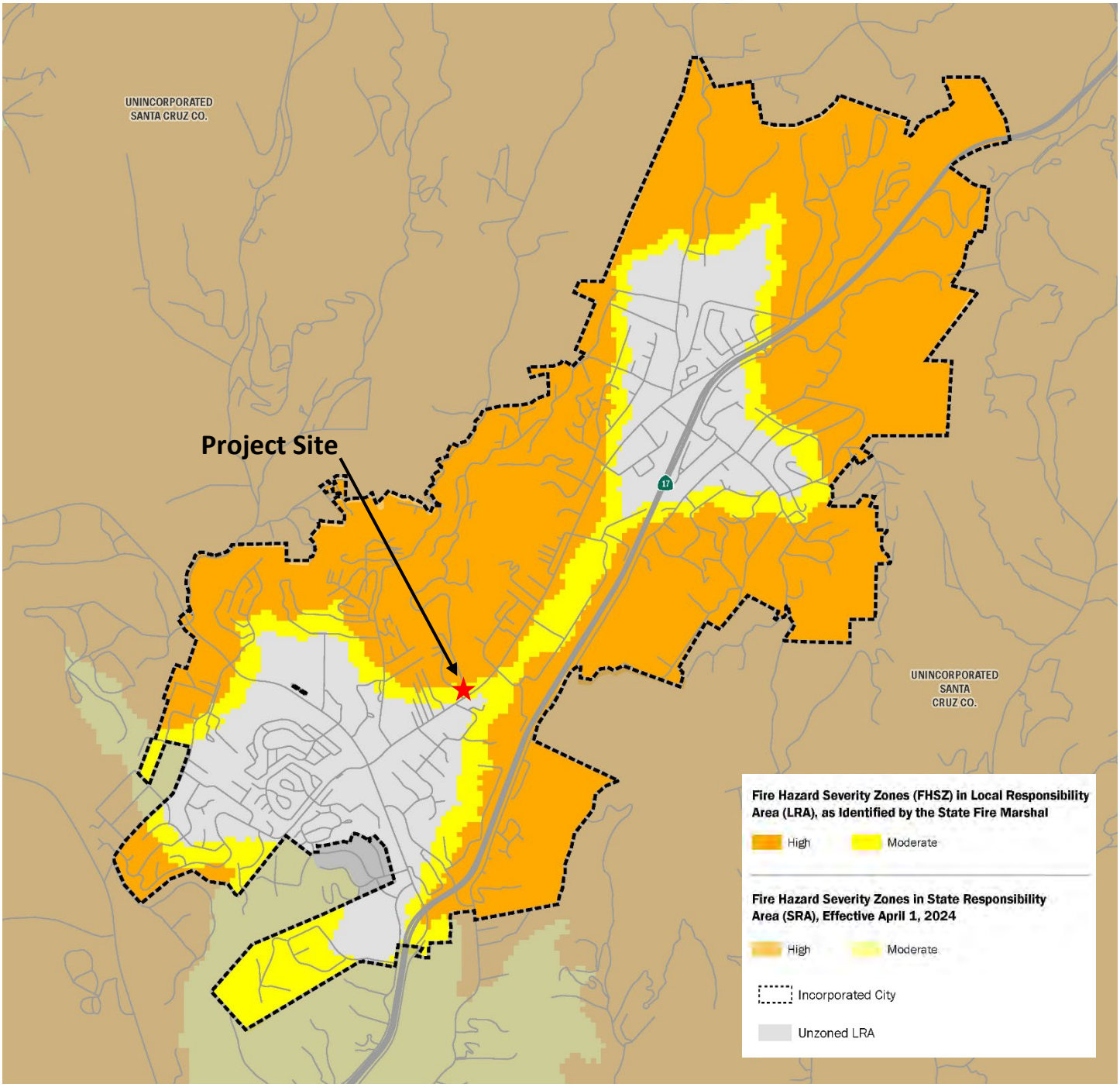


Source: HMH, Arborist Report, Exhibit A, dated March 2025

Not to scale

Figure 10 Existing Tree Map

Ridgewood West CEQA Addendum



Source: Cal Fire, 2025

Figure 11 Local Responsibility Area Fire Hazard Severity Zones

Ridgewood West CEQA Addendum

Not to scale

Appendix A

Bay Village Planned Development Negative Declaration and Initial Study
(Kimley-Horn & Associates, May 2021)

City of Scotts Valley

Bay Village Planned Development Initial Study



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

List of Tables

None.

Initial Study

Background & Project Description

Project Title

Bay Village Planned Development

Lead Agency Name and Address

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

Contact Person and Phone Number

Paula Bradley, MCP, AICP
Contract Planner
831 345-5482
pbradley@mbakerintl.com

Project Location

As shown in Figure 1: Regional Location, and Figure 2: Project Vicinity, the project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

Charlie Eadie
Eadie Consultants

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

The proposed Bay Village Panned Development project (the project) would construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. As shown in Figure 3: Site Plan, the project site's two existing lots that would be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The project includes nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit would include a two-car garage and a 20-foot deep driveway. A rendering of the subdivision is shown in Figure 4: Project Rendering.

To protect an existing oak riparian woodland habitat that extends along the eastern boundary of the project site, a split rail fence would be constructed outside of the riparian boundary. Retaining walls would be constructed along the property lines in the southeast, south, northwest corner and between most of the lots to create level building pads on the sloped lot. The retaining walls would be topped with wood.

Fronting Erba Lane, the project includes a five-foot sidewalk and six-foot landscaped planting strip. The project would construct a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10). A street view from Erba Lane is shown in Figure 5: Street View from Erba Lane.

As shown in Figure 6: Grading Plan, grading for the project would require a cut of 1,155 cubic yards of soil (maximum cut of 4.9 feet), and fill of 1,870 cubic yards (maximum fill of 5.2 feet), for a net import of 715 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the project site.

Storm drainage from constructed impervious surfaces (e.g. roofs, driveways) would be conveyed via a series of collector storm drain pipes to underground (Stormtech) chambers located on Sam Lane where it would be retained and treated. Stormwater from Erba Lane fronting the project site would be collected via drainage inlets and directed to a newly constructed 18-inch storm drain for channel overflow along the southern boundary of the project site. A channel emergency overflow catch basin with riprap apron would be constructed on the southeast corner of the project site to control storm drain flows that would ultimately flow into the adjacent dry creek located in the existing oak riparian woodland corridor.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Project-Related Approvals, Agreements and Permits

- Planned Development Permit PD19-004
- Minor Land Division MLD19-002
- Design Review DR19-014
- Environmental Assessment EA19-010
- Environmental Review ND20-001
- Cultural Resources Report Permit CR20-001

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 A and B and Lots 1 through 10) and the construction of 10 residential units as part of a Planned Development.

Project Site and Existing Facilities

The project site is currently vacant with partially paved surface parking. The General Plan designation is Residential High Density (R-H) and the zoning designation is Residential High Density (R-H).

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

Environmental Checklist

The discussion below analyzes the potential environmental impacts of the project per the criteria as described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. For convenience, this analysis uses the Appendix G of the CEQA Guidelines as a framework. Different from the standard CEQA checklist included in Appendix G of the CEQA Guidelines are the impact options included in this analysis.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
a) Substantially damage scenic resources, including but not limited to trees, rock				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
outcroppings, and historic buildings within a state scenic highway?				
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 is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. The project site is relatively flat and would not block any scenic vista nor substantially change an important view from a scenic vantage point, and therefore there would be no impact.

Scenic Resources and Visual Character

The project site is not located along a state scenic highway or designated scenic corridor. Although the project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the project is subject to design review, which would provide an opportunity for further evaluation that the project would not adversely impact the visual character of the area. Because there are no scenic resources and the visual character would not be substantially altered, there would be no impact.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting,

street lighting, parking lot lighting, and vehicle headlights. The project would include outdoor lighting on the site typical to a residential development. As shown in Figure 7: Exterior Lighting Plan, project plans provide details for exterior lighting for the proposed homes that include: 42-inch tall lighting bollards, wall mounted lights, and recessed 6-inch LED downlights. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the project applicant to use no pole lights, and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses. Implementation of these standard conditions of approval would reduce potential off-site light intrusion impacts to a less than significant level.

Findings

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

Agriculture and Forestry Resources

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and 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 ppm[1].

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 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

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

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local

[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.

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 PM_{10} emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

However, grading activities during construction could cause dust accumulation in the project area. Implementation of the following standard conditions of approval would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the project site.

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

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

Operational

The project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, the project would not generate a significant level of operational emissions and impacts would be less than significant.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required. However, standard conditions of approval require that prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Odors

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

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

Findings

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

Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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 Assessment was prepared for the project site in May of 2019 (Biotic Resources Group, May 2019), which was based on a previous site plan consisting of six single-family homes and three duplex homes (total of 12 units) (Erba Lane Housing, Site Plan, David Zulim, Inc. dated 8-3-18). An Addendum to the Biological Assessment was prepared in May 2020 based on a revised site plan which represents the proposed project (Biotic Resources Group, May 2020).

Similarly, a Preliminary Tree Inventory & Assessment was prepared for the previous site plan in November 2017 (Kurt Fouts, November 2017). A Preliminary Arborists Report, Preliminary Tree Inventory and Assessment (the Revised Arborists Report) was prepared in March 2020 based on the revised site plan (Kurt Fouts, March 2020).

The analysis below is based on the findings of these assessments, as revised.

Environmental Setting

The project area is located along an unnamed creek. The USGS map (Felton quadrangle) does not identify a stream at this location; however, the field inspection documented a defined bed and bank and evidence of seasonal water flow at the site.





As shown in Figure 8: Vegetation Types (which shows the previous site plan), two plant communities occur on the project site. Coast live oak riparian woodland grows along the eastern property line and this woodland extends further eastward along the creek corridor on the City of Scotts Valley property. The woodland is closely associated with the creek, with many trees rooted on the slope and along the top-of-bank. Mature trees of coast live oak (Quercus agrifolia) dominant the woodland, with their canopies extending outward from top-of-bank. Figure 9: Oak Riparian Woodland Habitat illustrates the extent of the oak riparian woodland in relation to the revised site plan (May 12, 2020).

According to the arborists report (Kurt Fouts, November 2017), 14 oak trees grow on the project site; 26 oak trees are rooted on the adjacent City-owned property. Within the woodland, native and non-native plant species are present, including California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), curly dock (*Rumex crispus*), velvet grass (*Holcus lanatus*), French broom (*Genista monspessulana*), sword fern (*Polystichum munitum*), and young willows. The riparian woodland on the City property also supports willows (*Salix sp*.), which grow along the wetted channel.

In general, oak woodlands provide a high value habitat type for wildlife because acorns are important forage, the natural cavities in the oaks provide nesting opportunities for some birds and mammals, and downed decaying logs and limbs add to structural complexity of a moist microclimate and invertebrate food supply. The value of the oak riparian woodland to wildlife at this site is enhanced by the presence of water in the creek, which provides seasonal water sources for wildlife. Common wildlife expected to occur in this small patch of oak woodland include scrub jay (*Aphelocoma coerulescens*), acorn woodpecker (*Melanerpes formicivorus*), oak titmouse (*Baeolophus inornatus*), chestnut-backed chickadee (*Poecile rufescens*), bushtit

(*Psaltriparus minimus*), spotted towhee (Pipilo maculatus), and western gray squirrel (Sciurus griseus).

The second plant community is non-native grasses and forbs dominate the southeast portion of the Erba Lane property, abutting the existing paved area. Evidence of previous fill/base rock materials was observed, suggesting previous disturbances to this area. Plant species are typical of such areas, with wild radish (*Raphanus sativa*), wild oat, Bermuda grass (*Cynodon dactylon*), velvet grass, black mustard (*Brassica nigra.*), English plantain (*Plantago lanceolata*), soft chess (*Bromus hordeaceus*), filaree (*Erodium botrys*), and rose clover (*Trifolium repens*) being common. Native plant species in this area are limited to California poppy (*Eshscholzia californica*) and telegraph weed (*Heterotheca grandiflora*).

The use by wildlife of the grassland area is expected to include common species, such as mourning dove (*Zenaida macroura*), California towhee (*Pipilo crissalis*), white-crowned sparrow (Zonotrichia leucophrys), and house finch (Carpodacus mexicanus). Western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and Botta's pocket gopher (*Thomomys bottae*) are also likely to occur in the grass habitat.

Applicable Regulations

California Department of Fish and Wildlife

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare (CDFW, 2007 and 2010). The oak-willow riparian woodland (CaCode 71.060.47) is ranked S4, yet some associations are of high priority (CDFW, 2010).

City of Scotts Valley Zoning Code

Streams and Drainage Courses

The City of Scotts Valley Zoning Code contains several references to streams and drainage courses. Section 17 requires structures to be located outside a 25-foot creek setback (measured outward from the top-of-bank). This review found the top of bank to be the break in slope from the flat terrace to the creek. Most of the oak trees are rooted at or just below this top-of-bank location, with the tree canopies extending into, and in some cases beyond, this 25-foot setback.

City Zoning Code 15.06 also addresses drainage facilities, requiring disturbances to natural drainageways be kept to a minimum and existing drainage courses shall not be obstructed or obliterated without mitigating measures installed that have been approved by the building official. Grading equipment is not to disturb or cross flowing streams unless absolutely necessary and only with prior approval from the building official. The code also states no construction materials or construction byproducts shall be discarded in any drainageway or

riparian zone. All streams, floodplains, channels, bodies of standing water, or other riparian areas shall be identified and delineated on the development plans and vegetative removal, land disturbances, or other development activities shall be conducted at a time, and in a manner that will provide and maintain an undisturbed vegetative filter strip. The code also states if it is determined that certain development activities in or near the riparian zones would be detrimental, those activities may be prohibited.

Tree Protection

The City of Scotts Valley Zoning Ordinance Section 17.44.080 regulates the removal of protected trees. Section 17.44.080 includes tree protection regulations. Protected trees are defined as:

- Any tree having a main stem or trunk at least 8 inches or greater diameter at breast height (DBH) (25 inches in circumference), located in a hillside residential zone where the slope within 20 feet of where the tree is located exceeds 20 percent;
- Any single-trunk oak tree with a main stem or trunk at least 8 inches DBH (25-inch circumference), or any multi-trunk oak tree with an individual trunk over 4 inches DBH (12 inch circumference);
- Any street tree (defined as any tree within five feet of a public or private street or right of way), regardless of size;
- Any single-trunk tree with a 13-inch or greater DBH (40-inch circumference);
- Any multi-trunk tree with any trunk greater than or equal to 8-inch DBH (25-inch circumference);
- Any tree, regardless of size, required to be planted or preserved as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree; or
- Any Heritage Tree, defined as a tree identified, because of unique quality and/or size, as among the most significant and noteworthy in the city and formally designated by the City Council.

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.

Sensitive Natural Communities

A biological survey of the project site was conducted in May 2019 to determine the presence of special status plant and animal species. No special status plant species were observed and none are expected. The only special status wildlife species that may occur within or immediately adjacent to the project work area is the San Francisco dusky-footed woodrat.

The project was evaluated as to potential direct and indirect impacts to sensitive biological resources. Examples of direct impacts are the removal of oak trees for construction of housing and associated lot development, and pathway construction in the riparian corridor. Examples of indirect impacts include potential disturbance to the oak riparian woodland and wildlife utilization of these areas from increased human uses on the property (e.g., residential uses, landscaping, lighting, pathway uses).

Based on the revised site plan dated May 12, 2020, the revised grading plan preserves most of the oak riparian woodland on the project site. The footprint of the residential buildings are located outside of the dripline of the oak riparian woodland and 25 feet from the "top of bank" of the 100-year storm flood boundary. Two Coast live oaks (T39 and T40), which are located outside of the oak riparian woodland on the southeast corner of Lot 7, would be removed, as discussed below. Additionally, some limited grading would occur within the dripline of oak trees that are to be retained. Some trees would require targeted clearance pruning for grading equipment and hand grading may be required near them to minimize impacts. Two additional protected oaks near lot 6 (T35 and T38) may not be retained.

To reduce construction and post-construction-period impacts to the riparian woodland, the Biological Assessment, as revised, the following mitigation measures would reduce impacts to the oak riparian woodland to a less than significant level.

MM BIO-1: Oak Riparian Woodland -Project Construction

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

1.1 The outer edge of the riparian setback area should be demarcated by the placement of six-foot high plastic construction fencing (during the construction period) and a permanent six-foot high fence (after construction). The fence should have an opening to allow access to the existing pathway that crosses the intermittent drainage channel. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees. The construction fencing should be maintained in a functional manner throughout the site construction period and should be inspected periodically by the contractor and City of Scotts Valley personnel for damage and proper functioning. No equipment staging, vehicle parking or other activities shall occur within the protected riparian area.

1.2 To minimize sediments entering the intermittent creek, the project should implement best management practices, including:

- Conduct construction activities within 20 feet of the riparian woodland during the dry season;
- Incorporate measures to filter and entrap pollutants prior to their discharge into the creek or other downstream drainage features that lead to Carbonera Creek.
- Stabilize disturbed soils to minimize erosion and sediment input to the creek;

- Implement erosion control measures to prevent sediment from entering the creek channel, including the use of silt fencing or fiber rolls to trap sediments;
- Conduct erosion control seeding of all disturbed areas as soon as practicable after disturbance following construction;
- Monitor the effectiveness of the erosion control measures during the first year's rainy season and implement remedial measures (e.g., reseeding, repair of silt fencing) if sedimentation or erosion is noted.

1.3 Occurrences of invasive, non-native plant species (i.e., French broom, bull thistle) should be removed from the riparian woodland prior to project completion.

MM BIO-2: Oak Riparian Woodland Post-Construction

Prior to issuance of the building permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

2.1 All lighting features shall be directed away from the oak riparian woodland, such that the woodland is not illuminated. Homeowners/tenants shall not be allowed to install night lighting that illuminates the riparian woodland.

2.2 Future landowners/tenants should not utilize invasive, non-native plant species for landscaping. Plant species that should not be used on the property include all plants recognized as exotic pest plants by Cal-IPC (see Exotic Pest Plants of Greatest Ecological Concern in California, www.cal-ipc.org). This list includes: all brooms (i.e., French broom, Spanish broom and Scotch broom), periwinkle (*Vinca sp.*), Cape (or German) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds), all pines, cotoneaster, and pyracantha. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora sp.*) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. The homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the City, the County and the State of California. Preventative and treatment measures should also be implemented as recommended. Current information on this disease and recommended treatments is available through the California Oak Mortality Task Force, University of California Cooperative Extension, Sudden Oak Death website (http://cemarin.ucdavis.edu).

State and Federal Regulated Waterways and Federal Wetlands

Development of the project would occur adjacent to regulated waterway. The project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction, however, proposed residential development is located outside of the oak riparian woodland dripline. As shown in Figure 9: Oak Riparian Woodland Habitat, construction would not require the removal of vegetation in the streambank, nor on

the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD. Therefore, there would be no impact associated with regulated waterways.

Special Status Species, Wildlife Corridors, and Nursery Sites

The only special status wildlife species that may occur within or immediately adjacent to the project site is the San Francisco dusky-footed woodrat. The woodrats may be present in above-ground stick nests. Additionally, nesting birds may occur in or adjacent to the project work area. No other special status wildlife species occur within the project area.

Because most nesting birds are protected by the Migratory Bird Treaty Act, the project would implement the mitigation measure listed below to avoid potential impacts if any active bird nests are present during vegetation removal. The mitigation measure below would also reduce potential impacts to the woodrats and nesting birds. While none were identified during the May 2019 survey, the project site is suitable habitat for the San Francisco dusky-footed woodrat. Therefore, implementation of the following mitigation measure would reduce impacts associated with special status species and nursery sites to a less than significant level.

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.
2. If construction is scheduled to begin between March 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

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

As shown in Figure 6: Grading Plan, which reflects the revised site plan dated 5/12/2020, the revised Grading Plan preserves most of the oak riparian woodland on the property. The footprint of the buildings are located outside of the dripline of the oak riparian woodland and all but two oak trees (T39 and T40, located on the southeast corner of Lot 7) would be retained.

Some grading would occur within the dripline of oak trees that are to be retained. The Revised Arborists Report analyzed the revised grading plan relative to trees and found that up to six trees may be affected by the project. Some trees would still require targeted clearance pruning for grading equipment (T29 and T30) and hand grading may be required near them. Impacts to

two trees (T35 and T38), adjacent to Lot 6 may be greater, and would likely need to be removed. The Revised Arborists Report also indicated that the future growing conditions for most of the oaks would slightly improve, as more soil would be retained allowing for a larger rooting area.

The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identifies an open area east of Lot 7 be used for the tree replacement plantings. 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 Revised Arborists Report 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.

A habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed project would not conflict with any local policies or applicable HCP's and there would be no impact.

Findings

The project would comply with the City's standard conditions of approval wherein protected tree removals are compensated at a minimum of 2:1 ratio. Additionally, through implementation of MM BIO-1 and MM BIO-2**,** impacts associated with vegetation, wildlife, riparian woodland, and other biological resources would be reduced to a less than significant level.

Cultural Resources

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

Discussion

Cultural Resources

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Standard conditions of approval for development require that the project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading

permit issuance. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

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

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, due to the proximity of archeological site SCR-177/H, archeological and Native American monitoring during all ground-disturbing activities would be required as a standard condition of approval, which would reduce any potential impacts associated with cultural resources to a less than significant level.

Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to 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	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

Earthquake Faults, Landslides, and Seismic Ground Shaking

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

Prior to approval of any entitlements, City staff is required to review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify

that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to assure that construction occurs consistent with approved plans.

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

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

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

Soil Erosion

The project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the project site, which would limit the amount of exposed soil area that would be subject to erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities. Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that soil erosion impacts associated with development pursuant to the project would be less than significant.

Sewage Disposal

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

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the project site. However, development of the project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be

encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources would ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, the impact would be less than significant.

Findings

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

Greenhouse Gas Emissions

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

Discussion

Construction

Construction of the project would result in direct emissions of CO_2, N_2O, and CH_4 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 $MTCO_2e$) per year. AB 32 requires California agencies to take actions that 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 $MTCO_2e$ per year. As a result, the short-term emission of GHG during construction would be less than significant

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

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

Findings

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

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine			X	

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the project site) due to diesel contamination[2]. Given the distance from the project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

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 accidently discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

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

Release of Substances Near Schools

The project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the project site. However, project construction and operation would not involve the emission of hazardous materials, therefore impacts would be considered less than significant and no mitigation is required.

Emergency Response

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

Public Airport or Private Airstrip

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

Wildland Fire

Refer to the Wildfire Section below for further discussion.

Findings

The project site is not on a list of hazardous materials sites, nor would the residential use involve the use of hazardous materials that would require permitting by the Santa County Health Department and therefor 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:				

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

Groundwater Demand

According to the project plans, the project would use approximately 1,485 gallons per day (or two acre-feet of water per year) of water. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, dated March 5, 2020). Therefore, there would be no impact.

Groundwater Recharge

The project is located in an area designated on the Scotts Valley General Plan Hydrological Resources Map, Figure OS-5, as a Potential Groundwater Recharge Area. Per the Open Space and Conservation Policy OSA-343 of the Scotts Valley General Plan, all proposed construction in a Potential Groundwater Recharge Area requires a detailed hydrological evaluation to mitigate the loss of recharge.

According to the Preliminary Stormwater Control Plan (Bowman & Williams, September 2018), the existing paved project site contains 32,280 sq. ft. of impervious surface area. Redevelopment would reduce the amount of impervious surface area to 25.924 sq. ft. resulting in a net addition of impervious surface area by 4,345 sq. ft., resulting in an improvement to groundwater recharge as compared to existing conditions. Additionally, the project would incorporate various low impact development design strategies such as the use of permeable pavements, dispersal of runoff of pervious areas, and stormwater control measures that would assist in improving groundwater conditions. Therefore, there would be no impact and no mitigation is required.

Stormwater Runoff

The project applicant prepared a Preliminary Stormwater Control Plan (PSCP) (Bowman & Williams, 9/10/2018) to address potential impacts from stormwater runoff. The PSCP described

project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

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

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

Implementation of recommendations as described in the PSCP 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 PSCP 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

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The project site is currently zoned Residential High Density (R-H). Additionally, the project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units. Therefore, the project would be consistent with the existing zoning and General Plan land use designations.

Findings

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

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
local general plan or noise ordinance, or applicable standards of other agencies?				
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 to existing single-family residences on Erba Lane. However, construction activities would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and impacts would be less than significant.

Long Term Noise Levels

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

Implementation of the project would create new sources of noise in the project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would 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 approximately 30 feet from the project’s construction area 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 (27 persons [3]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley population of 12,418 by 2040. Therefore, there would be no impact.

Findings

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

[3] . The average household size for Scotts Valley is 2.67 persons which estimates 27 persons for a project with 10 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 across the street from 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 west and adjacent to the project site at City Hall. Therefore, there would be no impact.

Schools

The project would add approximately 27 new residents to the City, some of whom would 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 27 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, in excess of that previously considered by the General Plan. Therefore, there would be no impact

Findings

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

Recreation

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

Discussion

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

Finding

No significant impacts to recreation and open space resources are expected. Thus, the thresholds of significance have not been exceeded. Payment of Park Impact fees would mitigate the incremental increase created by the project.

Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion

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

The project would involve the construction of a new 24 foot-wide private roadway that would provide access to six of the residential units. The design of the roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter landscaped buffer, and on-street parking; consistent with City standards. 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 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.

Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012)*. The ITE estimated rate for single-family housing is 10.67 average daily trips per household (ITE Code 210). This would result in 106.7 trips per day for the project, which is less than the City's VMT Implementation Guidelines and as such, the project is exempt from further VMT analysis.

Furthermore, because the project would not generate more than 50 peak hour trips, it is exempt from preparing a traffic impact analysis per the City's Guide for the Preparation of Traffic Impact Studies (2003).

Findings

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

Tribal Cultural Resources

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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				

Discussion

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

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

Findings

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

Utilities and Service Systems

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

Discussion

Water Treatment Facilities

The 10 proposed residential units would result in a daily water demand of 1,485 gallons per day or approximately two-acre feet per year (AFY).[4] Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development. Thus, impacts are be considered less than significant and no mitigation is required.

Wastewater Treatment Facilities

The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities would support the proposed development. The project would not generate solid waste in excess of that typically generated by 10 residential units. Thus, impacts would be considered less than significant, and no mitigation is required.

Electric Power, Natural Gas, or Telecommunications

The project would require new connections to PG&E for electricity and natural gas. In addition, the project would require new telecommunication connections with the respective service providers. The project site is surrounded by commercial development to the south, and east and single-family residential to the west, 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.

Solid Waste

The project would generate approximately 122 pounds of daily solid waste.[5] The 122 pounds of daily solid waste generated by the project would represent less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills[6], respectively. Therefore, both landfills have adequate capacity. Thus, impacts would be considered less than significant, and no mitigation is required.

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4 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (27 residents x 55 gallons/day) = 1,485 (gallons/day)
5 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 122.3 pounds/day
6 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.

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 may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion

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

Findings

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

Mandatory Findings of Significance

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction would reduce 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

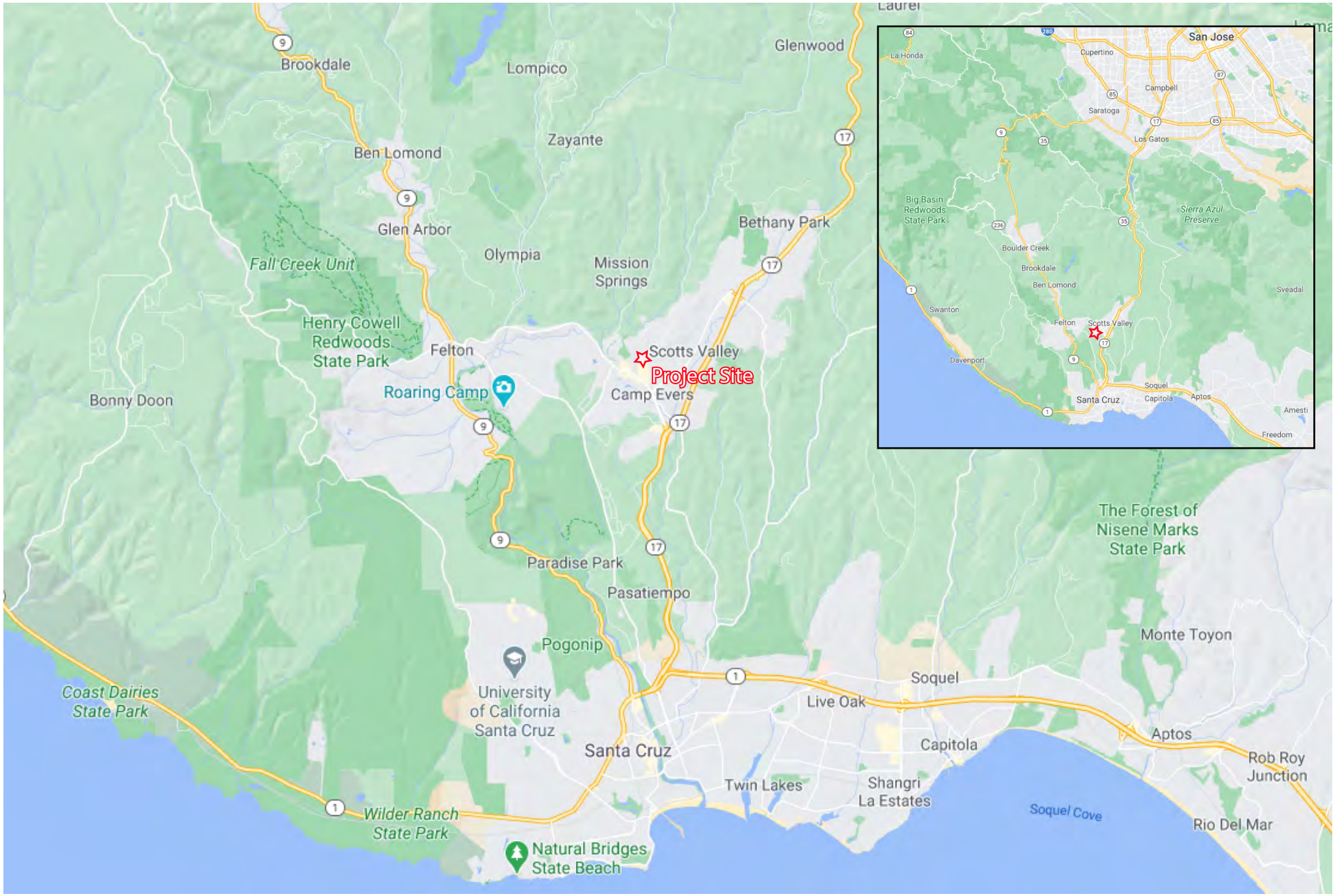
On the basis of this initial evaluation:

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.	

_____ _____

Paula Bradley, MCP, AICP
Contract Planner

Date



Source: Google Earth, 2021

Figure 1: Regional Location

Bay Village Planned Development Project

Not to scale

Kimley»Horn
Expect More. Experience Better.

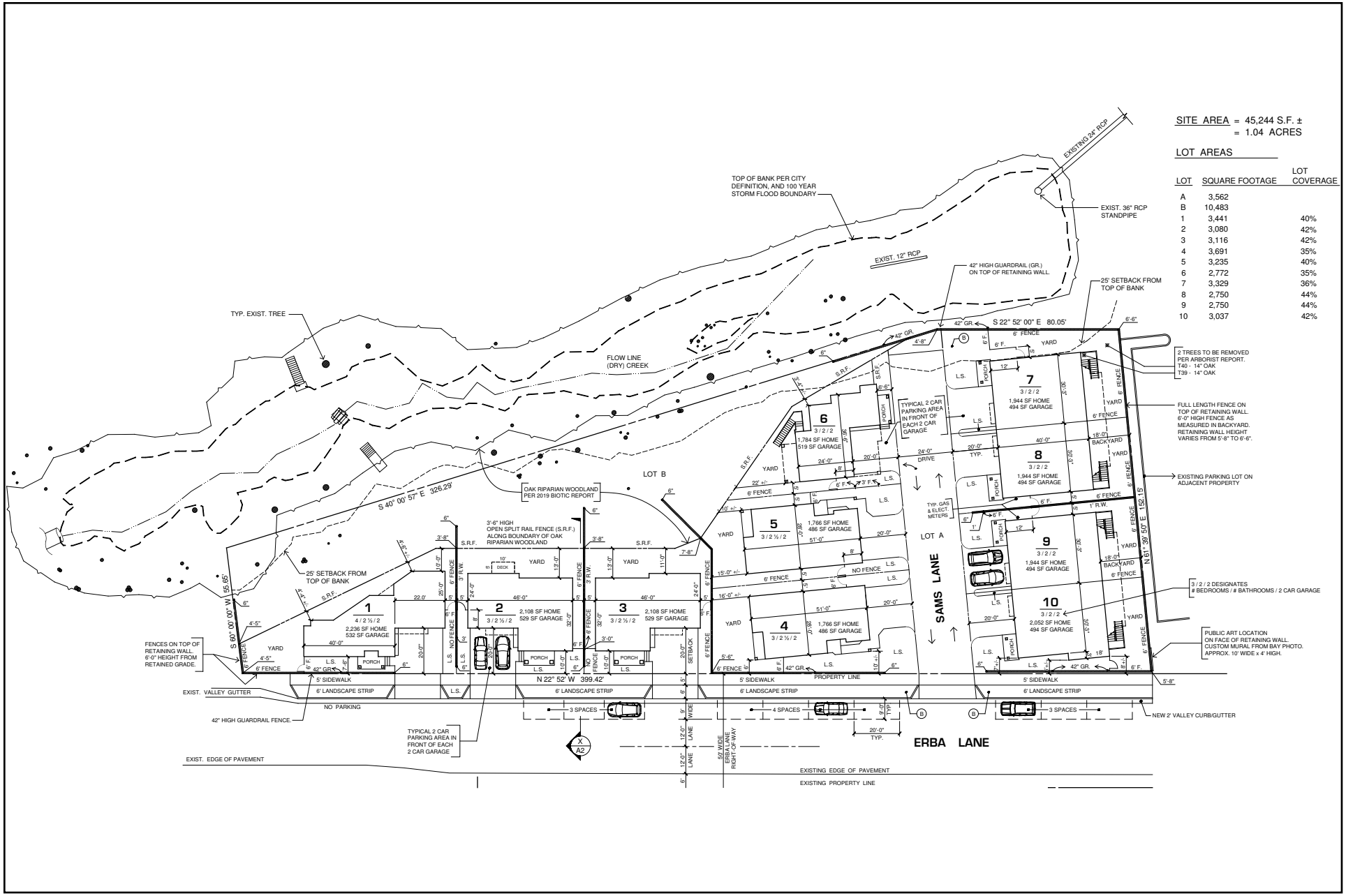


Source: Nearmaps, 2021

Figure 2: Project Vicinity
Bay Village Planned Development Project

Not to scale

Kimley»Horn
Expect More. Experience Better.



Source: Bowman & Williams, 2020

Figure 3: Site Plan

Bay Village Planned Development Project

Not to scale

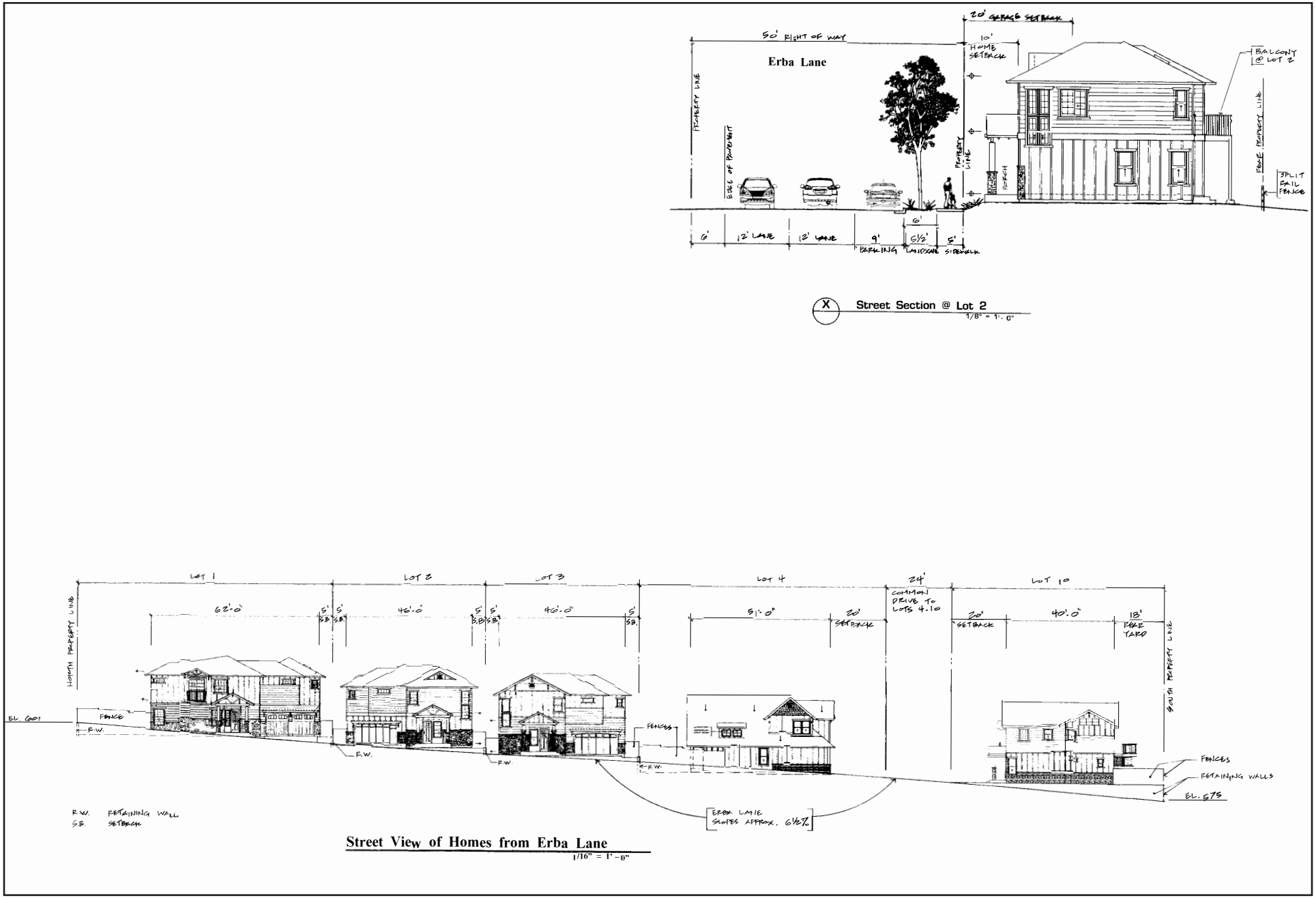


Source: Bowman & Williams, 2020

Figure 4: Proposed Project Rendering
Bay Village Planned Development Project

Not to scale

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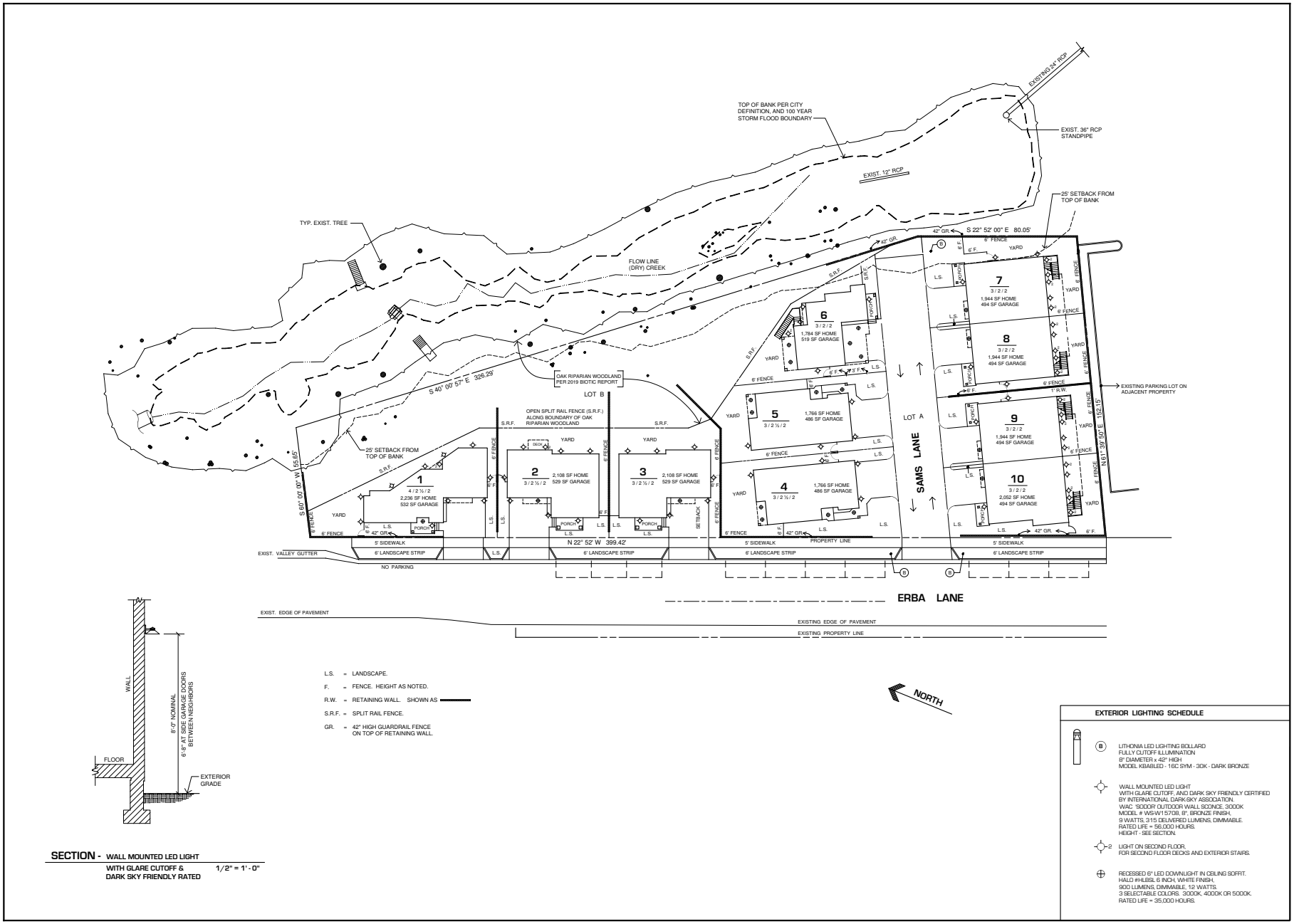


Source: Bowman & Williams, 2020

Figure 5: Proposed Street View

Bay Village Planned Development Project

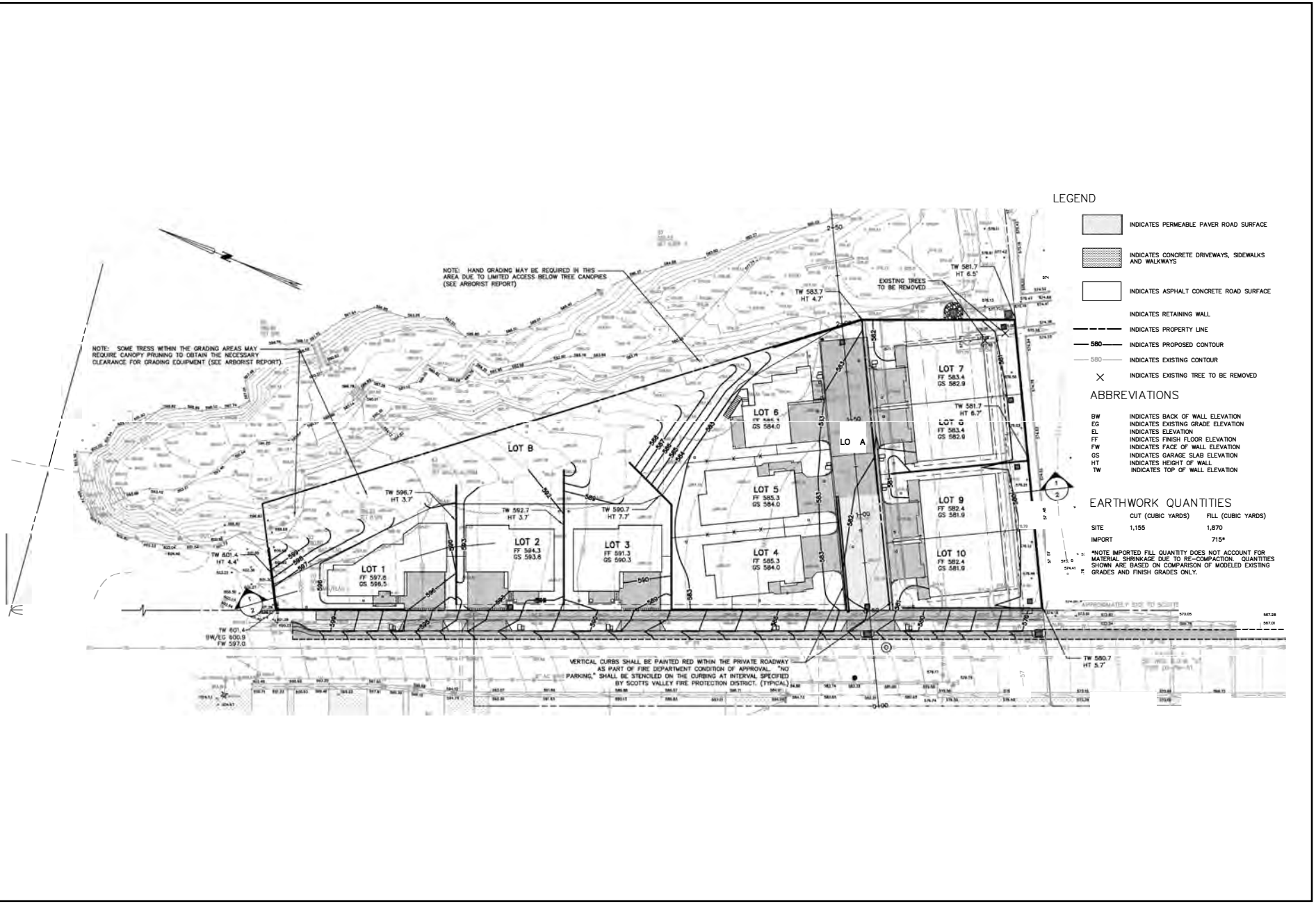
Not to scale



Source: Bowman & Williams, 2020

Figure 6: Exterior Lighting Plan
Bay Village Planned Development Project

Not to scale

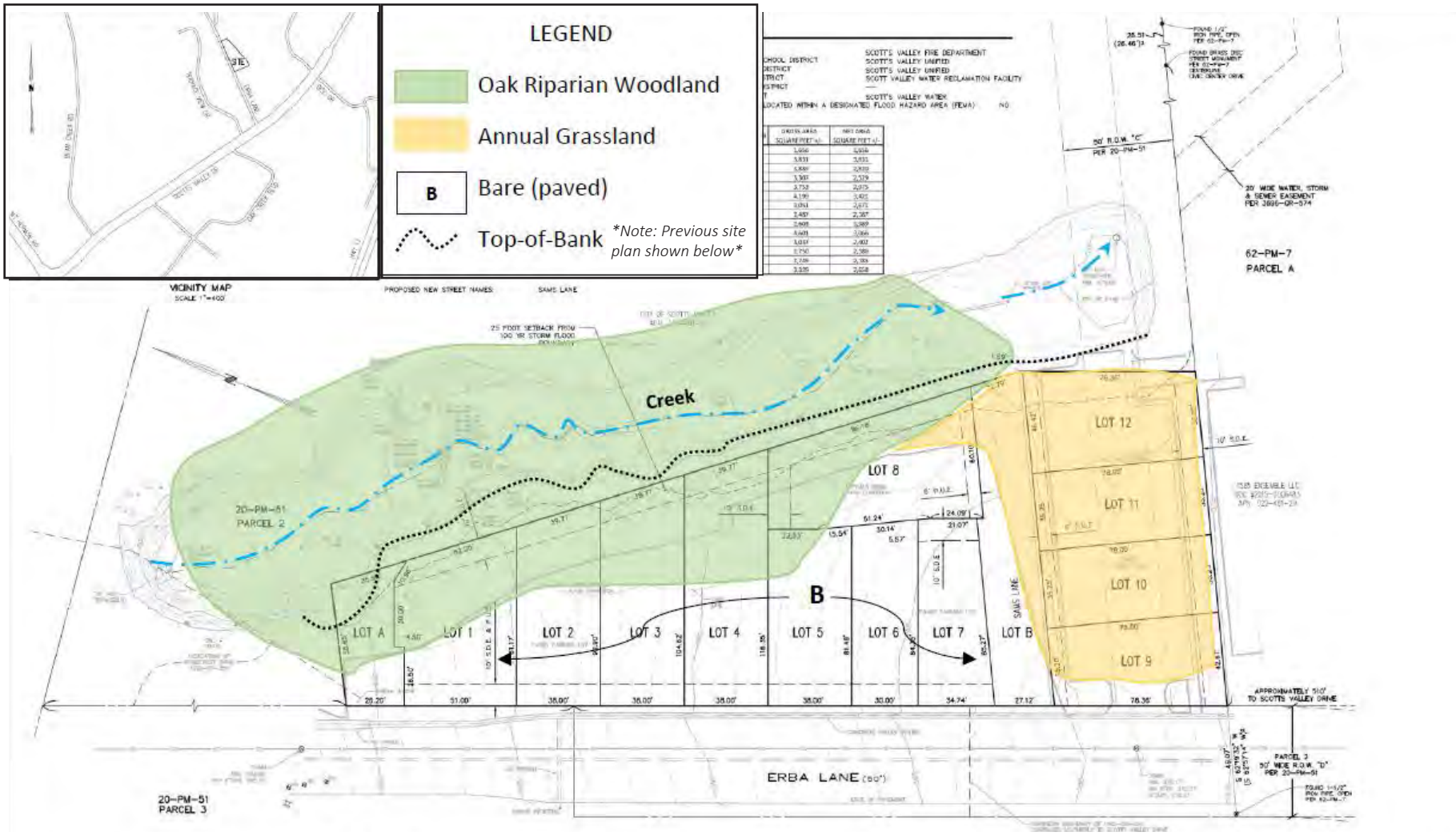


Source: Bowman & Williams, 2020

Figure 7: Grading Plan

Bay Village Planned Development Project

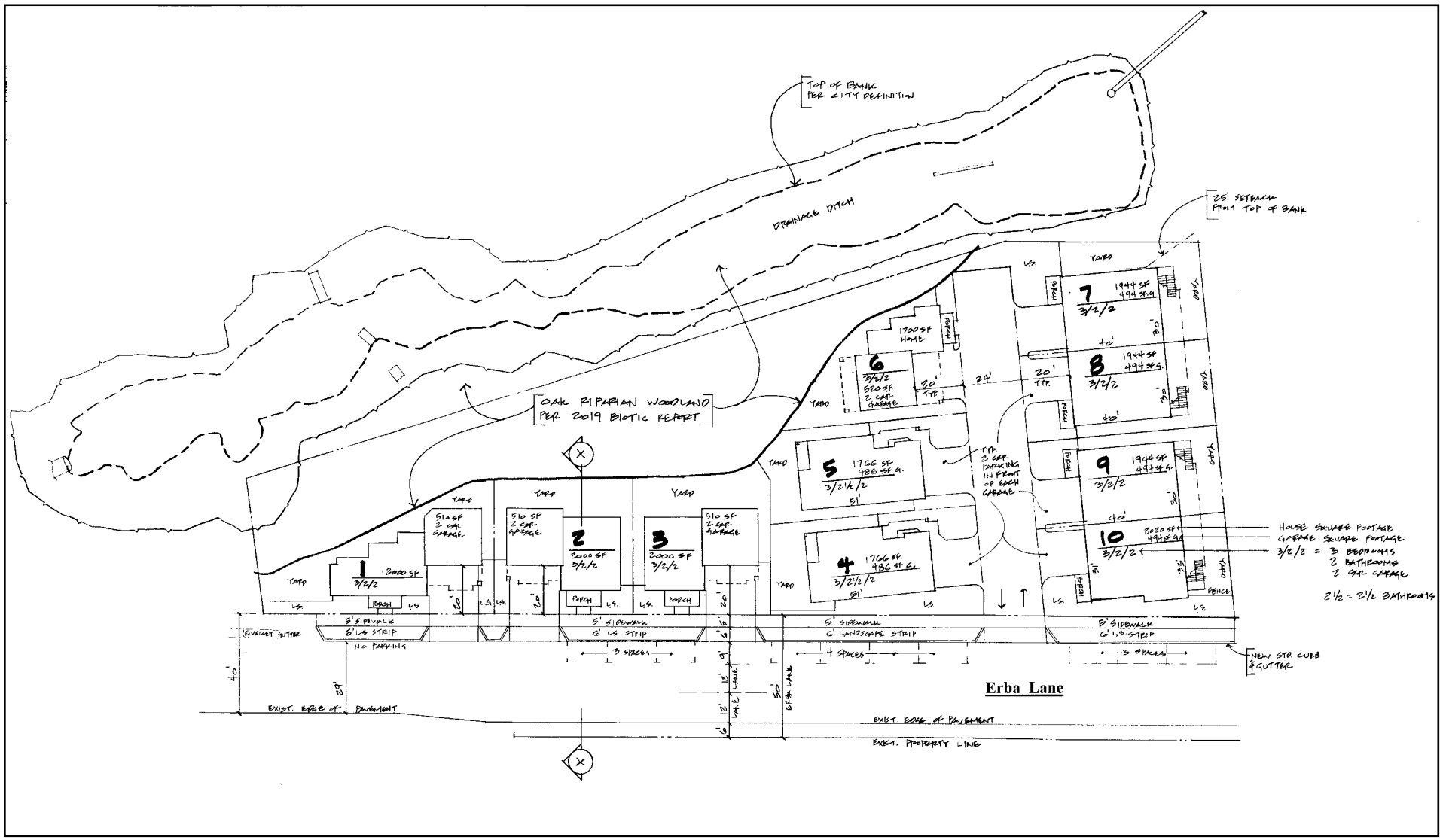
Not to scale



Source: Biotic Resources Group, 2019

Figure 8: Vegetation Types
Bay Village Planned Development Project

Not to scale



Source: David B. Zulim Inc., 2019

Figure 9: Oak Riparian Woodland Habitat

Bay Village Planned Development Project

Not to scale

City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT

Date:	June 12, 2025
Applicant/ Property Owner:	City Ventures/SV Housing LLC
Applications:	Land Division LD24-002, Design Review DR24-004, SB330 Application, Environmental Assessment EA24-003, Environmental Review MND24-002, Cultural Resources Alteration Application CRA24-002
Location:	Erba Lane (no situs) / APNs 22-481-18 and -22
General Plan / Zoning:	High Density Residential / R-H, Residential High Density
Environmental Status:	Addendum to "Bay Village Planned Development" Mitigated Negative Declaration
Request:	Consideration of a Land Division, Design Review, SB330 Application, Environmental Review and Cultural Resources Alteration Application for the Ridgewood West development which includes demolition of an existing surface parking lot and construction of 19 townhome-style condominium units on a 1.04-acre project site (APNs 022-481-18, & -22) in the Residential High Density (R-H) Zoning District
Staff Planner:	Susie Pineda, Contract Planner, (408) 331-7987 spineda@m-group.us

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the proposed project based on findings and conditions contained in the attached Resolution and Exhibit A (Attachment 1).

BACKGROUND

In 2006 and 2015 General Plan Amendments and Zone Changes from Public/Quasi Public (PQ/P) to High Density Residential (HD-R) were approved for the two City-owned parcels. The purpose of the General Plan Amendments and Zone Changes were to encourage the redesignation of non-residential parcels for residential use to meet housing needs and at higher densities along transportation corridors to encourage residential development. The subject site is adjacent to High Density Residential zoning and land uses and is situated near a public park.

In 2021, the City Council approved applications for the "Bay Village Planned Development," at this site to accommodate six detached single-family dwellings and two attached, duet/ duplexes. On June 21, 2023, the property owner received approval for a two-year time extension, and since then a new applicant is pursuing the project.

PROJECT DESCRIPTION

Location and Surrounding Neighborhood

The 1.04 acre project site consists of two existing vacant parcels that are partially paved and used for parking. The site gently slopes to the southeast towards Scotts Valley Drive where a new private access road will be located and where most of the site grading and infrastructure will occur.

Existing land uses on adjacent parcels include MacDorsa Park and the Scotts Valley City Hall to the west, an electronics company, office building and large parking lot to the south, a fire station and residential townhomes to the east, and Ridgecrest Lane and undeveloped land to the north. In addition, an existing oak riparian woodland habitat borders the eastern boundary of the project site (Attachment 2).

Project Summary

The proposed Project includes two parcels that will be subdivided to create 19 new condominium units. The new units range in size from 1,400 – 1,500 sf and would be located within three-story, townhome-style, condominium units housed in four separate buildings. Each unit ranges in size between 1,400-1,500 sf and has three bedrooms and a two-car garage. The project also includes eight guest parking spaces, common open space and landscaping (Attachment 3, Sheet SP 1.1).

General Plan and Zoning Consistency

The Project has a current General Plan designation of Residential High Density and is zoned Residential High Density (R-H) which has a maximum allowed base density of 15 dwelling units per acre. With a project site of 1.04 acres,16 units are allowed. Per State Density Bonus Law, the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units (Attachment 4, Applicant State Density Bonus Law Request).

The project is also subject to the City's inclusionary housing ordinance and the City Council will be reviewing the proposal for conformance with City regulations.

PROPOSED ENTITLEMENTS

The project requires the following planning permits:

1. Minor Land Division
2. State Bonus Density Law (SB330)
3. Design Review
4. Environmental Review

DISCUSSION

Design Review/State Density Bonus Law Waivers

The Design Review process is established to carry out the objectives of the City's General Plan, related zoning regulations, and the Multi Unit Residential Design Guidelines. These goals, objectives and standards ensure high quality design and protect public health, safety and welfare.

While the City uses these documents to evaluate projects, the applicant is also utilizing the State Density Bonus Law (California Government Code Section 65915) which allows developers to increase the density of housing projects above the maximum allowed by local zoning, in exchange for providing affordable housing units.

Under State Density Bonus Law, an applicant can request a density bonus by agreeing to build a certain percentage of affordable housing units (for very low, low, or moderate-income residents) or by providing housing for specific groups like senior citizens, transitional foster youth, or students. In return, cities are required to grant a density bonus and potentially other incentives or concessions, such as reduced parking requirements or waivers of development standards. In addition to a density bonus, State Density Bonus Law provides three provisions that must be granted to qualifying projects:

1. One or more concession that provides cost reductions for the development. Under the law, a concession includes a reduction in site development standards and/or regulations when such regulations potentially make the project economically infeasible for the developer to build. These can include a reduction in site development standards or modification of zoning or architectural design requirements that exceed minimum building standards. The number of allowed concessions is determined on a sliding scale based on the percentage of units that will be set aside as affordable units and the household income category of those affordable units.

2. Waivers are reductions or modifications of any development standards and other regulations that would physically preclude the development of a project at the density permitted. Development standards include, but are not limited to, height limitations, setback requirements, open space requirements, or parking requirements that apply to

a residential development pursuant to any ordinance, general plan element, policy, resolution, or regulation. There is no limit to the number of waivers an applicant can request through State Density Bonus Law.

3. Reductions in parking requirements based on the number of bedrooms in each unit.

The proposed project qualifies for a density bonus and all associated provisions under the State Density Bonus Law which will be discussed in further detail below.

Architecture and Site Design

The project includes nineteen new condominium units housed within four, 3-story townhome-style buildings. The proposed building design represents contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details (Attachment 3, Sheets MB 1.1 and A1.1.1 - A1.1.3)

Private pedestrian circulation and amenity areas are oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The existing informal trails within the woodland area would be preserved, and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed (Attachment 3, Sheet SP 1.1).

In order to accommodate more units and make the project feasible, the applicant is seeking the following waivers under state density bonus law, as shown on the plan set, received May 9, 2025 and listed below:

a. SVMC Section 17.44.030(B)(2): Off street parking and loading requirements – Minimum Garage Size. The minimum size of a private garage garage size shall be 22’ x 22’ for two cars. The project is pursuing a waiver for undersized private garages.

b. SVMC Section 17.10.040(E): Development Standards – Building Height. No structure shall exceed 35’ in height in the R-H districts. The project is pursuing a waiver for a maximum building height of approximately 43’ to allow a third floor, to maximize vertical space and increase the number of units without expanding the project footprint.

c. SVMC Section 17.10.040(C)(1): Development Standards – Front Yard. The minimum front yard shall be twenty feet. The project is pursuing a waiver for a reduced front yard to maximize the buildable area outside of the riparian area.

d. SVMC Section 17.44.030(J)(2): Off Street Parking and Loading Requirements – Standards for Residential Parking Facilities. Driveways and parking spaces in any residential zone district shall not proportionately occupy more than three hundred square feet per each ten feet of required setback. The project is pursuing a waiver to provide more space for parking while prioritizing space for housing.

e. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section IV.B.2 – Upper Story Setbacks. A building taller than 35 feet shall provide a stepback at the uppermost story on façades fronting public streets, publicly-accessible open spaces and property lines adjoining existing single-family uses (a) the required stepback shall be a minimum of 6 feet in depth (b) The stepback shall be required to extend for 80 percent of the building façade length. The project is pursuing a waiver to allow for more usable space on upper floors, increasing square footage.

f. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.6 – Perimeter Parking Lot Landscaping. Parking areas adjacent to a street shall include a landscaped planting strip between the street and parking area at least 4 feet wide or as required in the zoning district, whichever is greater. The planting strip shall contain a row of landscaping with a minimum planting height of 36 inches, (b) Trees shall be provided within the planting strip with a maximum distance of 30 feet between each tree. The minimum planting size for trees is 15-gallon. Tree species shall reach a mature height of at least 20 feet. Planting strip tree requirements are in addition to required interior parking lot trees (c) Landscaping shall comply with intersection and driveway vision clearance requirements in Zoning Code Section 17.46.110.E. The project is pursuing a waiver to allow more space for housing.

g. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.4. - Number of Driveways. No more than one driveway shall serve a development site less than 100 feet wide and no more than two driveways shall serve a site 100 feet wide or more. On corner lots, this rule applies separately to each of the two street-facing sides. The project is pursuing a waiver to allow multiple driveways on Erba Lane.

h. Scotts Valley Multi-Unit Residential Design Standards Part 2, Section III.B.1.b. (3) Parking Screening. The parking area shall be screened with a wall or fence located between the parking spaces and the landscaped planting strip required by Standard B.6 (Perimeter Parking Lot Landscaping). The project is pursuing a waiver to reduce the area allocated to landscaping to allow more space for housing.

i. SVMC Section 17.10.040(C)(3): Development Standards – Rear Yard Setbacks. The rear yard shall be twenty percent of the depth of the lot, not more than 25’ or less than 15’, subject to the following exceptions (a) The rear yard may be reduced to not less than fifteen feet, provided, that one side yard is not less than twenty-five feet, (b) One foot shall be added to the rear yard for each two feet in height above which the top plate line exceeds twenty feet in height. The project is pursuing a waiver to help maximize buildable space around the riparian area.

j. SVMC 17.10.040(C)(2): Development Standards – Side Setbacks. The minimum side yard for a permitted use shall be ten percent of the width of the site; provided, that a side yard of more than ten feet shall not be required and a side yard of less than five feet shall not be permitted, subject to the following exceptions: (a) On the street side of a corner lot, the side yard shall be twenty percent of the width of the site; provided, that a side yard of more than twenty feet shall not be required and a side yard of less

than eight feet shall not be permitted, (b) One foot shall be added to each side yard for each two feet of height above which the top plate line exceeds twenty feet in height, (c) One foot shall be added to the interior side yard for each five feet by which a wall of a structure within twenty-five feet of the side property line exceeds forty feet in length parallel or approximately parallel to the side property line, (d) A side yard providing access to more than one dwelling shall be not less than twelve feet. The project is pursuing a waiver to help maximize buildable space around the riparian area.

k. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.a – Private Open Space. Each dwelling unit shall have at least 100 square feet of private open space. The project is pursuing a waiver to provide more land for residential units.

l. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.2 – Balcony Design Standards. Balconies shall have a minimum dimension of 6 feet in depth and width and a minimum floor area of 50 square feet. The project is pursuing a waiver to provide more land for residential units.

m. Scotts Valley Multi-Unit Residential Design Standards, Part 2, Section VI.B.1.b.3 – Patio Design Standards. Patios shall have a minimum dimension of 8 feet in depth and width and a minimum floor area of 64 square feet. The project is pursuing a waiver to provide more land for residential units.

Parking and Circulation

The proposed project includes nineteen units, eight that take access from Erba Lane and the remaining eleven via a proposed new cul-de-sac that intersects Erba Lane at the southwestern half of the project site. The proposed new cul-de-sac is consistent with City standards and has adequate emergency vehicle access and the frontage along Erba Lane would be improved with sidewalk, curb and gutter, and landscaping.

Per SVMC Section 17.44.030(F) each multi family unit shall have 2 parking spaces. Each of the 19 units includes an undersized 2 car garage, which the applicant is seeking a size waiver for, and the project provides a total of 38 parking spaces. The 8 units fronting on Erba Lane have driveway aprons that could allow parking for 2 additional vehicles. There is limited off street parking in the area immediately adjacent to the property.

In terms of guest parking, the zoning code requires that each multi family unit shall have 1 space per every 5 units. The project requires 4 guest parking spaces and exceeds that requirement, providing a total of 8 guest parking spaces including one ADA space. Three (3) of the guest spaces are located at the end of the proposed cul-de-sac and the remaining 5 spaces are accessible from Erba Lane (Attachment 3, Sheet SP 1.1). As a point of clarification, there is an error on the Project Overview Sheet, (Attachment 3 Sheet PO1) which states that the project includes a total of 10 guest parking spaces, while it only provides 8.

Trees and Landscaping

The project site includes a total of forty-one trees, forty of which are classified as ordinance-sized trees under the City's Tree Protection Ordinance and would remain, as shown in the Conceptual Landscape Plan (Attachment 3, Sheet L1.1), Per SVMC 17.20.040, 10% of the site shall be landscaped. The proposed project includes 7,768 sf of landscaping, approximately 17% and would be owned and maintained by the homeowners association (HOA). A total of 37 trees would be planted and include a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, smaller accent shrubs and groundcover.

Riparian Woodland Protection

To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy), as shown in Attachment 3, Sheet C2.1, and conform to the requirements outlined in the Biological Assessment prepared by Biotic Resources Group and peer reviewed by Monk & Associates. A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will minimize impact to the riparian tree root zone. The project also includes a mitigation measure that requires the applicant to conduct a search for active bird nests in the vicinity of the work should construction occur during the nesting season.

Park Access

Currently MacDorsa Park is accessible from Erba Lane through the project site and from the office building parking lot across the creek/drainage area. There are natural paths and an existing access leading towards the Police Department. A public access easement for pedestrians is shown on the Vesting Tentative Map, Attachment 3, Sheet CO.2. There is no plan in place to provide access at this time; the easement will allow for access at a future date and will require additional review and approval by the City at that time.

Cultural Resources

The project site is located in an area designated with moderate and high sensitivity for cultural resources. An Extended Phase I Archaeological Assessment was completed in March 2020 for the Bay Village project and concluded that there were no intact prehistoric or historic era archaeological deposits. Albion conducted an intensive pedestrian survey and limited trenching and auguring of the project area. In May 2021, the Cultural Resources Preservation Commission approved the Cultural Resources Alteration Application (CRA20-001) recommending site monitoring during construction and standard conditions of approval.

An additional updated assessment was prepared dated January 7, 2025, and confirmed there were no intact prehistoric or historic era archaeological deposits on site and that standard conditions of approval for archaeological and paleontological resources will ensure there will be no potential impacts. The report concluded that there were no changes to the original assessment, therefore, no further action is required.

Public art

Per Scotts Valley General Plan Policy LU-1.7, Public Art, consistent with the small-town valley concept or adopted design guidelines, should be incorporated into commercial and residential projects where feasible.

Since the project site slopes to the southeast, a 4' tall retaining wall is required at the southern property line in order to create level building pads (Attachment 3, Sheet L1.2). To satisfy the public art requirement, the applicant intends to hire a local artist to design and install an approximately ten feet wide by four feet high tile mosaic on the wall. While the design has not been finalized, a condition of approval has been added to the project that would allow the final design to be approved by the Community Development Director.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared and adopted for the "Bay Village Planned Development" project on June 16, 2021. At that time, project related environmental impacts were identified and mitigation measures included to reduce the potential impacts to less than significant. With the implementation of two biological mitigation measures there will be no impacts to vegetation, wildlife or riparian woodland or any other biological resources. The project would not degrade the quality of the environment or contribute to cumulative impacts to environmental resources. The MND was circulated for 30 days as required, from March 30, 2021 through April 30, 2021.

In accordance with CEQA Guidelines Section 15164, an Addendum to a Negative Declaration was prepared for this project and it has been determined that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Attachment 5). The environmental analysis in the Addendum concludes that none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

PUBLIC NOTICE & COMMENT

A public notice was posted on site and mailed to surrounding property owners within 300 feet pursuant to State law. As of the date of this staff report no public comments have been received on the proposed development.

ADDITIONAL INFORMATION

The City has received a request from the applicant to revise the site plan that was discussed in this staff report. The alternative design was presented to City staff during the first week of June (Attachment 6). Given the limited time for analysis, it has not been formally reviewed by City Departments/Agencies, and it does not amend the proposed project but has only been

attached for your consideration, as an informational item.

ATTACHMENTS

1. Resolution No. 1807 with Conditions of Approval
2. Location Map
3. Project Plans, received 05.09.2025
4. Applicant State Density Bonus Law Request
5. Draft Ridgewood West CEQA Addendum and Attached Reports
6. Additional Information

Outlook

FW: Proposed Erba Ln Development

From Scotts Valley Planning Department <planningdepartment@scottsvalley.gov>
Date Wed 6/11/2025 9:24 AM
To Cathie Simonovich <csimonovich@scottsvalley.gov>; Susie Pineda <spineda@m group.us>

From: Amy Baur [redacted]
Sent: Tuesday, June 10, 2025 8:26 PM
To: Scotts Valley Planning Department <planningdepartment@scottsvalley.gov>
Subject: Proposed Erba Ln Development

CyAs Tech
Warning: Sender [redacted] has never sent any emails to your organization. Please be careful before replying.
Report This Email Mark Safe
powered by Graphus®

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

To Whom It May Concern,

I am writing to express my strong opposition to the proposed 19 unit development on Erba Ln. This is an unreasonable number of units on such a small parcel. While I see that the homes are going to have garages, we all know that in California, we use our garages for storage and park outside. I am very concerned with the lack of space for street parking and the impact on the current residents on Erba Ln when so many new residents compete for such a small amount of curb space.

I am not opposed to this land being developed, but would like to see it done responsibly. This increase to 19 units is only about making more money for the developer and not about what is best for the community.

Thank you for your consideration,
Amy Baur
[redacted]

Outlook

Fw: Feedback: Ridgewood West / Erba Lane Development

From Susie Pineda <spineda@m group.us>
Date Thu 6/12/2025 9:16 AM
To Cathie Simonovich <csimonovich@scottsvalley.gov>; Taylor Bateman <tbateman@scottsvalley.gov>

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

Hi Taylor and Cathie,

I see that this email was sent to planningdepartment@scottsvalley.gov and wanted to make sure that you both received it.

Thanks,

SUSIE PINEDA
senior planner
408 331 7987
a new design on urban planning
m-group.us | M-LAB

Please note my office hours are Monday through Thursday from 9:30 2:30.

From: Eric Brune [redacted]
Sent: Wednesday, June 11, 2025 5:48 PM
To: planningdepartment@scottsvalley.gov <planningdepartment@scottsvalley.gov>; Susie Pineda <spineda@m-group.us>
Subject: Feedback: Ridgewood West / Erba Lane Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you know the content is safe. Be aware that the sending address can be faked or manipulated.

Hello,
I am writing to express my concern about the high density development known as "Ridgewood West" on Erba lane.
As a resident of Erba lane, I am not opposed to the creation of more housing. However, I am very concerned about the extremely high density of housing proposed in this project.

19 townhomes is too many units for the site at Erba lane. If the site was larger with more potential for outside spaces it would make more sense. The current plan would not allow for much outside "Nature Space" and would ruin the character that most of Scotts Valley has.

In addition to the too high unit density. I have concerns about how the development will affect the existing space.

1. what will happen to the creek that runs along the side of MacDorsa park?
    1. This creek feeds directly into the San Lorenzo watershed during the winter and provides a forested area for the local wildlife.
    2. Will there be a study to determine how the Mount Hermon June Beetle will be affected?
2. What will happen to access to MacDorsa park?
    1. Currently there are multiple well established access routes to the park from Erba lane.
    2. There is a footbridge to access the park at the northern end of the park, as well as a path at the southern end of the park that starts in the parking lot across from the fire station.
3. What is the plan for providing parking for 19 units? As these units are directly across from the fire station, ensuring that there are not going to be cars blocking the road / causing access issues to emergency services is critical.
    1. We all know that families will have more than 1 car.
    2. We also all know that its doubtful everyone will park their cars in their garage or have their guests park in their garage.

Thank you for reading my concerns.
I hope that we see a more sensible version of the development approved.
-Eric Brune

Jun 11, 2025

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

Re: Proposed Housing Development Project "Ridgewood West"

By email: lorigentile@gmail.com; cmaffia@sbcglobal.net; pathfinder@pacbell.net; shawn@scottsvalleynet.com; steve@santacruzpastafactory.com

Cc: planningdepartment@scottsvalley.gov; mlagoe@scottsvalley.gov; kpowell@scottsvalley.gov; csimonovich@scottsvalley.gov; cityhall@scottsvalley.gov

Dear Scotts Valley Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 19-unit housing development project "Ridgewood West" at APNs 022-481-18, & -22, which includes two low-income units and one moderate-income unit. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL") and California Environmental Quality Act ("CEQA") guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project's density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety impacts that exceed written standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

The site was also identified as a pipeline project in the City's 2021-2029 Housing Element, which included 20 total units planned for the site including 1 lower-income unit. Because it was included in the City's Housing Element as a site for lower-income households, development on the site has greater protections pursuant to the HAA. (See, for example, Gov. Code, § 65589.5, subd. (d)(5)(A).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to private garage size, building height, front yard depth, off street parking standards, upper story stepbacks, landscaping, driveways, parking screening, rear yard setbacks, side setbacks, private open space, balconies, and patio dimensions. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id*. at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Furthermore, the project is exempt from further state environmental review pursuant to section 15164 of the CEQA Guidelines. Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

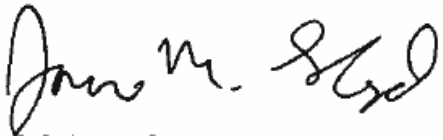
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will provide badly needed affordable housing; it will bring increased tax revenue, it will help the city's businesses, and it will ease the competition for existing housing. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

Outlook

FW: Concerns

From Scotts Valley Planning Department <planningdepartment@scottsvalley.gov>
Date Thu 6/12/2025 4:37 PM
To Cathie Simonovich <csimonovich@scottsvalley.gov>; Susie Pineda <spineda@m group.us>

-----Original Message-----
From: Kristen Sullivan <[redacted]>
Sent: Wednesday, June 11, 2025 7:17 AM
To: Scotts Valley Planning Department <planningdepartment@scottsvalley.gov>
Subject: Concerns

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

I live on Erba and have concerns about the 19 units being talked about being build in the parking lot on Erba. I don't see how that many units will fit in that small area. On top of that parking on Erba is already really hard. Where are 19 3 bedroom units going to park on this street. Most people use garages for storage not for cars. And on top of that if they have guests . We just don't have parking on this street. 19 units is way too many for that small area. I have a 2 year old so I'm not sure if I will be able to make the meeting on Thursday.

Kristen Sullivan
Sent from my iPhone

Homeowners Ridgecrest Drive
Scotts Valley, August 6, 2025]

Councilmember Steve Clark
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Councilmember Clark,

As a Ridgecrest Drive homeowner, I have serious concerns about the proposed 19-unit residential community, Ridgewood West, located on Erba Lane.

Lack of parking and unsafe conditions should disqualify this project. The Ridgecrest HOA branches off of Erba Lane directly after the planned development. Based on the current plans, eight of the 19 planned units will have no driveways that accommodate parking, and the garages directly open onto Erba Lane. We see this as a dangerous traffic situation for cars accessing Ridgecrest Drive.

In addition, the garages are not large enough to fit trucks and SUVs. There is already no meaningful street parking available on Erba Lane, aside from a handful of existing spaces. Without sufficient on-site parking, new residents will inevitably spill over into the neighborhood and compete for limited spaces or park illegally, which will inevitably impact on our safe access to Ridgecrest Drive.

One possible solution to mitigate the parking strain could be to convert the small open lot across from the fire station into additional parking. However, even with such a measure, we respectfully urge you to advocate for a scaled-down version of the project that better reflects the density, scale, and parking realities of Erba Lane.

Thank you for your time and consideration.

Sincerely,

Name

29 Ridgecrest Dr.
Address

Homeowners Ridgecrest Drive
Scotts Valley, August 3, 2025]

[Councilmember's Name]
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Councilmember [Last Name],

We are writing to express concerns about the proposed 19-unit residential community, Ridgewood West, located on Erba Lane. While we understand the need for more housing, the scale and density of this project are simply out of proportion with the surrounding neighborhood.

Placing 19 three-story units on such a small lot is dramatically denser and higher than anything currently on Erba Lane, where existing homes and town homes are two-story high. This kind of development would fundamentally alter the character of the area and dwarf the current neighbors.

Parking is also a serious concern. Based on the current plans, eight of the 19 planned units will have no driveways that accommodate parking, and the garages directly open onto Erba Lane. We see this as a dangerous traffic situation for cars accessing Ridgecrest Drive. In addition, the garages are not large enough to fit trucks and SUVs. Furthermore, there is no meaningful street parking available on Erba Lane, aside from a handful of existing spaces. Without sufficient on-site parking, new residents will inevitably spill over into the neighborhood and compete for limited spaces or park illegally, which will inevitably impact our access to Ridgecrest Drive.

One possible solution to mitigate the parking strain could be to convert the small open lot across from the fire station into additional parking. However, even with such a measure, we respectfully urge you to advocate for a scaled-down version of the project that better reflects the density, scale, and parking realities of Erba Lane.

Thank you for your time and consideration.

Sincerely,

Signed by all members of Ridgecrest HOA or the Board?

Homeowners Ridgecrest Drive
Scotts Valley, August 6, 2025]

Mayor and Councilmember Derek Timm
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Councilmember and Mayor Timm,

As a Ridgecrest Drive homeowner, I have serious concerns about the proposed 19-unit residential community, Ridgewood West, located on Erba Lane.

Lack of parking and unsafe conditions should disqualify this project. The Ridgecrest HOA branches off of Erba Lane directly after the planned development. Based on the current plans, eight of the 19 planned units will have no driveways that accommodate parking, and the garages directly open onto Erba Lane. We see this as a dangerous traffic situation for cars accessing Ridgecrest Drive.

In addition, the garages are not large enough to fit trucks and SUVs. There is already no meaningful street parking available on Erba Lane, aside from a handful of existing spaces. Without sufficient on-site parking, new residents will inevitably spill over into the neighborhood and compete for limited spaces or park illegally, which will inevitably impact on our safe access to Ridgecrest Drive.

One possible solution to mitigate the parking strain could be to convert the small open lot across from the fire station into additional parking. However, even with such a measure, we respectfully urge you to advocate for a scaled-down version of the project that better reflects the density, scale, and parking realities of Erba Lane.

Thank you for your time and consideration.

Sincerely,

Patricia Schroeck, President Ridgecrest HOA
31 Ridgecrest Drive

Homeowners Ridgecrest Drive
Scotts Valley, August 6, 2025]

Mayor and Councilmember Derek Timm
1 Civic Center Drive
Scotts Valley, CA 95066

Dear Councilmember and Mayor Timm,

As a Ridgecrest Drive homeowner, I have serious concerns about the proposed 19-unit residential community, Ridgewood West, located on Erba Lane.

Lack of parking and unsafe conditions should disqualify this project. The Ridgecrest HOA branches off of Erba Lane directly after the planned development. Based on the current plans, eight of the 19 planned units will have no driveways that accommodate parking, and the garages directly open onto Erba Lane. We see this as a dangerous traffic situation for cars accessing Ridgecrest Drive.

In addition, the garages are not large enough to fit trucks and SUVs. There is already no meaningful street parking available on Erba Lane, aside from a handful of existing spaces. Without sufficient on-site parking, new residents will inevitably spill over into the neighborhood and compete for limited spaces or park illegally, which will inevitably impact on our safe access to Ridgecrest Drive.

One possible solution to mitigate the parking strain could be to convert the small open lot across from the fire station into additional parking. However, even with such a measure, we respectfully urge you to advocate for a scaled-down version of the project that better reflects the density, scale, and parking realities of Erba Lane.

Thank you for your time and consideration.

Sincerely,

Maximilian Schroeck
31 Ridgecrest Drive



City of Scotts Valley

Ridgewood West CEQA Addendum

June 2025

Wiseman Planning Services

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

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None.

Appendix

Appendix A: Bay Village Planned Development Negative Declaration and Initial Study (Kimley-Horn & Associates, May 2021)

Introduction

Ridgewood West is a development project (the Project) proposed by City Ventures (Project Applicant) to construct 19 three-story townhome-style condominium residential units. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages. The Project will also include eight guest parking spaces.

The City of Scotts Valley has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) and has prepared this Addendum to the previously submitted Bay Village Planned Development project (described below).

Statutory Authority and Requirements

This environmental document has been prepared in conformance with *CEQA* (*California Public Resources Code* [*PRC*] Section 21000 et seq.); *CEQA Guidelines* (*California Code of Regulations* [*CCR*], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Scotts Valley.

In accordance with *CEQA Guidelines* Sections 15051 and 15367, the City of Scotts Valley (City) is identified as the Lead Agency for the Project. This document has been prepared in accordance with CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) to explain the rationale for determining that the proposed Project would not create any new or substantially more severe significant effects on the environment that were not previously analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project).

In determining whether an Addendum is the appropriate document to analyze modifications to the Project, CEQA Guidelines Section 15164 states:

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
b) An addendum to an adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred.
c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.
d) The decision-making body shall consider the addendum with the final EIR or adopted Negative Declaration prior to making a decision on the Project.

e) A brief explanation of the decision not to prepare a subsequent EIR or Negative Declaration pursuant to Section 15162 should be included in an addendum to an EIR or Negative Declaration, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Since the Bay Village Planned Development Mitigated Negative Declaration and Initial Study has been adopted (June 16, 2021), the environmental impacts of subsequent activities proposed under the Bay Village Project must be examined in light of the impact analysis in the certified Mitigated Negative Declaration to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are new significant effects or other grounds that require preparation of a subsequent Negative Declaration in support of further agency action on the Project. Under these guidelines, a subsequent Negative Declaration shall be prepared if any of the following criteria are met:

a) When an EIR has been certified or Negative Declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:
   1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects;
   2) Substantial changes occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects; or
   3) New information of substantial importance, which was not known and count not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
      A. The Project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
      B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or Negative Declaration;
      C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measure or alternative; or
      D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or Negative Declaration would substantially reduce

one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

As demonstrated in the environmental analysis contained herein in the Addendum, none of the conditions that had been analyzed in the Bay Village Project would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified in the environmental analysis.

The environmental documentation (supported by the Initial Study, below), which is ultimately selected by the City in accordance with *CEQA*, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions relevant to the Project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and other discretionary approvals would be required.

Purpose of an Initial Study

The purposes of an Initial Study are to:

1. Identify environmental impacts;
2. Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration;
3. Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared;
4. Facilitate environmental assessment early in the design of the Project;
5. Document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect;
6. Eliminate needless EIRs;
7. Determine whether a previously prepared EIR could be used for the Project; and
8. Assist in the preparation of an EIR or Negative Declaration, if required, by focusing the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

   CEQA Guidelines Section 15063 identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include:

   - A description of the Project, including the location of the Project
   - Identification of the environmental setting
   - Identification of environmental effects by use of a checklist, matrix, or other

method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries

- Discussion of ways to mitigate significant effects identified, if any
- Examination of whether the Project is compatible with existing zoning, plans, and other applicable land use controls
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study

9. With regards to the context of an Addendum, the Initial Study serves as the basis for substantial evidence that none of the elements of CEQA Guidelines Section 15162 requiring a subsequent EIR or Negative Declaration are triggered.

Responsible and Trustee Agencies

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to *CEQA Guidelines* Sections 15381 and 15386, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:

"Responsible Agency" means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of *CEQA*, the term "responsible agency" includes all public agencies other than the Lead Agency, which have discretionary approval power over the Project. (Section 15381)

"Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Wildlife, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

For this Project, the City of Scotts Valley is the Lead Agency and has the sole responsibility of processing and approving the Project. There are no Responsible or Trustee Agencies that have oversight, approval, or permit responsibility associated with the Project, or require consultation with the City of Scotts Valley.

Incorporation By Reference

Pertinent documents relating to this Initial Study have been cited in accordance with CEQA Guidelines Section 15150, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this Initial Study. Information contained within these documents

has been utilized for this Initial Study. These documents are available for review at the City of Scotts Valley Community Development Department, and online.

Bay Village Planned Development Mitigated Negative Declaration and Initial Study

An application for the Bay Village Project was submitted and reviewed by the City in 2021. The Bay Village Project proposed to construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. The Project site's two existing lots were proposed to be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The Project included nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit was proposed to include a two-car garage and a 20-foot deep driveway.

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be less than significant with mitigation.

Fronting Erba Lane, the Bay Village Project included a five-foot sidewalk and six-foot landscaped planting strip and construction of a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10).

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

A Mitigated Negative Declaration and supporting Initial Study was adopted by the Scotts Valley City Council on June 16, 2021 and is incorporated by reference and can be found in Appendix A. The application was subsequently withdrawn and the Project was not constructed.

Initial Study

Background & Project Description

Project Title

Ridgewood West

Lead Agency Name and Address

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

Contact Person and Phone Number

Susie Pineda
Contract Planner
spineda@m-group.us

Project Location

As shown in Figure 1 Regional Location, and Figure 2 Project Vicinity, the Project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

City Ventures

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

Existing Project Area Conditions

West of the Project site is MacDorsa Park and the Scotts Valley City Hall. To the south is an electronics company office building and large parking lot. To the east across Erba Lane is a fire station (Scott Vally Fire District) and residential townhomes. To the north is an open lot and Ridgecrest Lane. Along the easterly boundary of the Project site is an existing oak riparian woodland habitat.

The total Project area is 1.04 acres (45,244 sf). The westerly side of the Project Site consists of an existing rolled curb that collect stormwater from Erba Lane, as well as the on-site asphalt parking area.

The northern three-quarters of the site is raised higher than the southern paved area, and an approximately 5-10 foot hill between the paved areas. The Project site elevation ranges from approximately 581-620 feet in sea level.

Site Plan and Building

As shown in Figure 3 Site Plan, the proposed the Project would construct 19 three-story townhome-style condominium residential units in four separate buildings. Each unit will be solar, all electric, and range in size from approximately 1,400 to 1,500 square feet (sf). The units will have three bedrooms and two-car garages with driveways for two additional parking spaces. The Project will also include 10 guest parking spaces. A color rendering of a typical building is shown in Figure 4 Color Rendering. Typical building elevations are shown in Figure 5 Front Elevation and Figure 6 Rear Elevation.

Building design represent contemporary traditional architecture incorporating peaked roofs, wood siding (board and batten, lap, and shingle) and stucco, with balconies, window trellises, and various other architectural details.

The Project site's two existing parcels that would be subdivided into a one lot subdivision for the purpose of subdividing airspace for the 19 condominium units.

State Density Bonus

The current zoning is Residential High Density has a maximum allowed base density of 15 dwelling units per acre. With a Project site of 1.04 acres, 16 units are allowed. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Bonus Density. Gov Code Section 65915(f) allows for a 23% Density Bonus when 12% of base units are dedicated to low income households. Per SB 330, the Project is eligible for waivers and reductions to development standards that have the effect of physically precluding the construction of a development (per Govt. Code Section 65915(b)(1) and incentives or concessions (per Govt. Code Section 65915(d)(1) pursuant to SDBL. The Project Applicant has applied for various development standards waivers related to site and building design, parking, and open space as described in the Project plans (Sheet PI 1.3, dated January 16, 2025).

Riparian Woodland Protection

To protect the riparian woodland habitat, all structures (excluding decks) and impervious surfaces would be located outside of the riparian drip line (i.e., outside the tree canopy), as shown in Figure 7 Site Improvements (Sheet C2.1, dated 10/3/24).

A concrete path is proposed adjacent to the drip line. Within the drip line, a decomposed granite path is proposed which will replace existing asphalt and provide a pervious surface that will directly benefit the riparian tree root zone.

Site Improvements

Fronting Erba Lane, the Project includes a five-foot sidewalk, parking aprons, and landscaping. A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access.

Grading for the Project would require a cut of 1,770 cubic yards of soil, and fill of 925 cubic yards, for a net export of 845 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the Project site.

The total new impervious area of 26,345 sf would replace the existing impervious area with an equivalent impervious area of 23,900 sf. The total pervious and landscape areas would be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Landscaping

There are 41 trees located on the Project site. Forty (40) of these trees are classified as ordinance-sized trees under the City of Scotts Valley Municipal Code Section 17.44.080 (Tree Protection Ordinance) and would remain (*Arborist Report*, HMH, Revised 3/21/25).

As shown in Figure 9 Conceptual Landscape Plan (Sheet L1.1,Conceptual Landscape Plan, dated 1/16/25), landscaping on the Project site would total approximately 7,768 sf and would be owned and maintained by the homeowners association (HOA). Private pedestrian circulation and amenity areas would generally be away from Erba Lane and oriented toward the preserved riparian woodland and include pockets of informal plantings. A common open space area would be constructed adjacent to the tree canopy and include picnic tables, seating, and a “no-mow” turf (Fescue) area. The exiting informal trails within the woodland area would be preserved and a new private path consisting of concrete outside of the tree canopy, and decomposed granite within the tree canopy would also be constructed.

A total of 37 trees would be installed (10 of which will be 24-inch boxed size) with a variety of species including Crape myrtle, Strawberry tree, Water gum, and Chinese Elm. Additional landscaping would include a variety of large evergreen shrubs, and smaller accent shrubs and groundcover.

Project-Related Approvals, Agreements and Permits

- Vesting Tentative Tract Map
- SB330 (State Density Bonus) Waivers and Concessions
- Design Review
- Environmental Review
- Cultural Resources Alteration Application CR24-002

Other public agencies whose approval is required

None.

Environmental Checklist

In accordance with *CEQA*, *Public Resources Code* Sections 21000-21178.1, this Initial Study has been prepared to analyze whether any new or more significant environmental impacts could occur from implementation of the Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Project. This section analyzes the potential environmental impacts associated with the Project.

As demonstrated in Environmental Analysis Sections below, none of the conditions that had been analyzed in the Bay Village Planned Development Mitigated Negative Declaration and supporting Initial Study (Kimley-Horn & Associates, May 2021, see Appendix A) (the Bay Village Project) would change with adoption of the proposed Project. Furthermore, no new information of substantial importance meeting the criteria listed in CEQA Guidelines Section 15162 has been identified.

The Project (Ridgewood West) would result in a minor increase in density (10 to 19 units) in context to the City's General Plan buildout of residential development, while also providing affordable housing to be integrated and constructed on the Project site.

Criteria used to analyze potential impacts associated with the Project including the following:

1) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
2) A finding of "New Mitigation is Required" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
3) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will

reduce a significant impact identified in the previously prepared environmental document.

5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.
   a) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
   b) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
   c) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question;
   b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
   c) the previously approved mitigation measure identified, if any, to reduce the

impact to less than significance.

New Significant Environmental Effects or Substantially More Severe Environmental Effects Compared to Those Identified in the Previous CEQA Document

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussed below.

	Aesthetics		Land Use and Planning
	Agriculture and Forestry Resources		Mineral Resources
	Air Quality		Noise
	Biological Resources		Population and Housing
	Cultural and Tribal Cultural Resources		Public Services
	Energy		Recreation
	Geology and Soils		Transportation
	Greenhouse Gas Emissions		Utilities and Service Systems
	Hazards and Hazardous Materials		Wildfire
	Hydrology and Water Quality		

Lead Agency Determination

On the basis of this evaluation:

	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.
X	No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
	Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined that scenic vistas, scenic resources, and visual character would not be affected therefore concluded there would be *no impact*. The Initial Study also concluded that impacts to light and glare would be *less than significant*.

Following is a brief discussion of the impacts to aesthetic conditions which *remain unchanged* with the proposed Project.

Scenic Vista

The Project site is relatively flat and is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. There are no scenic vistas in the vicinity of the Project site.

Therefore, there would be *no new impact* to scenic vistas.

Scenic Resources and Visual Character

The Project site is not located along a state scenic highway or designated scenic corridor. Although the Project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the Project is subject to design review, which would provide an opportunity for further evaluation that the Project would not adversely impact the visual character of the area.

Therefore, there would be *no new impact* to scenic resources or visual character.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting, street lighting, parking lot lighting, and vehicle headlights. The Project would include outdoor lighting typical to a residential development. All lighting fixtures would be directed downward and shielded or recessed so that the lighting source is not directly visible from the public right-of-way or adjoining properties. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the Project applicant to use no pole lights and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses.

Therefore, there would be *no new impact* to light and glare.

Findings

The Project is similar to the Bay Village Project with respect to Aesthetics. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland 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 Bay Village Project Initial Study determined that there would be *no impact* to agriculture and forestry resources.

The Project site 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.

These conditions *remain unchanged* with the proposed Project and therefore there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to agriculture and forestry resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Air Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Discussion

The Bay Village Project Initial Study determined that air quality impacts would be *less than significant*, with the exception of odors which was determined to have *no impact*.

Following is a brief discussion of the impacts to air quality conditions which *remain unchanged* with the proposed Project.

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 ppm[1].

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

[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.

- *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 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

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

Therefore, there would be *no new impact*.

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} 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 PM_{10} emissions (MBARD, 2015). Because development of the Project would not result construction activity occurring on more than 2.2 acres per day, impacts would remain less than significant.

However, grading activities during construction could cause dust accumulation in the Project area. Implementation of standard conditions of approval (described below) would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the Project site.

Furthermore, standard conditions of approval require that development projects reduce dust generation from project grading and construction to minimal levels, the Project proponent shall

require the grading contractor to implement best management practices (BMPs) for dust control, including watering down exposed earth surfaces each non-rainfall day at intervals that attenuate dust problems. Any dirt tracked on to adjacent roadways shall be removed daily in a manner that does not create substantial airborne dust. The following BMPs shall be included in the construction contract for the Project and be implemented during site grading:

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

Therefore, there would be *no new impact*.

Operational

The Project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with Project buildout is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions.

Therefore, the Project would not generate a significant level of operational emissions and there would be *no new impact*.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations.

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

Therefore, there would be *no new impact*.

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 new 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 new impact*.

Findings

The Project is similar to the Bay Village Project with respect to air quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Biological Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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				X

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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

The Bay Village Project Site Plan would have required the construction of a 42-inch high guardrail on top of a retaining wall within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As a result, significant impacts were identified related to Sensitive Natural Communities (coast live oak riparian woodland) and Special Status Species, Wildlife Corridors, and Nursery Sites (SF dusky footed woodrat and nesting birds). Impacts were determined to be *less than significant with mitigation*.

No impacts were identified for wetlands or biologically-related policies and plans.

Monk & Associates (M&A) conducted peer review (dated 8/6/2024) of the *Biological Assessment* of the Bay Village Project prepared by Biotic Resources Group (dated 5/31/19). An Arborist Report for the Project was prepared by HMH (dated 3/21/25). The analysis below is based on the findings of these assessments.

A discussion of the impacts follows describing the changes to the Project and its effect in creating *reduced impacts* and *eliminating* the mitigation measures associated with impacts to coast live oak riparian woodland.

Special Status Species

Special-status species are those plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society [CNPS]). Special-status species also include plants and animals

that meet the definition of endangered, rare, or threatened under the California Environmental Quality Act (CEQA) (14 CCR §15380) that may include species not found on either CESA or FESA lists.

The Biological Assessment includes lists of special-status plant and wildlife species known from the area and if there is suitable habitat on site for each of them. This was compared to an updated list created by M&A in 2024.

Sensitive Natural Communities

Bay Village Project Initial Study

The Bay Village Project Initial Study (see Appendix A) identified two significant impacts to sensitive the oak riparian woodland, both during construction and after construction. To reduce these impacts to a *less than significant* level, the following mitigation measures were identified:

- MM BIO-1: Oak Riparian Woodland -Project Construction
- MM BIO-2: Oak Riparian Woodland Post-Construction

These mitigation measures were identified due to the fact that the Bay Village Project included limited improvements (a 42-inch high guardrail on top of a retaining wall) within the 25-foot setback from the top of bank. Additionally, up to six oak trees would have been affected. As noted in the *Preliminary Arborists Report, Preliminary Tree Inventory and Assessment* (Kurt Fouts, revised March 2020) (the Revised Arborists Report), some oak trees would have required targeted clearance pruning for grading equipment (T29 and T30) and hand grading near them. Impacts to two oak trees (T35 and T38), adjacent to Lot 6 would have been greater, and would likely needed to be removed. The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identified an open area east of Lot 7 be used for the tree replacement plantings.

As described below, the proposed Project no longer includes these impacts.

Proposed Project

According to the Arborist Report (HMH, 3/21/25) and as shown on Figure 10 Existing Tree Map, there are 40 coast live oaks (*Quercus agrifolia*) and one Monterey cypress (*Hespercyparis macrocarpa*) on the Project site.

The dense coast live oak riparian woodland surrounds the unnamed creek to the east of the Project site. The mature coast live oak trees are both growing within the Project site, on the creek bank, and on the City's property on the opposite side of the creek. Many of the trees growing on the opposite side of the bank lean onto the Project site.

Within the woodland understory, though leaf litter was a dominant cover, the dominant plant species present are invasive French broom (*Genista monspessulana*), native poison oak (*Toxicodendron diversilobium*) and California blackberry (*Rubus ursinus*). Other plant species present in the understory include dogtail grass (*Cynosurus echinatus*), rattlesnake grass (*Briza maxima*), sock destroyer (*Torilis arvensis*), slender wild oat, petty spurge (*Euphorbia peplus*), Italian thistle, ripgut grass (*Bromus diandrus*) and cranesbill (*Geranium purpureum*).

The coast live oak riparian woodland provides high value habitat for a variety of wildlife species, as described in the Biological Assessment prepared by Biotic Resource Group. Some of the wildlife observed in the riparian habitat during M&A's 2024 site visit included Red-shouldered Hawk (*Buteo lineatus*), Acorn Woodpecker (*Melanerpes formicivorus*), Western Flycatcher (*Empidonax difficilis*), California Scrub Jay (*Aphelocoma californica*), Chestnut-backed Chickadee (*Poecile rufescens*), Oak Titmouse (*Baeolophus inornatus*), Bushtit (*Psaltriparus minimus*) and California Towhee (*Melozone crissalis*).

The Biological Assessment provided an extensive search of special-status plants known within the vicinity of the Project site and determined that the potential for special-status plants on the project site is very low due to the lack of suitable habitat and the conditions of the site. As such, no measures related to special-status plants were recommended in the Biological Assessment. M&A determined that most all the special-status plants in the area require more specialized habitats than the Project site supports, such as serpentine soil, chaparral habitat, mesic conditions, coniferous forests, bogs, or marshes.

There is very little suitable habitat for one species, bent-flowered fiddleneck (*Amsinckia lunaris*) on the Project site in the form of some suitable grassland and woodland habitat on site. Bent-flowered fiddleneck is a CNPS Rank 1B.2 species (rare, threatened or endangered in California) but has no state or federal status. This annual member of the borage family is found in in open woods, coastal bluff scrub, and grassland habitats at elevations of 3 to 500 meters. Bent-flowered fiddleneck blooms between March and June.

The Biotic Resources Group conducted a survey of the project site in May 2019 and M&A conducted a site visit in June 2024. Bent-flowered fiddleneck was not observed during either of these surveys when the plant would have been identifiable. As such, this species is not expected to be on the Project site and no impacts are expected.

M&A concurs with the Biological Assessment and no mitigation measures for sensitive natural communities are recommended pursuant to CEQA. Because the Project will no longer require construction (i.e., retaining walls and tree removal/pruning) resulting in a *reduced impact*.

State and Federal Regulated Waterways and Federal Wetlands

Development of the Project would occur adjacent to a regulated waterway. The Project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction; however, the Project is located outside of the oak riparian woodland dripline. As shown in Figure 3: Site Plan, construction would not require

the removal of vegetation in the streambank, nor on the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD.

Therefore, there would be *no new impact*.

Special Status Species, Wildlife Corridors, and Nursery Sites

Bay Village Project Initial Study

The Bay Village Project Initial Study determined that the Project site provides suitable habitat for the San Francisco dusky-footed woodrat and nesting birds. To protect these sensitive animal species, mitigation measure MM BIO-4: Protection of Sensitive Animal Species was identified to reduce these impacts to a *less than significant* level:

Proposed Project

The Biological Assessment provides a list of special-status wildlife species known in the Project area and determined the only special-status species that may occur onsite is the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). There are no California Natural Diversity Database (CNDDB) occurrences of this species within three miles of the project site and M&A did not observe any of this rodent's distinctive stick nests onsite.

M&A concurred with the Biological Assessment that there is some suitable habitat on the Project site for the woodrat. Although they were not observed during the Biotic Resources Group survey in 2019 or M&A's survey in 2024, M&A recommends that preconstruction survey should be conducted prior to the start of any work within the riparian zone, should work in this area be proposed, to ensure that this special-status species has not moved onsite and could be impacted by site work/grading.

M&A also concurred with the Biological Assessment that there are no other special-status species likely to occur on the Project site due to the absence of suitable habitats. Many special-status wildlife species known from the area live in specialized habitats that are not present on the Project site.

M&A concluded that the recommended measures are sufficient for both the woodrat and nesting birds; however, M&A recommends nesting bird surveys be conducted earlier (February 1) than the Biological Assessment recommended as many bird species may begin nesting then.

Based on this recommendation, MM BIO4 is amended as follows:

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the

applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.

2. If construction is scheduled to begin between ~~March 1~~ February 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

Implementation of this revised MM BIO-4 would result in a *reduced impact*.

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

The Bay Village Project Initial Study determined that there would be no conflicts with any local policies or applicable HCP's and there would be *no impact*.

As shown in Figure 3: Site Plan, the Project would preserve all of the oak riparian woodland on the Project site and the footprint of the buildings and associated site improvements (e.g. pathways) are located outside of the dripline of the oak riparian woodland.

As described in the Bay Village Project Initial Study, a habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the Project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed Project would not conflict with any local policies or applicable HCP's and there would be *no new impact*.

Findings

Different from the Bay Village Project, the Project will remain outside of the City-required riparian setback and site development plans will conform to the requirements presented in the Biological Assessment prepared by Biotic Resources Group and peer reviewed by M&A, thereby avoiding impacts to the coast live oak riparian woodland. MM BIO-4 will extend the timeline by one month (from March 1 to February 1) to conduct a search for active bird nests in the vicinity of the work site should construction occur during this time period.

Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact* on biological resources.

Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined there would be *no impacts* to cultural resources.

Following is a brief discussion of the impacts to cultural resource conditions which *remain unchanged* with the proposed Project.

Cultural Resources

The Scotts Valley General Plan (2023) Figure OSC-6 Cultural Resource Areas indicates that the Project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the Project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the Project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Albion prepared a subsequent technical letter report (dated 1/7/25) to analyze potential impacts associated with the proposed Project. The report concurred with their previous

assessment (March 2020) that there are no potentially significant cultural materials present in the Project area, and that monitoring should still occur during all ground-disturbing activities.

Standard conditions of approval for development require that the Project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the Project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading permit issuance. The Project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the Project contractor shall immediately stop all earth disturbing work within a 50-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The Project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the Project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

1) Provide the Project paleontologist with a copy of the final grading plans for review prior to any project grading;

2) Provide for daily monitoring during grading activities by the Project paleontologist to determine if paleontological resources are encountered in excavated areas;
3) Allow for the recovery of any discovered paleontological resources according to a recovery plan/methods specified by the Project paleontologist, including the donation of the recovered resources to a suitable repository (museum, school, etc.);
4) If recovery occurs, ensure that the Project paleontologist prepare a recovery report that details the type of resources recovered and the repository locations where they were taken; and,
5) Specify in the construction contract with the Project grading contractor(s), that grading personnel are to cooperate with and assist the Project paleontologist during monitoring and any recovery activities, including assisting with recovery efforts if necessary.

Therefore, there would be *no new impacts*.

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).

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Energy Consumption

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Result in potentially significant environmental impact due to			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* on energy consumption.

Following is a brief discussion of the impacts to energy consumption conditions which *remain unchanged* with the Project.

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.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to energy consumption. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Geology and Soils

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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

The Bay Village Project Initial Study determined that impacts to geology and soils would be *less than significant*, with the exception of soils being suitable for septic tanks, which was found to have *no impact*.

Following is a brief discussion of the impacts to geology and soil conditions which *remain unchanged* with the proposed Project.

Earthquake Faults, Landslides, and Seismic Ground Shaking

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

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

The Scotts Valley General Plan (2023), Figure SN-4: Liquefaction Potential indicates that the Project site is not in an area for liquefaction. Figure SN-5: Landslide Deposits indicates that the site is in an area containing landslide deposits. Figure OSC-1 Slopes, indicate that the Project site is not located within any mapped geological hazard areas. Per the earthquake hazard zones defined by the Alquist-Priolo map, the risk of earthquake-induced ground rupture occurring across the Project site is moderately low.

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the Project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

A subsequent geotechnical investigation was prepared by Quantum Geotechnical (Quantum Geotechnical, Inc., in March 2024. The investigation determined that the site is suitable for the construction of the proposed Project provided the recommendations presented in their report are incorporated into the project plans and specifications.

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 there would be *no new impact*.

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 there would be *no new impact* to soil erosion.

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 new impact* 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 ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to geology and soils. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

The Bay Village Project Initial Study determined that impacts to greenhouse gas (GHG) emissions would be *less than significant*.

Following is a brief discussion of the impacts to GHG emissions which *remain unchanged* with the proposed Project.

Construction

Construction of the Project would result in direct emissions of CO_2, N_2O, and CH_4 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 $MTCO_2e$) per year.

AB 32 requires California agencies to take actions that 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 $MTCO_2e$ per year.

As a result, there would be *no new impact* associated with short-term GHG emissions during construction.

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 and there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to GHG emissions. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
response plan or emergency evacuation plan?				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion

The Bay Village Project Initial Study determined that impacts from hazardous substances would be *less than significant*.

No impacts were identified for emergency response or aviation facilities.

Following is a brief discussion of the impacts to hazards and hazardous materials which *remain unchanged* with the Project.

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. The Project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the Project site) due to diesel contamination[2]. Given the distance from the Project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

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:

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

- 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 accidently 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, there would be *no new impacts*.

Release of Substances Near Schools

The Project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the Project site. However, project construction and operation would not involve the emission of hazardous materials, therefore there would be *no new impacts*.

Emergency Response

General Plan Safety Element Figure SN-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, there would be *no new impacts*.

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 new impact*.

Wildland Fire

Refer to the Wildfire Section below.

Findings

The Project is similar to the Bay Village Project with respect to hazards and hazardous materials. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
iv. Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impact* to groundwater, flood hazards or conflicts with water quality plans. Impacts associated with drainage were determined to be *less than significant*.

Following is a brief discussion of the impacts to hydrology and water quality which *remain unchanged* with the Project. Therefore, there would be *no new impact*.

Groundwater Demand

Based upon the *2020 Urban Water Management Plan for SLVWD and SVWD* (Montgomery & Associated, 2021), SLVWD has adequate supply to meet water demand during normal, dry, and multiple-dry years through 2040. [3] The project-generated increase in potable water demand would not exceed the supply capacity nor the capacity of the water delivery system.

Based upon preliminary review of the project, the San Lorenzo Valley Water District issued a "Will Serve" letter to the project applicant dated February 7, 2024 for potable water supply. This water would be delivered to the project site an existing service line on Erba Lane.

Therefore, there would be *no new impact*.

Groundwater Recharge and Stormwater Runoff

As shown in Figure OSC-2: Watersheds of the City's General Plan (2023), the Project site is located in the Carbonera watershed as part of the Santa Margarita Groundwater Basin.

3 Refer to Tables 12-2, 12-4, and 12-6 of the SVWD 2020 Urban Water Management Plan for normal, dry, and multiple dry-years supply and demand comparison.

The total new impervious area of 26,345 sf will replace the existing impervious area with an equivalent impervious area of 23,900 sf. The Total pervious and landscape areas will be approximately 18,898 sf (*Stormwater Control Plan for Ridgewood West – Residential Development*, CHC/Civil Consultants Group, 10/8/24).

The Stormwater Control Plan (SCP) identifies two drainage management areas (DMAs). DMA A (10,367 sf) consists of landscaping and will be self-treating. DMA B (34,876 sf) will include roofs, driveways (i.e., pavers), and other impervious areas and some landscaping. As shown in Figure 8 Stormwater Control Plan (Sheet C5.1, dated 10/3/24), storm drainage from DMA B would be conveyed via collector storm drainpipes to a series of underground infiltration chambers (HydroStor) located under the new private cul-de-sac, where it would be treated and released underground. During high stormwater flows, excess stormwater would be directed to the existing storm drain on Erba Lane. Peak stormwater management will be addressed by decreasing the total on-site impervious area by approximately 6,000 sf and thereby decreasing the onsite runoff to less than pre-development rates.

Because the Project would disturb more than one acre of land, the construction contractors would be required to adhere to the National Pollution Discharge Elimination System Construction General Permit, which mandates preparation and implementation of a stormwater pollution prevention plan (SWPPP). The SWPPP would include detailed BMPs to provide erosion control and hazardous materials measures for all construction activities. The SWPPP must describe the type, location, and function of stormwater BMPs to be implemented during construction and must demonstrate that the combination of BMPs selected is adequate to meet the discharge prohibitions, effluent standards, and receiving water limitations contained in the Construction General Permit.

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

- Stationary equipment such as motors, pumps, welding equipment shall be placed over drip pans or other containment apparatus.
- Construction materials shall not be stockpiled or stored where they could be accidently 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 there would be *no new impacts* from stormwater runoff.

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 new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to hydrology and water quality. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Land Use and Planning

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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

The Bay Village Project Initial Study determined that there would be *no impacts* to land use and planning.

Following is a brief discussion of the impacts to land use and planning conditions which *remain unchanged* with the proposed Project.

Surrounding the Project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the Project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The Project site is currently zoned Residential High Density (R-H). Additionally, the Project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units.

Per State Density Bonus Law (SDBL), the Project Applicant is requesting to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units.

Therefore, the Project would be consistent with the existing zoning and General Plan land use designations and there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to land use and planning. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 Bay Village Project Initial Study determined that there would be *no impacts* to mineral resources.

Following is a brief discussion of the impacts to mineral resource conditions which *remain unchanged* with the proposed Project.

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 General Plan (2023) as a locally important mineral resource recovery site.

Therefore, there would be *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to mineral resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Noise

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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?				

Discussion

The Bay Village Project Initial Study determined that impacts from ambient noise levels would be *less than significant*.

No impacts were identified for noise levels located in the vicinity of an aviation facility.

Following is a brief discussion of the impacts to noise conditions which *remain unchanged* with the Project.

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 to existing single-family residences on Erba Lane. 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 there would be *no new impacts*.

Long Term Noise Levels

Scotts Valley General Plan (2023) Figure SN-7: Noise Contours indicates that the Project site is in an area with ambient noise levels that are less than 60dBA. The Noise Element of the Scotts Valley General Plan specifies that "exterior noise levels measured at the property line of proposed new residential developments shall be limited to or below an average annual day-night level of 60 dBA" (NA-454).

Implementation of the Project would create new sources of noise in the Project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would be similar to those generated in other residential neighborhoods throughout the City. Such noise would primarily occur during the "daytime" activity hours of 7:00 a.m. to 7:00 p.m. Furthermore, the residences would be required to comply with the noise standards set forth in the City's General Plan and Municipal Code. Per General Plan Policies LP-38, NA-457, NO-441, and NA-444 land uses which include residential uses should not be allowed in areas with excessive noise. Therefore, there would be *no new 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 approximately 30 feet from the Project's construction area 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 and therefore there would be *no new impacts*.

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 new impact*.

Findings

The Project is similar to the Bay Village Project with respect to noise. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Population and Housing

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 Bay Village Project Initial Study determined that there would be *no impacts* to population and housing.

Following is a brief discussion of the impacts to population and housing conditions which *remain unchanged* with the proposed Project.

The Project would result in a relatively small increase in population (51 persons [4]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (2023) as well as the Association of Monterey Bay Area Government's 2022 Regional Growth Forecast for the City of Scotts Valley population of 11,868 by 2040. Therefore, there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to population and housing. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent

[4] . The average household size for Scotts Valley is 2.67 persons which estimates 51 persons for a project with 19 units.

Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Public Services

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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?				
ii) Police protection?			X	
iii) Schools?			X	
iv) Parks?			X	
v) Other public facilities?			X	
			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to public services.

Following is a brief discussion of the impacts to public services conditions which *remain unchanged* with the proposed Project.

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 across the street from the Project site. Therefore, there would be *no new impact*.

Police Services

The Project would add approximately 51 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 west and adjacent to the Project site at City Hall. Therefore, there would be *no new impact*.

Schools

The Project would add approximately 51 new residents to the City, some of whom would 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 new impact*.

Parks

The Project would add approximately 51 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 new impact*.

Other Public Facilities

The Project does not have the potential to affect other public facilities, in excess of that previously considered by the General Plan. Therefore, there would be *no new impact.*

Findings

The Project is similar to the Bay Village Project with respect to public services. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Recreation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to recreation.

Following is a brief discussion of the impacts to recreation conditions which *remain unchanged* with the proposed Project.

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

Finding

The Project is similar to the Bay Village Project with respect to recreation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Transportation

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Would the Project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to transportation.

Following is a brief discussion of the impacts to transportation conditions which *remain unchanged* with the proposed Project.

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

A new private cul-de-sac will be constructed from the southwestern half of the Project site, providing resident and emergency vehicle access. The design of this roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter, landscaping, and on-street parking; consistent with City standards.

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.

Therefore, there would be *no new 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. Scotts Valley's *Analyzing Vehicle Miles Traveled for CEQA Compliance* (Kimley-Horn and Associates, December 2023) establishes VMT significance criteria for CEQA analysis.

The VMT Implementation includes screening criteria to avoid unnecessary analysis and findings for non-significant transportation impacts. Projects that provide at least 20% of the residential portion of a project as affordable (very low, low, and/or moderate income) are exempt from further VMT analysis. Per State Density Bonus Law (SDBL), the Project Applicant is requesting a 23% density bonus to construct three additional deed restricted for sale units comprised of two (2) Low-Income and one (1) Moderate-Income units for a total of 19 units. Because the Project would provide greater than 20% of the units as affordable, it is exempt from VMT and there would be *no new impact*.

Advanced Mobility Group (AMG) prepared a trip generation estimate for the Project (AMG, 12/21/24). Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual,11th Edition (2021)*. The ITE estimated rate for mid-rise multi-family housing is 6.74 average daily trips per household (ITE Code 220). This would result in 128 trips per day for the 19 residential units. Upon issuance of the building permit, the project would be required to pay a City traffic impact fee.

Findings

The Project is similar to the Bay Village Project with respect to transportation. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Tribal Cultural Resources

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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 subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	
b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources			X	

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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				

Discussion

The Bay Village Project Initial Study determined that there would be *no impacts* to tribal cultural resources.

Following is a brief discussion of the impacts to tribal cultural resource conditions which *remain unchanged* with the proposed Project.

Section 21080.3.1(b) of the California Public Resources Code (AB 52) requires a lead agency to 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 part of the Bay Village Project, 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. This Initial Study serves as an Addendum to the Bay Village Project Initial Study. As such, further consultation is not required as there are no new significant effects and tribal cultural resources remain unchanged. Therefore, there are *no new impacts*.

Findings

The Project is similar to the Bay Village Project with respect to tribal cultural resources. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced 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	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion

The Bay Village Project Initial Study determined that impacts to utilities and service systems would be *less than significant*, with the exception of solid waste, which was determined to have *no impact*.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

Water Treatment Facilities

The 19 proposed residential units would result in a daily water demand of 1,045 gallons per day or approximately two-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. 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, 2/7/24). Therefore, there would be *no new impact*.

Wastewater Treatment Facilities

Conservatively assuming that all of the project's potable water use becomes wastewater, the project would generate approximately 1,045 gallons of wastewater per day (gpd). Wastewater from the project would gravity flow to an existing six-inch diameter sanitary sewer main that extends along Erba Lane and connects to a 10-inch diameter sewer main on Scotts Valley Drive.

Based on the City of Scotts Valley Sewer System Management Plan (SSMP, Carollo, December 2021), the City's peak wet weather flow (PWWF) is estimated to increase from 5.40 mgd (2020) to 5.78 mgd by 2040, for an increase of 0.38 mgd (see SSMP Table 9.1). The capacity evaluation found that the lift stations and force mains have sufficient capacity through 2040.

The SSMP includes a capacity analysis to identify areas in the sewer system where flow restrictions occur or where pipe capacity is insufficient to convey design flows. The majority of the City sewers contain sufficient capacity to accommodate existing and future design flows without exceeding the established capacity criteria. However, there are a few exceptions where existing sewers were recommended to be replaced by larger diameter sewers, along with various lift station rehabilitation projects.

In particular, Project GM-2: Scotts Valley Drive Diversion identifies constructing a diversion structure that diverts flow from the 10-inch diameter sewer to a parallel 18-inch diameter sewer for approximately 60 feet along Scotts Valley Drive. This project is required because the flow within the existing 10-inch diameter gravity sewer causes upstream manholes to overflow under PWWF conditions. Additional study is recommended to determine the optimal location and construction cost for this project.

Given the increase in wastewater associated with the Project, a Condition of Approval has been included as part of the Project which requires that prior to connecting to the sanitary sewer main on Erba Lane, the Applicant shall construct a diversion structure connecting the existing 10-inch diameter situated on the Scotts Valley Drive southbound direction and an existing 18-

5 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (19 residents x 55 gallons/day) = 1,045 (gallons/day)

inch diameter sewer mains running along Scotts Valley Drive northbound direction. An additional study must be completed prior to design to determine the optimal location for this structure.

Therefore, there would be *no new impact*.

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 development to the south, and east and single-family residential to the west, which are serviced by various dry utility providers. Because these utilities would be readily extended from existing infrastructure adjacent to the Project site, there would be *no new impact*.

Solid Waste

The Project would generate approximately 232 pounds of daily solid waste. [6] This represents less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills [7], respectively. Because both landfills have adequate capacity there would be *no new impact*.

Findings

The Project is similar to the Bay Village Project with respect to utilities and service systems. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Wildfire

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				

6 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 232 pounds/day.
7 The Buena Vista Sanitary Landfill is permitted to receive 838 tons of solid waste per day. The Monterey Peninsula Landfill is permitted to receive 3,500 tons of solid waste per day.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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 may result in temporary or ongoing impacts to the environment?			X	
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 Bay Village Project Initial Study determined that there would be *no impacts* to wildfires.

Following is a brief discussion of the impacts to utilities and service system conditions which *remain unchanged* with the proposed Project.

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.

In February of 2025, California issued a revised map identifying Fire Hazard Severity Zones (FHSZ) in Local Responsibility Areas for the City of Scotts Valley. As shown in Figure 11 Local Responsibility Area Fire Hazard Severity Zones, upland areas surrounding the more urbanized

valley floor are identified as "High" or "Moderate" FHSZs and will require compliance with General Plan Policy SN-1.13 and other applicable City and State fire protection requirements. [8]

The Project site is located within an urbanized area and is not within a "High" or "Moderate" FHSZ 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 new impact*.

The project site is located in an existing, well-established urban setting. It is adjacent to Scotts Valley City Hall and a Scotts Valley Fire Protection District fire station is located across the street from the Project site. Pretty much an optimal location! As such it is reasonable to assume that 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, there would be *no impact*.

Findings

The Project is similar to the Bay Village Project with respect to wildfire. Consistent with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, there are no new significant effects or other grounds that require preparation of a subsequent Mitigated Negative Declaration in support of further agency action on the Project and there would be *no new impact*.

Mandatory Findings of Significance

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
Does the Project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife			X	

[8] **Policy SN-1.13: Fire Safety Systems** requires the City, in cooperation with the fire district, to require that all buildings constructed include fire safety features, such as automatic fire sprinkler system, class "C" or better roof cover for structures in the non-wildland fire hazard area/Local Responsibility Area (LRA), Class "B" or better roof covering for moderate or high wildland fire hazard area/ State Responsibility Area (SRA), fire detection, and alarm systems.

ENVIRONMENTAL IMPACTS Issues	New Potentially Significant Impact	New Impact Requiring Mitigation	No New Impact / No Impact	Reduced Impact
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 with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Bay Village Initial Study -- Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction will no longer be required. This is because the proposed Project no longer encroaches into the coast live oak riparian woodland.

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.

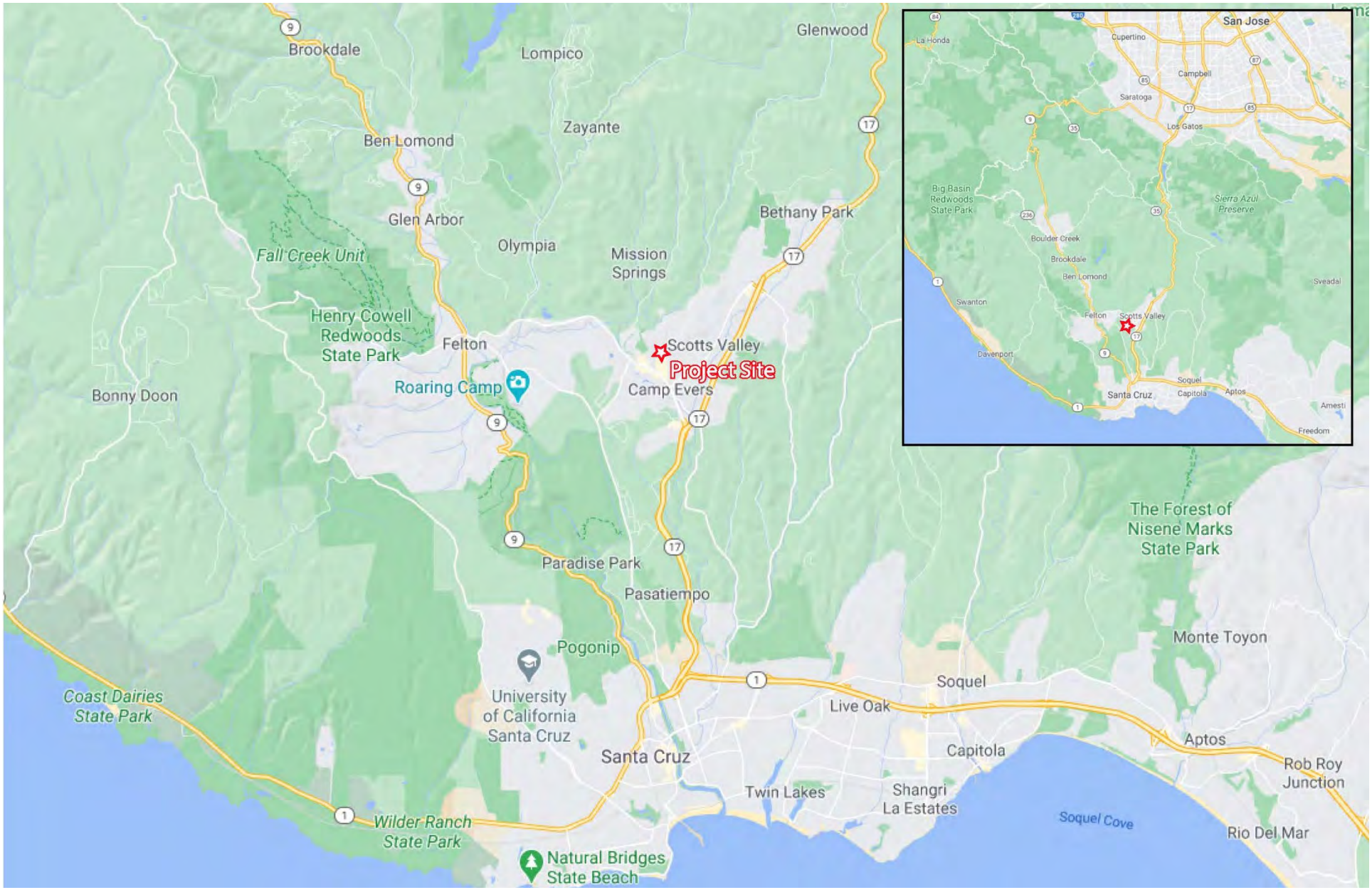
The Project would result in temporary air quality and noise impacts during construction. With the implementation of the identified Standard Conditions of Approval, and consistency with

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.

Findings

No New Impact. The proposed Project would not result in any new impacts or increase the severity of impacts.

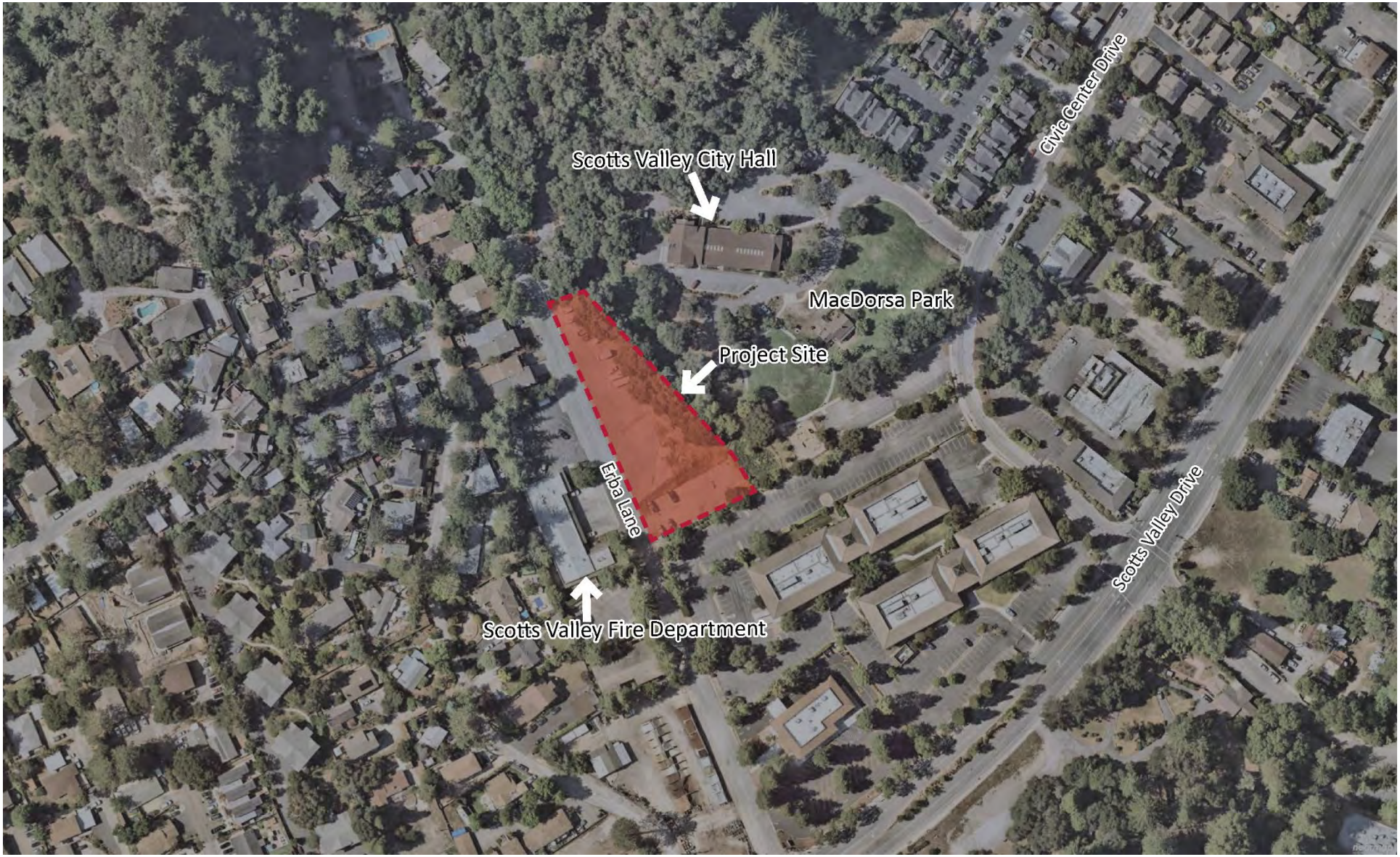


Source: Google Earth, 2025

Not to scale

Figure 1 Regional Location

Ridgewood West CEQA Addendum

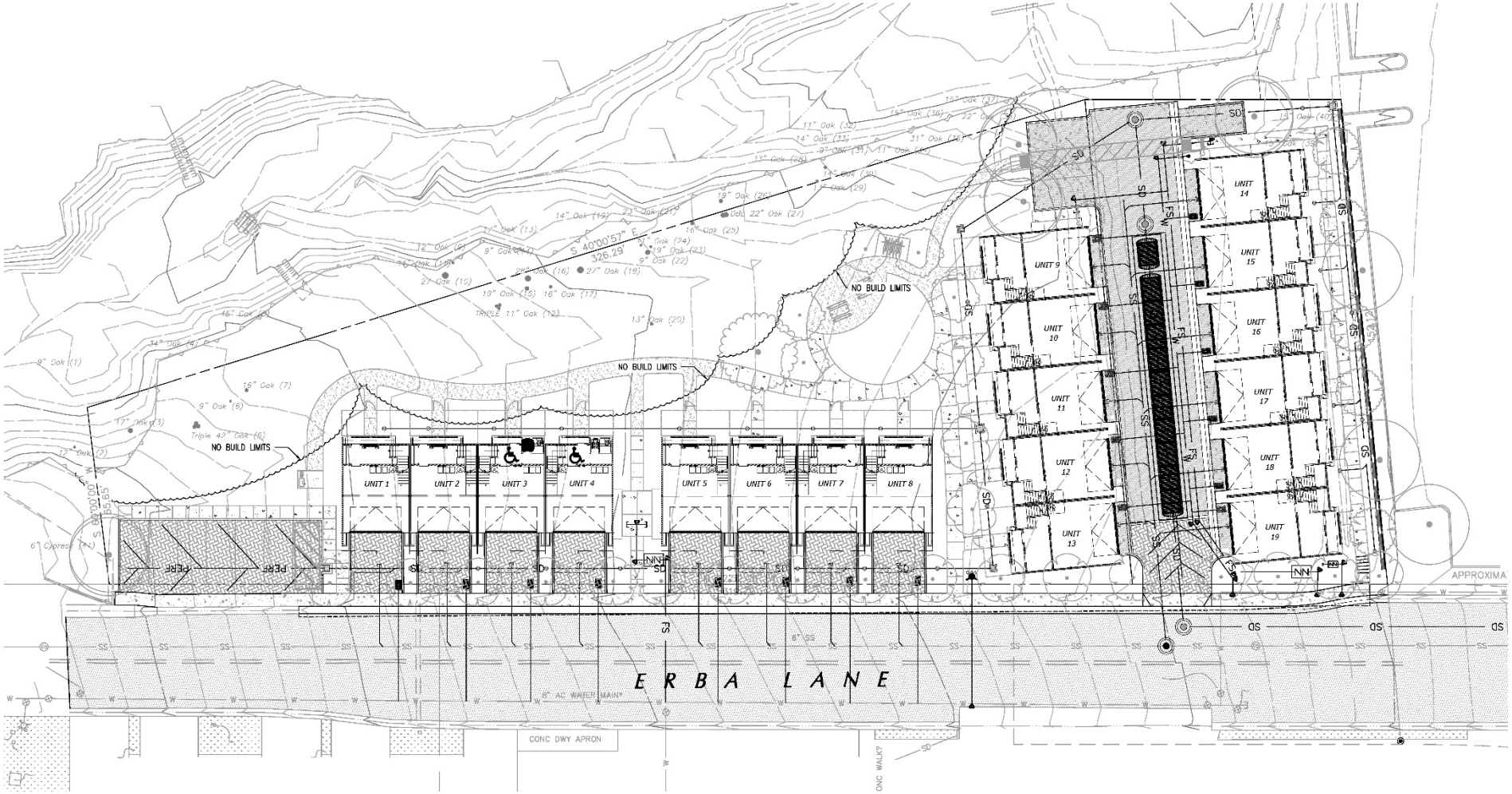


Source: Nearearth, 2025

Not to scale

Figure 2 Project Vicinity

Ridgewood West CEQA Addendum



Source: C2G Civil Consultants Group, Sheet C0.1, dated January 22, 2025

Not to scale

Figure 3 Site Plan

Ridgewood West CEQA Addendum



Source: Hunt Hale Jones, Sheet MB 1.1, dated January 16, 2025

Not to scale

Figure 4 Color Rendering

Ridgewood West CEQA Addendum



Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 5 Front Elevation

Ridgewood West CEQA Addendum

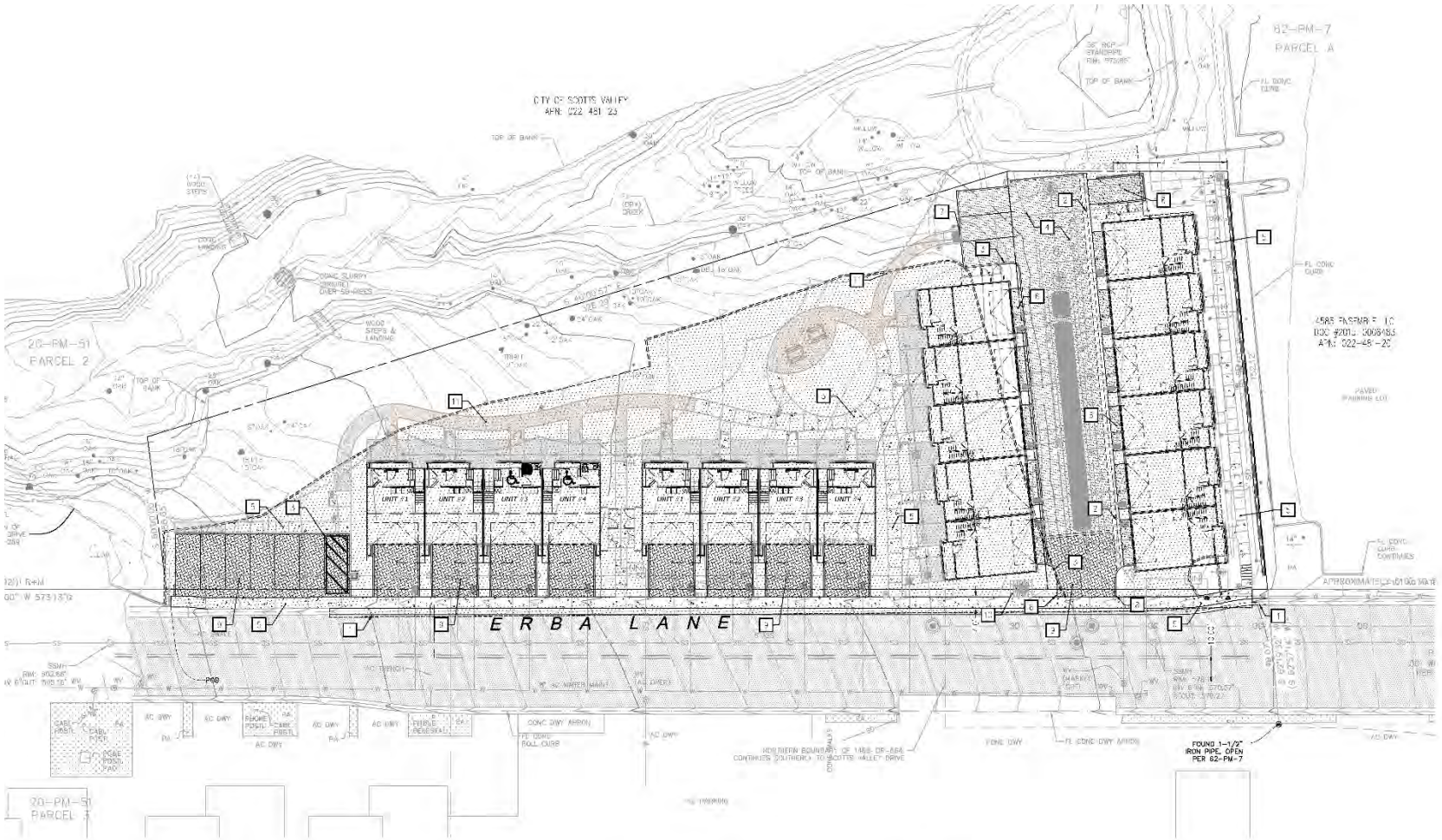


Source: Hunt Hale Jones, Sheet A1.1.1, dated January 16, 2025

Not to scale

Figure 6 Rear Elevation

Ridgewood West CEQA Addendum



NEW IMPERVIOUS AREAS	
DESCRIPTION	AREA (SF)
ROOF	14067
CONCRETE	8140
AC	3635
PERVIOUS CONCRETE PAVERS	3340
TOTAL (N) IMPERVIOUS AREA	29,182

PAVING LEGEND

- MAIN DRIVE AC PAVEMENT SECTION
- PEDESTRIAN ONLY CONCRETE SECTION
- VEHICULAR CONCRETE SECTION
- EXISTING AC TO REMAIN
- PERVIOUS PAVERS
- DECOMPOSED GRANITE
- EXISTING AC TO BE REMOVED

CURBING AND MISC ITEMS LEGEND

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

IMPROVEMENT NOTES

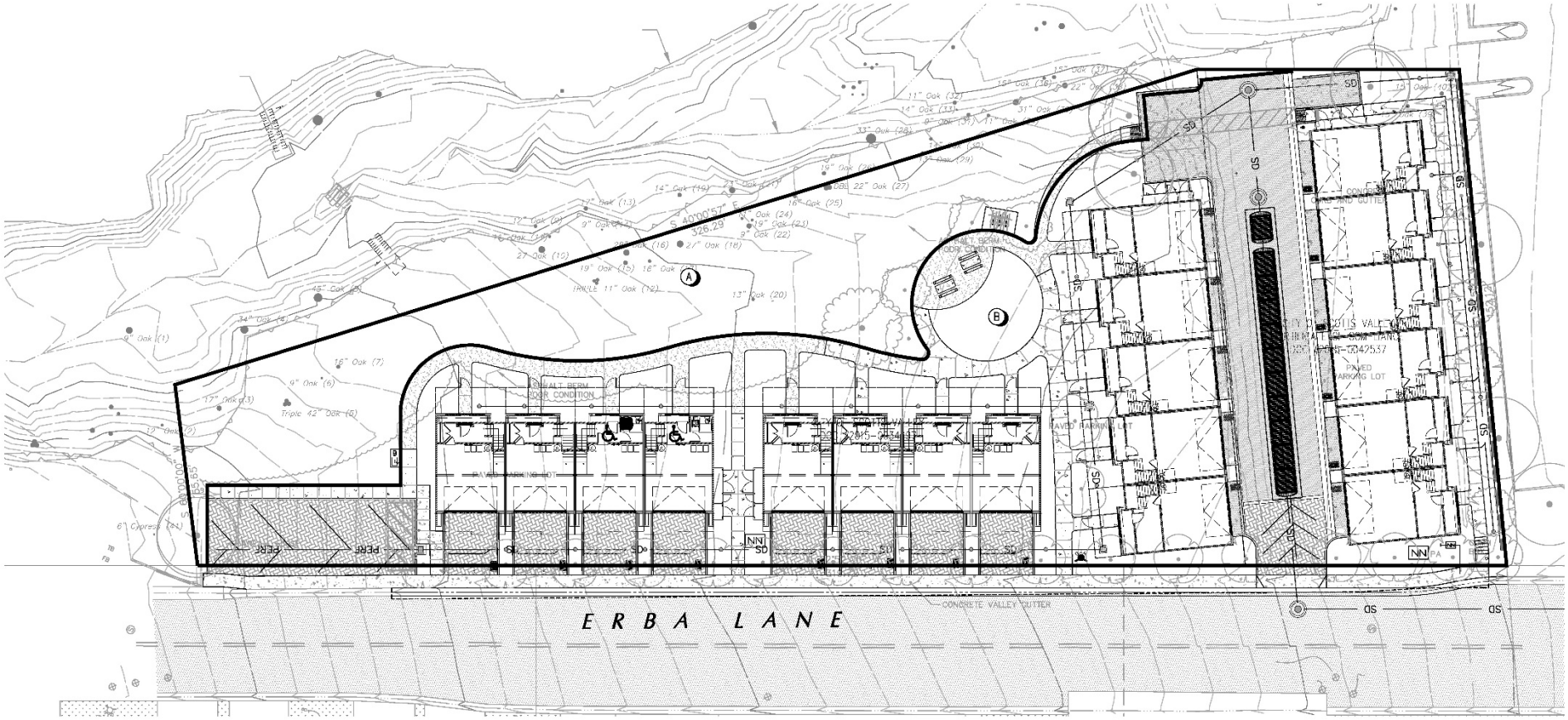
1. TYPE "A" CURB & GUTTER SEE DETAIL 1, SHEET C7.1
2. TYPE "B" ROLLED CURB & GUTTER - SEE DETAIL 1, SHEET C7.1
3. TYPE "C" VERTICAL CURB - SEE DETAIL 1, SHEET C7.1
4. ASPHALT CONCRETE SEE DETAIL 4, SHEET C7.1
5. PEDESTRIAN ONLY CONCRETE SECTION - SEE DETAIL 6, SHEET C7.1
6. VEHICULAR CONCRETE SECTION SEE DETAIL 5, SHEET C7.1
7. TRUNCATED DOMES - SEE DETAIL 7, SHEET C7.1
8. CURB TAPER - SEE DETAIL 2, SHEET C7.1
9. PERVIOUS PAVER SECTION- SEE DETAIL 8, SHEET C7.2
10. CONCRETE PAD FOR BIKE PARKING - SEE LANDSCAPE PLANS
11. DECOMPOSED GRANITE - SEE LANDSCAPE PLANS

Source: C2G Civil Consultants Group, Sheet C2.1, dated January 21, 2025

Not to scale

Figure 7 Site Improvements

Ridgewood West CEQA Addendum



Source: C2G Civil Consultants Group, Sheet C5.1, dated January 16, 2025

Not to scale

Figure 8 Stormwater Control Plan

Ridgewood West CEQA Addendum



Source: Roach & Campbell Landscape Architects, Sheet L1.1, dated January 16, 2025

Not to scale

Figure 9 Conceptual Landscape Plan

Ridgewood West CEQA Addendum

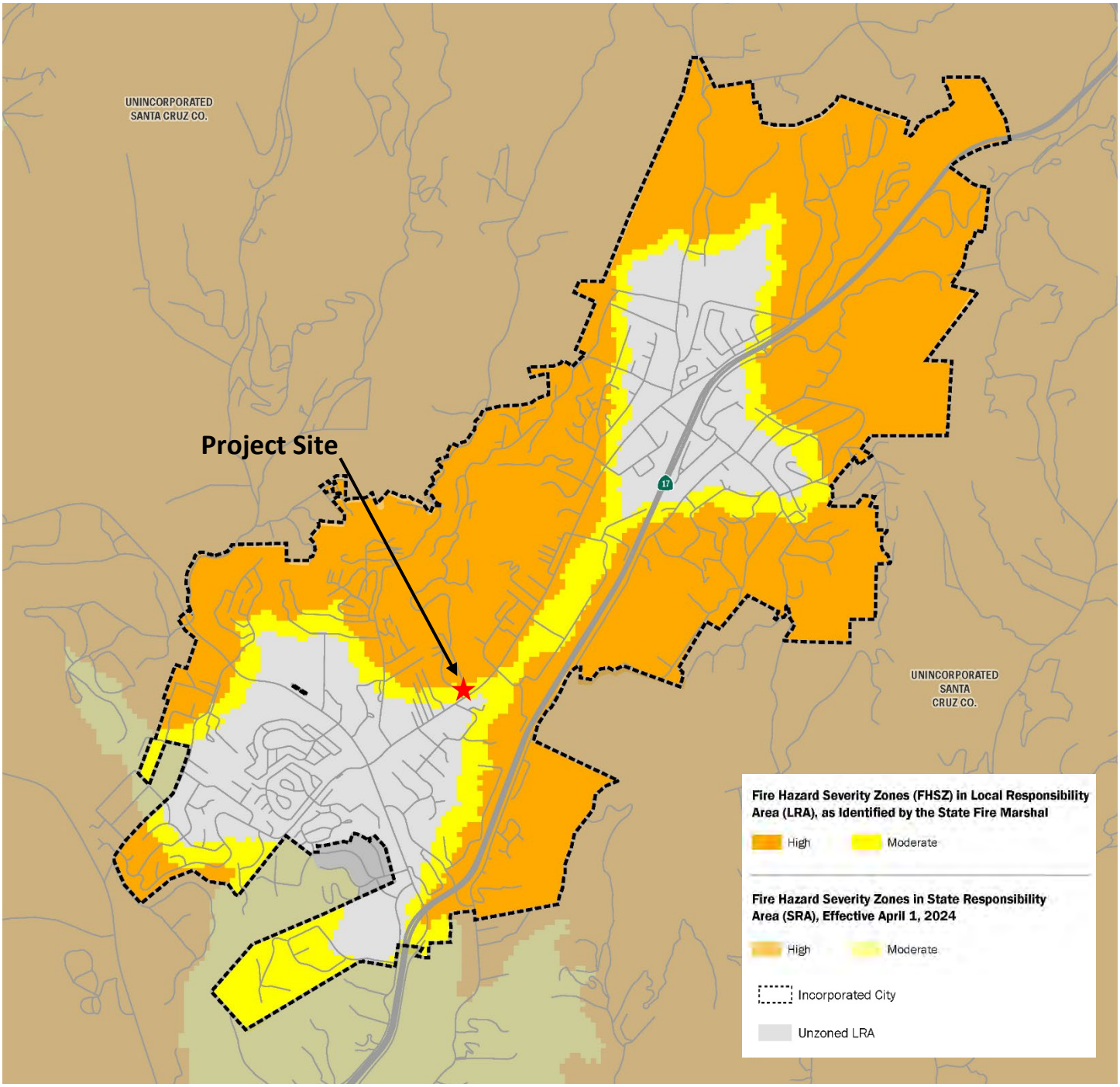


Source: HMH, Arborist Report, Exhibit A, dated March 2025

Not to scale

Figure 10 Existing Tree Map

Ridgewood West CEQA Addendum



Source: Cal Fire, 2025

Figure 11 Local Responsibility Area Fire Hazard Severity Zones

Ridgewood West CEQA Addendum

Not to scale

Appendix A

Bay Village Planned Development Negative Declaration and Initial Study
(Kimley-Horn & Associates, May 2021)

City of Scotts Valley

Bay Village Planned Development Initial Study



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

List of Tables

None.

Initial Study

Background & Project Description

Project Title

Bay Village Planned Development

Lead Agency Name and Address

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

Contact Person and Phone Number

Paula Bradley, MCP, AICP
Contract Planner
831 345-5482
pbradley@mbakerintl.com

Project Location

As shown in Figure 1: Regional Location, and Figure 2: Project Vicinity, the project site is on two parcels (APN 22-481-18 and 22) on Erba Lane in the City of Scotts Valley.

Project Applicant/Sponsor

Charlie Eadie
Eadie Consultants

General Plan Designation

Residential High Density (R-H)

Zoning

Residential High Density (R-H)

Project Description

The proposed Bay Village Panned Development project (the project) would construct 10 residential units comprised of six single-family homes on a 45,245 sf parcel. As shown in Figure 3: Site Plan, the project site's two existing lots that would be subdivided into ten lots and two common lots. The lots would range in size from 2,750 to 3,691 square feet (sf), with a common area for the riparian setback (Lot B – 10,681 sf) and a new lane (Lot A – 3,557 sf).

The project includes nine 3-bedroom homes, which range in size from 1,766 sf to 2,108 sf, and one 2,236 sf 4-bedroom unit. Each unit would include a two-car garage and a 20-foot deep driveway. A rendering of the subdivision is shown in Figure 4: Project Rendering.

To protect an existing oak riparian woodland habitat that extends along the eastern boundary of the project site, a split rail fence would be constructed outside of the riparian boundary. Retaining walls would be constructed along the property lines in the southeast, south, northwest corner and between most of the lots to create level building pads on the sloped lot. The retaining walls would be topped with wood.

Fronting Erba Lane, the project includes a five-foot sidewalk and six-foot landscaped planting strip. The project would construct a new 24 foot-wide private roadway, extending from Erba Lane, providing access to seven of the residential units (Lots 4 through 10). A street view from Erba Lane is shown in Figure 5: Street View from Erba Lane.

As shown in Figure 6: Grading Plan, grading for the project would require a cut of 1,155 cubic yards of soil (maximum cut of 4.9 feet), and fill of 1,870 cubic yards (maximum fill of 5.2 feet), for a net import of 715 cubic yards. Consistent with current conditions, stormwater would flow generally north to south across the project site.

Storm drainage from constructed impervious surfaces (e.g. roofs, driveways) would be conveyed via a series of collector storm drain pipes to underground (Stormtech) chambers located on Sam Lane where it would be retained and treated. Stormwater from Erba Lane fronting the project site would be collected via drainage inlets and directed to a newly constructed 18-inch storm drain for channel overflow along the southern boundary of the project site. A channel emergency overflow catch basin with riprap apron would be constructed on the southeast corner of the project site to control storm drain flows that would ultimately flow into the adjacent dry creek located in the existing oak riparian woodland corridor.

Water and sewer services would connect to an existing six-inch sanitary sewer and eight-inch water main located on Erba Lane.

Project-Related Approvals, Agreements and Permits

- Planned Development Permit PD19-004
- Minor Land Division MLD19-002
- Design Review DR19-014
- Environmental Assessment EA19-010
- Environmental Review ND20-001
- Cultural Resources Report Permit CR20-001

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 A and B and Lots 1 through 10) and the construction of 10 residential units as part of a Planned Development.

Project Site and Existing Facilities

The project site is currently vacant with partially paved surface parking. The General Plan designation is Residential High Density (R-H) and the zoning designation is Residential High Density (R-H).

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

Environmental Checklist

The discussion below analyzes the potential environmental impacts of the project per the criteria as described in Public Resources Code Section 21166 and CEQA Guidelines Section 15162. For convenience, this analysis uses the Appendix G of the CEQA Guidelines as a framework. Different from the standard CEQA checklist included in Appendix G of the CEQA Guidelines are the impact options included in this analysis.

Aesthetics

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
a) Substantially damage scenic resources, including but not limited to trees, rock				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
outcroppings, and historic buildings within a state scenic highway?				
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 is currently used as a partially paved parking lot and is surrounded by a combination of commercial, industrial, office, and residential uses. The project site is relatively flat and would not block any scenic vista nor substantially change an important view from a scenic vantage point, and therefore there would be no impact.

Scenic Resources and Visual Character

The project site is not located along a state scenic highway or designated scenic corridor. Although the project would represent a visual change from the existing conditions, it would be consistent with the type of development planned for this area in the General Plan. Additionally, the project is subject to design review, which would provide an opportunity for further evaluation that the project would not adversely impact the visual character of the area. Because there are no scenic resources and the visual character would not be substantially altered, there would be no impact.

Light and Glare

Existing ambient sources of nighttime lighting include neon and fluorescent signs, lighting of building exteriors and architectural accents, illumination through windows, landscape lighting,

street lighting, parking lot lighting, and vehicle headlights. The project would include outdoor lighting on the site typical to a residential development. As shown in Figure 7: Exterior Lighting Plan, project plans provide details for exterior lighting for the proposed homes that include: 42-inch tall lighting bollards, wall mounted lights, and recessed 6-inch LED downlights. All fixtures would utilize light-emitting diode (LED) lighting with glare cutoffs and be dark sky-friendly certified by the International Dark-Sky Association.

Site and architectural lighting is subject to the City design review process which would provide an opportunity for further evaluation so that levels of luminance do not adversely affect the adjacent properties. To further minimize lighting effects on the surrounding area, a project-specific conditions would require the project applicant to use no pole lights, and utilize down-directed fixtures on building exteriors with concealed light sources, consistent with City policies and design guidelines for lighting to be at the lowest level and carefully controlled for security, aesthetics, safety, and identification without interfering with nearby land uses. Implementation of these standard conditions of approval would reduce potential off-site light intrusion impacts to a less than significant level.

Findings

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

Agriculture and Forestry Resources

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and 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 ppm[1].

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 3minutes in any 1 hour, as observed using an appropriate test method, is prohibited.
- *Rule 402 (Nuisances)* - No person shall discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or which endanger the comfort, repose, health, or safety of any such persons or the public; or which cause, or have a natural tendency to cause, injury or damage to business or property.
- *Rule 425 (Use of Cutback Asphalt)* – The use of cutback asphalt (asphalt cement that has been blended with petroleum solvents) is restricted.
- *Rule 426 (Architectural Coatings)* – This rule limits the emissions of ROGs from the use of architectural coatings.

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

Construction

MBARD CEQA Guidelines state that construction activities (e.g., excavation, grading, on-site vehicles) that emit 82 pounds per day or more of PM_{10} would have a significant impact on local

[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.

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 PM_{10} emissions (MBARD, 2015). Because development of the project would not result construction activity occurring on more than 2.2 acres per day, impacts would be less than significant.

However, grading activities during construction could cause dust accumulation in the project area. Implementation of the following standard conditions of approval would be required to ensure potential impacts are reduced to a less-than-significant level for all construction activities on the project site.

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

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

Operational

The project would result in new long-term operational emissions from mobile sources (burning of fossil fuels in cars); energy sources (cooling, heating, and cooking); and area sources (landscape equipment and household products). Mobile source emissions constitute most operational emissions from this type of land use development project. However, emissions associated with buildout of this type of project is not expected to exceed any applicable MBARD thresholds. No stationary sources would be constructed that would be long-term permanent sources of emissions. Therefore, the project would not generate a significant level of operational emissions and impacts would be less than significant.

Sensitive Receptors

Sensitive receptors in the vicinity include residents and patrons of nearby commercial/office establishments, located approximately 30 feet from the property boundaries of the proposed development.

Construction equipment and associated heavy-duty truck traffic generates diesel exhaust which is a known toxic air containment (TAC). The California Air Resources Board (CARB) has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project grading and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 10 days). Because exposure to diesel exhaust would be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location.

Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact, and no mitigation measures are required. However, standard conditions of approval require that prior to issuance of any grading permit, the Director of Public Works and the Building Official shall confirm that the grading permit and specifications stipulate that all off-road construction vehicles/equipment shall comply with the California Air Resources Board's In-Use Off-Road Diesel Vehicle Regulation.

Odors

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

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

Findings

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

Biological Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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 Assessment was prepared for the project site in May of 2019 (Biotic Resources Group, May 2019), which was based on a previous site plan consisting of six single-family homes and three duplex homes (total of 12 units) (Erba Lane Housing, Site Plan, David Zulim, Inc. dated 8-3-18). An Addendum to the Biological Assessment was prepared in May 2020 based on a revised site plan which represents the proposed project (Biotic Resources Group, May 2020).

Similarly, a Preliminary Tree Inventory & Assessment was prepared for the previous site plan in November 2017 (Kurt Fouts, November 2017). A Preliminary Arborists Report, Preliminary Tree Inventory and Assessment (the Revised Arborists Report) was prepared in March 2020 based on the revised site plan (Kurt Fouts, March 2020).

The analysis below is based on the findings of these assessments, as revised.

Environmental Setting

The project area is located along an unnamed creek. The USGS map (Felton quadrangle) does not identify a stream at this location; however, the field inspection documented a defined bed and bank and evidence of seasonal water flow at the site.





As shown in Figure 8: Vegetation Types (which shows the previous site plan), two plant communities occur on the project site. Coast live oak riparian woodland grows along the eastern property line and this woodland extends further eastward along the creek corridor on the City of Scotts Valley property. The woodland is closely associated with the creek, with many trees rooted on the slope and along the top-of-bank. Mature trees of coast live oak (Quercus agrifolia) dominant the woodland, with their canopies extending outward from top-of-bank. Figure 9: Oak Riparian Woodland Habitat illustrates the extent of the oak riparian woodland in relation to the revised site plan (May 12, 2020).

According to the arborists report (Kurt Fouts, November 2017), 14 oak trees grow on the project site; 26 oak trees are rooted on the adjacent City-owned property. Within the woodland, native and non-native plant species are present, including California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), curly dock (*Rumex crispus*), velvet grass (*Holcus lanatus*), French broom (*Genista monspessulana*), sword fern (*Polystichum munitum*), and young willows. The riparian woodland on the City property also supports willows (*Salix sp*.), which grow along the wetted channel.

In general, oak woodlands provide a high value habitat type for wildlife because acorns are important forage, the natural cavities in the oaks provide nesting opportunities for some birds and mammals, and downed decaying logs and limbs add to structural complexity of a moist microclimate and invertebrate food supply. The value of the oak riparian woodland to wildlife at this site is enhanced by the presence of water in the creek, which provides seasonal water sources for wildlife. Common wildlife expected to occur in this small patch of oak woodland include scrub jay (*Aphelocoma coerulescens*), acorn woodpecker (*Melanerpes formicivorus*), oak titmouse (*Baeolophus inornatus*), chestnut-backed chickadee (*Poecile rufescens*), bushtit

(*Psaltriparus minimus*), spotted towhee (Pipilo maculatus), and western gray squirrel (Sciurus griseus).

The second plant community is non-native grasses and forbs dominate the southeast portion of the Erba Lane property, abutting the existing paved area. Evidence of previous fill/base rock materials was observed, suggesting previous disturbances to this area. Plant species are typical of such areas, with wild radish (*Raphanus sativa*), wild oat, Bermuda grass (*Cynodon dactylon*), velvet grass, black mustard (*Brassica nigra.*), English plantain (*Plantago lanceolata*), soft chess (*Bromus hordeaceus*), filaree (*Erodium botrys*), and rose clover (*Trifolium repens*) being common. Native plant species in this area are limited to California poppy (*Eshscholzia californica*) and telegraph weed (*Heterotheca grandiflora*).

The use by wildlife of the grassland area is expected to include common species, such as mourning dove (*Zenaida macroura*), California towhee (*Pipilo crissalis*), white-crowned sparrow (Zonotrichia leucophrys), and house finch (Carpodacus mexicanus). Western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and Botta's pocket gopher (*Thomomys bottae*) are also likely to occur in the grass habitat.

Applicable Regulations

California Department of Fish and Wildlife

CDFW classifies and ranks the State's natural communities to assist in the determining the level of rarity and imperilment. Vegetation types are ranked between S1 and S5. For vegetation types with ranks of S1-S3, all associations within the type are considered to be highly imperiled. If a vegetation alliance is ranked as S4 or S5, these alliances are generally considered common enough to not be of concern; however, it does not mean that certain associations contained within them are not rare (CDFW, 2007 and 2010). The oak-willow riparian woodland (CaCode 71.060.47) is ranked S4, yet some associations are of high priority (CDFW, 2010).

City of Scotts Valley Zoning Code

Streams and Drainage Courses

The City of Scotts Valley Zoning Code contains several references to streams and drainage courses. Section 17 requires structures to be located outside a 25-foot creek setback (measured outward from the top-of-bank). This review found the top of bank to be the break in slope from the flat terrace to the creek. Most of the oak trees are rooted at or just below this top-of-bank location, with the tree canopies extending into, and in some cases beyond, this 25-foot setback.

City Zoning Code 15.06 also addresses drainage facilities, requiring disturbances to natural drainageways be kept to a minimum and existing drainage courses shall not be obstructed or obliterated without mitigating measures installed that have been approved by the building official. Grading equipment is not to disturb or cross flowing streams unless absolutely necessary and only with prior approval from the building official. The code also states no construction materials or construction byproducts shall be discarded in any drainageway or

riparian zone. All streams, floodplains, channels, bodies of standing water, or other riparian areas shall be identified and delineated on the development plans and vegetative removal, land disturbances, or other development activities shall be conducted at a time, and in a manner that will provide and maintain an undisturbed vegetative filter strip. The code also states if it is determined that certain development activities in or near the riparian zones would be detrimental, those activities may be prohibited.

Tree Protection

The City of Scotts Valley Zoning Ordinance Section 17.44.080 regulates the removal of protected trees. Section 17.44.080 includes tree protection regulations. Protected trees are defined as:

- Any tree having a main stem or trunk at least 8 inches or greater diameter at breast height (DBH) (25 inches in circumference), located in a hillside residential zone where the slope within 20 feet of where the tree is located exceeds 20 percent;
- Any single-trunk oak tree with a main stem or trunk at least 8 inches DBH (25-inch circumference), or any multi-trunk oak tree with an individual trunk over 4 inches DBH (12 inch circumference);
- Any street tree (defined as any tree within five feet of a public or private street or right of way), regardless of size;
- Any single-trunk tree with a 13-inch or greater DBH (40-inch circumference);
- Any multi-trunk tree with any trunk greater than or equal to 8-inch DBH (25-inch circumference);
- Any tree, regardless of size, required to be planted or preserved as part of a permit approved by the Planning Department, Planning Commission or City Council, or required as a replacement tree for a removed tree; or
- Any Heritage Tree, defined as a tree identified, because of unique quality and/or size, as among the most significant and noteworthy in the city and formally designated by the City Council.

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.

Sensitive Natural Communities

A biological survey of the project site was conducted in May 2019 to determine the presence of special status plant and animal species. No special status plant species were observed and none are expected. The only special status wildlife species that may occur within or immediately adjacent to the project work area is the San Francisco dusky-footed woodrat.

The project was evaluated as to potential direct and indirect impacts to sensitive biological resources. Examples of direct impacts are the removal of oak trees for construction of housing and associated lot development, and pathway construction in the riparian corridor. Examples of indirect impacts include potential disturbance to the oak riparian woodland and wildlife utilization of these areas from increased human uses on the property (e.g., residential uses, landscaping, lighting, pathway uses).

Based on the revised site plan dated May 12, 2020, the revised grading plan preserves most of the oak riparian woodland on the project site. The footprint of the residential buildings are located outside of the dripline of the oak riparian woodland and 25 feet from the "top of bank" of the 100-year storm flood boundary. Two Coast live oaks (T39 and T40), which are located outside of the oak riparian woodland on the southeast corner of Lot 7, would be removed, as discussed below. Additionally, some limited grading would occur within the dripline of oak trees that are to be retained. Some trees would require targeted clearance pruning for grading equipment and hand grading may be required near them to minimize impacts. Two additional protected oaks near lot 6 (T35 and T38) may not be retained.

To reduce construction and post-construction-period impacts to the riparian woodland, the Biological Assessment, as revised, the following mitigation measures would reduce impacts to the oak riparian woodland to a less than significant level.

MM BIO-1: Oak Riparian Woodland -Project Construction

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

1.1 The outer edge of the riparian setback area should be demarcated by the placement of six-foot high plastic construction fencing (during the construction period) and a permanent six-foot high fence (after construction). The fence should have an opening to allow access to the existing pathway that crosses the intermittent drainage channel. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees. The construction fencing should be maintained in a functional manner throughout the site construction period and should be inspected periodically by the contractor and City of Scotts Valley personnel for damage and proper functioning. No equipment staging, vehicle parking or other activities shall occur within the protected riparian area.

1.2 To minimize sediments entering the intermittent creek, the project should implement best management practices, including:

- Conduct construction activities within 20 feet of the riparian woodland during the dry season;
- Incorporate measures to filter and entrap pollutants prior to their discharge into the creek or other downstream drainage features that lead to Carbonera Creek.
- Stabilize disturbed soils to minimize erosion and sediment input to the creek;

- Implement erosion control measures to prevent sediment from entering the creek channel, including the use of silt fencing or fiber rolls to trap sediments;
- Conduct erosion control seeding of all disturbed areas as soon as practicable after disturbance following construction;
- Monitor the effectiveness of the erosion control measures during the first year's rainy season and implement remedial measures (e.g., reseeding, repair of silt fencing) if sedimentation or erosion is noted.

1.3 Occurrences of invasive, non-native plant species (i.e., French broom, bull thistle) should be removed from the riparian woodland prior to project completion.

MM BIO-2: Oak Riparian Woodland Post-Construction

Prior to issuance of the building permit, the project applicant shall demonstrate to the satisfaction of the City compliance with the following:

2.1 All lighting features shall be directed away from the oak riparian woodland, such that the woodland is not illuminated. Homeowners/tenants shall not be allowed to install night lighting that illuminates the riparian woodland.

2.2 Future landowners/tenants should not utilize invasive, non-native plant species for landscaping. Plant species that should not be used on the property include all plants recognized as exotic pest plants by Cal-IPC (see Exotic Pest Plants of Greatest Ecological Concern in California, www.cal-ipc.org). This list includes: all brooms (i.e., French broom, Spanish broom and Scotch broom), periwinkle (*Vinca sp.*), Cape (or German) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds), all pines, cotoneaster, and pyracantha. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora sp.*) is detected on the property, the homeowners should implement measures to prevent/control the spread of this fungus both on and off-site. The homeowners should be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the City, the County and the State of California. Preventative and treatment measures should also be implemented as recommended. Current information on this disease and recommended treatments is available through the California Oak Mortality Task Force, University of California Cooperative Extension, Sudden Oak Death website (http://cemarin.ucdavis.edu).

State and Federal Regulated Waterways and Federal Wetlands

Development of the project would occur adjacent to regulated waterway. The project is located near California Department of Fish and Wildlife's (CDFW) and Regional Water Quality Control Board's (RWQCD) regulatory jurisdiction, however, proposed residential development is located outside of the oak riparian woodland dripline. As shown in Figure 9: Oak Riparian Woodland Habitat, construction would not require the removal of vegetation in the streambank, nor on

the top of the bank of the dry creek, within regulated areas by the CDFW and RWQCD. Therefore, there would be no impact associated with regulated waterways.

Special Status Species, Wildlife Corridors, and Nursery Sites

The only special status wildlife species that may occur within or immediately adjacent to the project site is the San Francisco dusky-footed woodrat. The woodrats may be present in above-ground stick nests. Additionally, nesting birds may occur in or adjacent to the project work area. No other special status wildlife species occur within the project area.

Because most nesting birds are protected by the Migratory Bird Treaty Act, the project would implement the mitigation measure listed below to avoid potential impacts if any active bird nests are present during vegetation removal. The mitigation measure below would also reduce potential impacts to the woodrats and nesting birds. While none were identified during the May 2019 survey, the project site is suitable habitat for the San Francisco dusky-footed woodrat. Therefore, implementation of the following mitigation measure would reduce impacts associated with special status species and nursery sites to a less than significant level.

MM BIO-4: Protection of Sensitive Animal Species

Prior to issuance of the grading permit, the project applicant shall demonstrate to the satisfaction of the City the following:

1. The landowner shall hire a qualified biologist to search for San Francisco dusky-footed woodrat nests. If any are found and impacts to the nests cannot be avoided, the applicant shall seek written approval from CDFW to implement a trapping and relocation program. Wood rat nests shall not be disturbed without prior written approval from CDFW.
2. If construction is scheduled to begin between March 1 and August 15 of any given year, the landowner shall hire a qualified biologist to conduct a search for active bird nests in the vicinity of the work site (following CDFW survey protocols). If active bird nests are observed, the work shall be postponed until the biologist determines that all chicks have fledge the nest(s).

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

As shown in Figure 6: Grading Plan, which reflects the revised site plan dated 5/12/2020, the revised Grading Plan preserves most of the oak riparian woodland on the property. The footprint of the buildings are located outside of the dripline of the oak riparian woodland and all but two oak trees (T39 and T40, located on the southeast corner of Lot 7) would be retained.

Some grading would occur within the dripline of oak trees that are to be retained. The Revised Arborists Report analyzed the revised grading plan relative to trees and found that up to six trees may be affected by the project. Some trees would still require targeted clearance pruning for grading equipment (T29 and T30) and hand grading may be required near them. Impacts to

two trees (T35 and T38), adjacent to Lot 6 may be greater, and would likely need to be removed. The Revised Arborists Report also indicated that the future growing conditions for most of the oaks would slightly improve, as more soil would be retained allowing for a larger rooting area.

The Revised Arborists Report recommended tree replacement to compensate for the removal and limbing of the identified trees at a 2:1 tree replacement using 15-gallon or 24-inch box size trees and identifies an open area east of Lot 7 be used for the tree replacement plantings. 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 Revised Arborists Report 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.

A habitat survey report for the endangered Mount Hermon June Beetle and Zayante Band Wing grasshopper was prepared by Entomological Consulting Services, Ltd., dated July 14, 2005. Due to the absence of indigenous sand parkland vegetation and sunlight, barren Zayante sandy soils, and habitat conditions, the report concluded that the project site was not suitable for the Zayante Band Wing grasshopper. Similarly, due to the absence of Ponderosa pines and Zayante sands, habitat conditions are not suitable for the Mount Hermon June Beetle.

Therefore, the proposed project would not conflict with any local policies or applicable HCP's and there would be no impact.

Findings

The project would comply with the City's standard conditions of approval wherein protected tree removals are compensated at a minimum of 2:1 ratio. Additionally, through implementation of MM BIO-1 and MM BIO-2**,** impacts associated with vegetation, wildlife, riparian woodland, and other biological resources would be reduced to a less than significant level.

Cultural Resources

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

Discussion

Cultural Resources

The Scotts Valley 1994 General Plan, Figure OS-2 ("Archeological Sensitivity Zones"), indicates that the project site is located within areas of moderate and high archaeological sensitivity.

An Extended Phase I Archeological Assessment (Albion Environmental, Inc., March 2020) was prepared for the project site in 2020 (Albion Environmental, Inc., March 2020). After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited trenching and auguring of the project area. Visual inspection surface and small-scale subsurface excavations revealed no evidence of intact prehistoric or historic-era archaeological deposits. However, due to the proximity of archeological site SCR-177/H, it was recommended that archeological and Native American monitoring occur during all ground-disturbing activities.

Standard conditions of approval for development require that the project applicant and construction contractor ensure that any cultural resource, including archaeological, paleontological, or human remains are not destroyed if discovered during project grading or other subsurface work.

As part of the standard conditions of approval, the project applicant shall submit a copy of a contract with a qualified/registered archaeologist to conduct monitoring of all earth disturbing activities for review and approval by the Community Development Director, before grading

permit issuance. The project applicant shall include this requirement in the contract for all contractors involved with grading and subsurface work. The qualified/registered archaeologist shall monitor all earthwork activity as described below:

1. An archaeologist shall monitor the grading or excavation of soils at the development site in order to determine if important cultural remains are present. Such monitoring shall begin before and occur during subsurface earth moving activities;
2. The duration and period of archaeological monitoring of project development activities shall be at the discretion of the professional archaeologist. At a minimum, however, any activity that initially displaces or removes original soil from its present context shall be monitored by an archaeologist on a continuous basis;
3. Monitoring activities such as replacing soils in trenches, redistributing displaced soil elsewhere on the development site, or removing stockpiled excavated soil may not require monitoring;
4. Monitoring may include the periodic sampling and screening of soils in order to better determine if cultural remains are present; and,
5. If any cultural resources are discovered, the project contractor shall immediately stop all earth disturbing work within a 150-foot radius of the discovery to allow for inspection, evaluation, and potential recovery of resources by the supervising project archaeologist, before resuming any earth-disturbing construction activities. The project applicant shall also contact the Planning Department and Building Official as soon as work has been stopped. It may be necessary to resume grading or excavation activities under the direction of the supervising archaeologist in order to locate or expose cultural remains.

Standard conditions of approval require that the project applicant and construction contractor ensure that paleontological resources are not destroyed during project grading by implementing following measures:

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

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, due to the proximity of archeological site SCR-177/H, archeological and Native American monitoring during all ground-disturbing activities would be required as a standard condition of approval, which would reduce any potential impacts associated with cultural resources to a less than significant level.

Energy

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to 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	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion

Earthquake Faults, Landslides, and Seismic Ground Shaking

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

Prior to approval of any entitlements, City staff is required to review project plans and verify that the CBC Seismic requirements are printed on the plans. Building Division staff shall verify

that CBC standards are met prior to issuance of Building Permits. Building inspectors shall conduct site inspections to assure that construction occurs consistent with approved plans.

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

A geotechnical investigation was prepared by Haro, Kasunich and Associates, Inc. (Haro, Kasunich & Associates, November 2005) determined that given the project site is generally level, the potential for seismically induced landslides are low. As a standard condition of approval, an updated geotechnical report would be required for review and approval by the City prior to issuance of a building permit.

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

Soil Erosion

The project would involve the removal of landscape vegetation and grading activities associated with the construction of buildings, infrastructure, and roads. Grading would largely be limited to the project site, which would limit the amount of exposed soil area that would be subject to erosion. Measures to control erosion would be incorporated into the construction specifications pursuant to the National Pollution Discharge Elimination System (NPDES) requirements for construction. In addition, to comply with the NPDES requirements for construction, projects involving construction on sites that are one acre or more are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies how the discharger would protect water quality during construction activities. Compliance with the erosion control ordinances and acquisition of the NPDES General Permit for construction activities would ensure that soil erosion impacts associated with development pursuant to the project would be less than significant.

Sewage Disposal

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

Unique Geological Features and Paleontological Resources

There are no known paleontological resources on the project site. However, development of the project could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Should evidence of paleontological resources be

encountered during grading and construction, adherence to City, State, and Federal historic preservation laws, regulations, and codes related to archaeological and paleontological resources would ensure the adequate protection of historic and pre-historic resources. With implementation of existing regulations, the impact would be less than significant.

Findings

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

Greenhouse Gas Emissions

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

Discussion

Construction

Construction of the project would result in direct emissions of CO_2, N_2O, and CH_4 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 $MTCO_2e$) per year. AB 32 requires California agencies to take actions that 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 $MTCO_2e$ per year. As a result, the short-term emission of GHG during construction would be less than significant

Operational

Operational or long-term emissions would occur over the project's life. GHG emissions would result from direct emissions such as project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power over the life of the project, the energy required to convey water to, and wastewater from the project site, the emissions associated with solid waste generated from the project site, and any fugitive refrigerants from air conditioning or refrigerators. The project would meet CalGreen and CBC standards for energy efficiency standards including passive solar design and natural ventilation and natural lighting.

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

Findings

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

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine			X	

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The project site is located adjacent to a known hazardous materials site at 7 Erba Lane (southwest of the project site) due to diesel contamination[2]. Given the distance from the project site and the propensity for diesel to migrate downward and not laterally in sandy soils, impacts from the known hazardous site to the subject parcel and the proposed use are unlikely.

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 accidently discharged downslope or in to Scotts Valley Drive.
- Any petroleum, lubricants or other hazardous materials used during; and, construction shall be stored in a special storage location equipped with double containment and this location shall be shown on the erosion control plan and approved by the agencies that review this plan.

[2] County of Santa Cruz, Environmental Health Department. Santa Cruz County Environmental Health Service files: Search by Address. Accessed at https://sccdocs.santacruzcounty.us/ENV/CustomSearch.aspx?SearchName=AllPrograms&repo=EnvironmentalHealth. Accessed on February 9, 2021.

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

Release of Substances Near Schools

The project is located within one-quarter mile of the Scotts Valley Unified School, approximately 700 feet south of the project site. However, project construction and operation would not involve the emission of hazardous materials, therefore impacts would be considered less than significant and no mitigation is required.

Emergency Response

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

Public Airport or Private Airstrip

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

Wildland Fire

Refer to the Wildfire Section below for further discussion.

Findings

The project site is not on a list of hazardous materials sites, nor would the residential use involve the use of hazardous materials that would require permitting by the Santa County Health Department and therefor 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:				

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

Groundwater Demand

According to the project plans, the project would use approximately 1,485 gallons per day (or two acre-feet of water per year) of water. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development (SVWD Will Serve Letter, dated March 5, 2020). Therefore, there would be no impact.

Groundwater Recharge

The project is located in an area designated on the Scotts Valley General Plan Hydrological Resources Map, Figure OS-5, as a Potential Groundwater Recharge Area. Per the Open Space and Conservation Policy OSA-343 of the Scotts Valley General Plan, all proposed construction in a Potential Groundwater Recharge Area requires a detailed hydrological evaluation to mitigate the loss of recharge.

According to the Preliminary Stormwater Control Plan (Bowman & Williams, September 2018), the existing paved project site contains 32,280 sq. ft. of impervious surface area. Redevelopment would reduce the amount of impervious surface area to 25.924 sq. ft. resulting in a net addition of impervious surface area by 4,345 sq. ft., resulting in an improvement to groundwater recharge as compared to existing conditions. Additionally, the project would incorporate various low impact development design strategies such as the use of permeable pavements, dispersal of runoff of pervious areas, and stormwater control measures that would assist in improving groundwater conditions. Therefore, there would be no impact and no mitigation is required.

Stormwater Runoff

The project applicant prepared a Preliminary Stormwater Control Plan (PSCP) (Bowman & Williams, 9/10/2018) to address potential impacts from stormwater runoff. The PSCP described

project site-specific best management practices (BMPs) to control erosion and sedimentation and maintain water quality in accordance with the current edition of the City of Scotts Valley Stormwater Technical Guide. The BMPs address the construction and maintenance of storm drain inlets, irrigation and use of pesticides, maintenance of hardscapes, and maintenance of underground stormwater facilities.

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

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

Implementation of recommendations as described in the PSCP 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 PSCP 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

Surrounding the project site is the Scotts Valley Fire Department and single-family residential to the west, Scotts Valley City Hall, and MacDorsa Park to the north and east, and office buildings to the east between the project site and Scotts Valley Drive. The corner of Erba Lane and Scotts Valley Drive is a landscape supply company.

The project site is currently zoned Residential High Density (R-H). Additionally, the project site is designated under the City of Scotts Valley General Plan as Residential High Density (R-H), which allows for 9 to 15 residential units. Therefore, the project would be consistent with the existing zoning and General Plan land use designations.

Findings

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

Mineral Resources

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
local general plan or noise ordinance, or applicable standards of other agencies?				
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 to existing single-family residences on Erba Lane. However, construction activities would occur throughout the project site and would not be concentrated at a single point near sensitive receptors.

Project construction would comply with the City's Municipal Code Section 17.46.160, which states that all construction activity shall be limited to the hours between 8 a.m. and 6 p.m., Monday through Friday, and 9 a.m. through 5 p.m. on Saturday. No construction activity is allowed on Sunday. These permitted hours of construction are included in the code in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant disruption. Construction would occur throughout the project site and would not be concentrated or confined in the area directly adjacent to sensory receptors. Therefore, construction noise would be acoustically dispersed throughout the project site and impacts would be less than significant.

Long Term Noise Levels

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

Implementation of the project would create new sources of noise in the project vicinity from residential sources, mechanical equipment, and landscape maintenance. These noise sources would 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 approximately 30 feet from the project’s construction area 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 (27 persons [3]) that is well within the land use buildout capacity projections identified within the City of Scotts Valley General Plan (1994) as well as the Association of Monterey Bay Area Government's 2018 Regional Growth Forecast for the City of Scotts Valley population of 12,418 by 2040. Therefore, there would be no impact.

Findings

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

[3] . The average household size for Scotts Valley is 2.67 persons which estimates 27 persons for a project with 10 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 across the street from 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 west and adjacent to the project site at City Hall. Therefore, there would be no impact.

Schools

The project would add approximately 27 new residents to the City, some of whom would 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 27 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, in excess of that previously considered by the General Plan. Therefore, there would be no impact

Findings

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

Recreation

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

Discussion

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

Finding

No significant impacts to recreation and open space resources are expected. Thus, the thresholds of significance have not been exceeded. Payment of Park Impact fees would mitigate the incremental increase created by the project.

Transportation

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion

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

The project would involve the construction of a new 24 foot-wide private roadway that would provide access to six of the residential units. The design of the roadway would be consistent with City standards and subject to design review to ensure there is adequate emergency vehicle access. The frontage along Erba Lane would be improved with a sidewalk, curb and gutter landscaped buffer, and on-street parking; consistent with City standards. 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 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.

Project trip generation was estimated by applying the proposed type of development to the appropriate trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012)*. The ITE estimated rate for single-family housing is 10.67 average daily trips per household (ITE Code 210). This would result in 106.7 trips per day for the project, which is less than the City's VMT Implementation Guidelines and as such, the project is exempt from further VMT analysis.

Furthermore, because the project would not generate more than 50 peak hour trips, it is exempt from preparing a traffic impact analysis per the City's Guide for the Preparation of Traffic Impact Studies (2003).

Findings

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

Tribal Cultural Resources

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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				

Discussion

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

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

Findings

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

Utilities and Service Systems

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

Discussion

Water Treatment Facilities

The 10 proposed residential units would result in a daily water demand of 1,485 gallons per day or approximately two-acre feet per year (AFY).[4] Therefore, the proposed residential use would cause only a minimal increase on the demand for water and wastewater service. The Scotts Valley Water District has reviewed the application and has determined that existing water resources would support the proposed development. Thus, impacts are be considered less than significant and no mitigation is required.

Wastewater Treatment Facilities

The Wastewater Department has reviewed the proposed development and has determined that the existing wastewater treatment facilities would support the proposed development. The project would not generate solid waste in excess of that typically generated by 10 residential units. Thus, impacts would be considered less than significant, and no mitigation is required.

Electric Power, Natural Gas, or Telecommunications

The project would require new connections to PG&E for electricity and natural gas. In addition, the project would require new telecommunication connections with the respective service providers. The project site is surrounded by commercial development to the south, and east and single-family residential to the west, 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.

Solid Waste

The project would generate approximately 122 pounds of daily solid waste.[5] The 122 pounds of daily solid waste generated by the project would represent less than one percent of the daily permit capacities of Buena Vista and Monterey Peninsula landfills[6], respectively. Therefore, both landfills have adequate capacity. Thus, impacts would be considered less than significant, and no mitigation is required.

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4 Daily Water Use Factor for High Density Residential is 55 (gallons per capita/day). (27 residents x 55 gallons/day) = 1,485 (gallons/day)
5 Daily Solid Waste Generation Rate for Residential Use is 12.23 pounds per day/unit (CalRecycle, 2019). (10 residential units x 12.23 pounds/day) = 122.3 pounds/day
6 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.

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 may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion

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

Findings

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

Mandatory Findings of Significance

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

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 with the implementation of identified Standard Conditions of Approval and mitigation measures. As discussed in Biological Resources, mitigation measures MM BIO-1: Oak Riparian Woodland -Project Construction and MM BIO-2: Oak Riparian Woodland -Post Construction would reduce 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

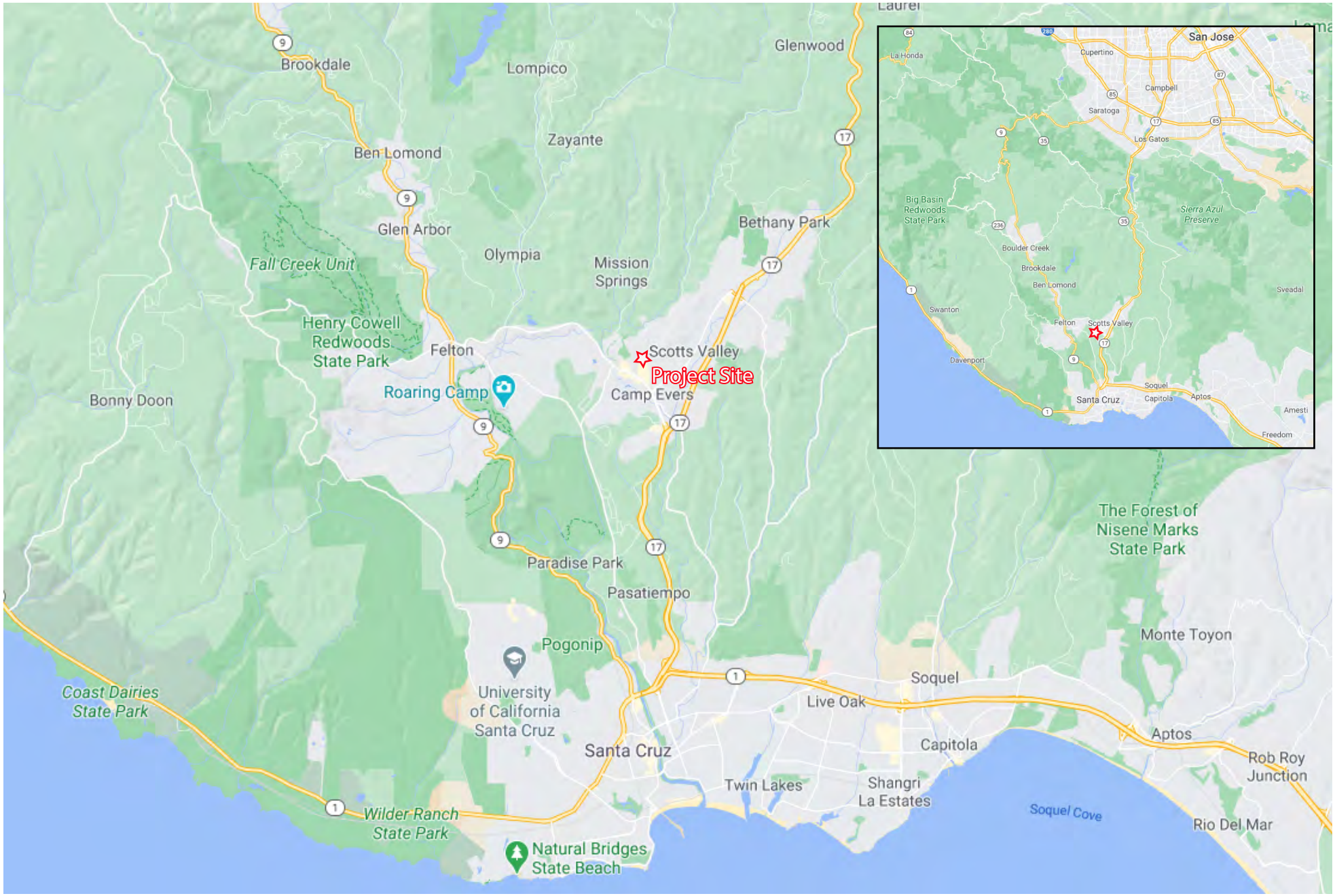
On the basis of this initial evaluation:

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.	

_____ _____

Paula Bradley, MCP, AICP
Contract Planner

Date



Source: Google Earth, 2021

Figure 1: Regional Location

Bay Village Planned Development Project

Not to scale

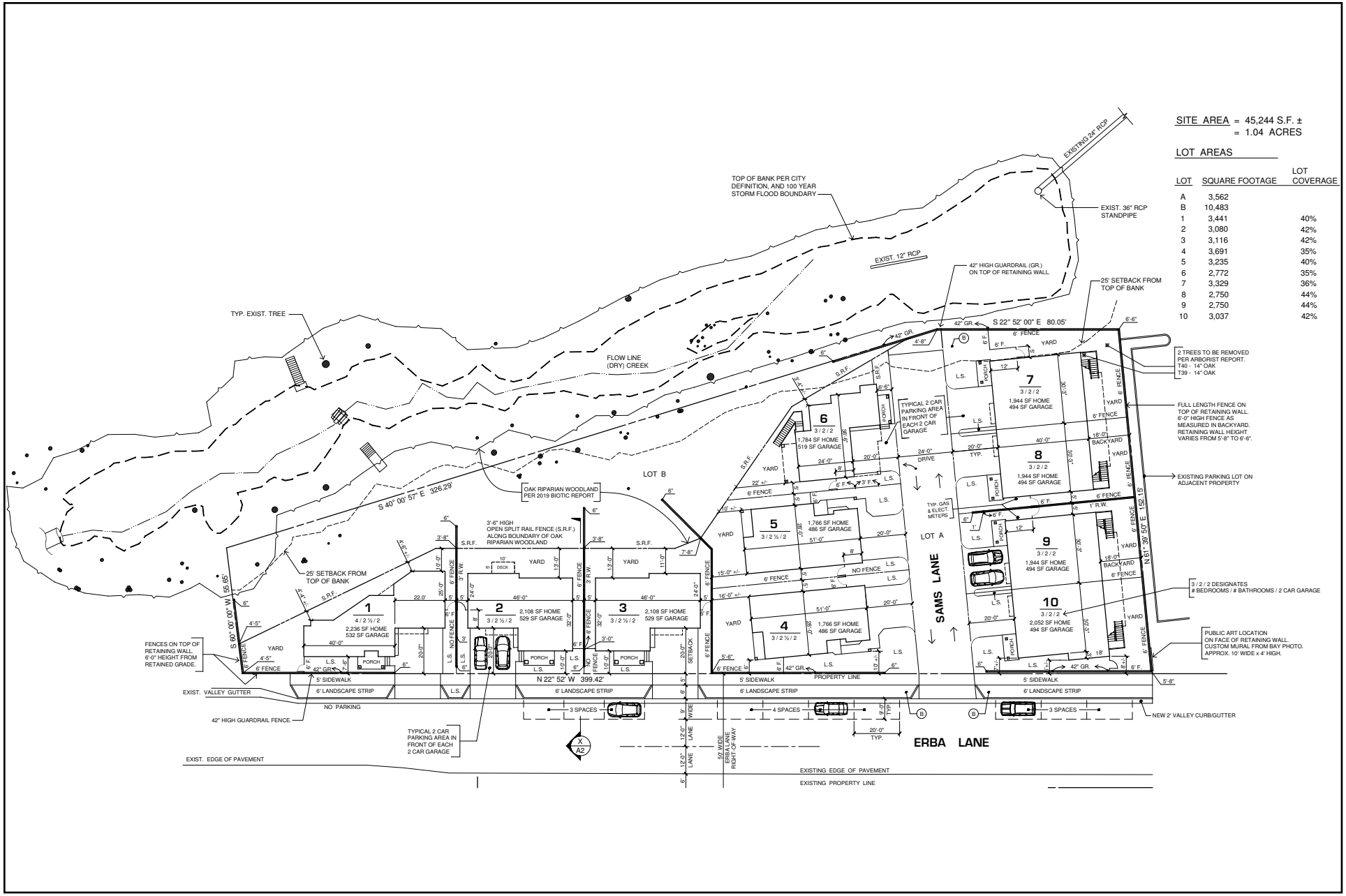


Source: Nearmaps, 2021

Figure 2: Project Vicinity
Bay Village Planned Development Project

Not to scale

Kimley»Horn
Expect More. Experience Better.



Source: Bowman & Williams, 2020

Figure 3: Site Plan

Bay Village Planned Development Project

Not to scale

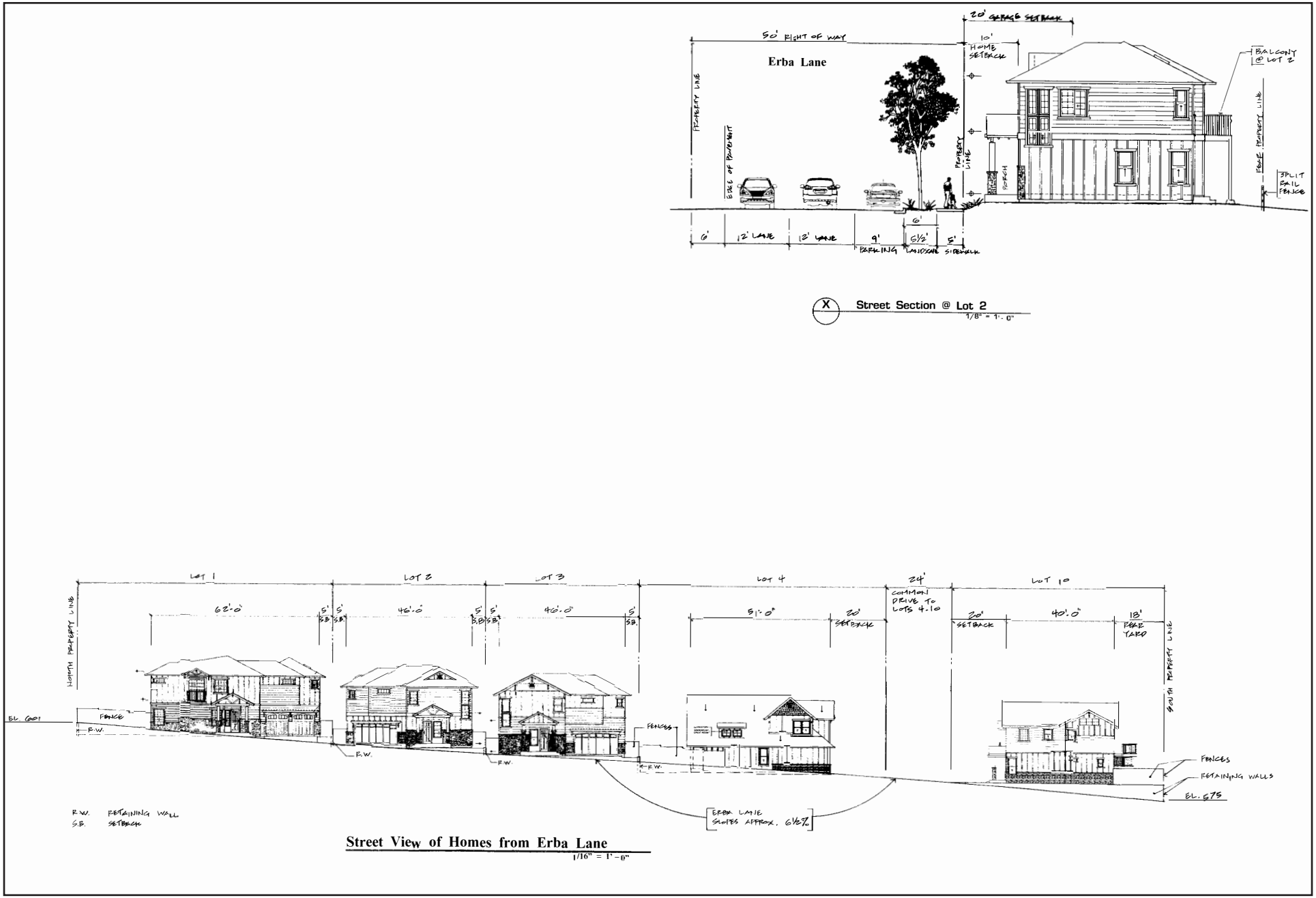


Source: Bowman & Williams, 2020

Figure 4: Proposed Project Rendering
Bay Village Planned Development Project

Not to scale

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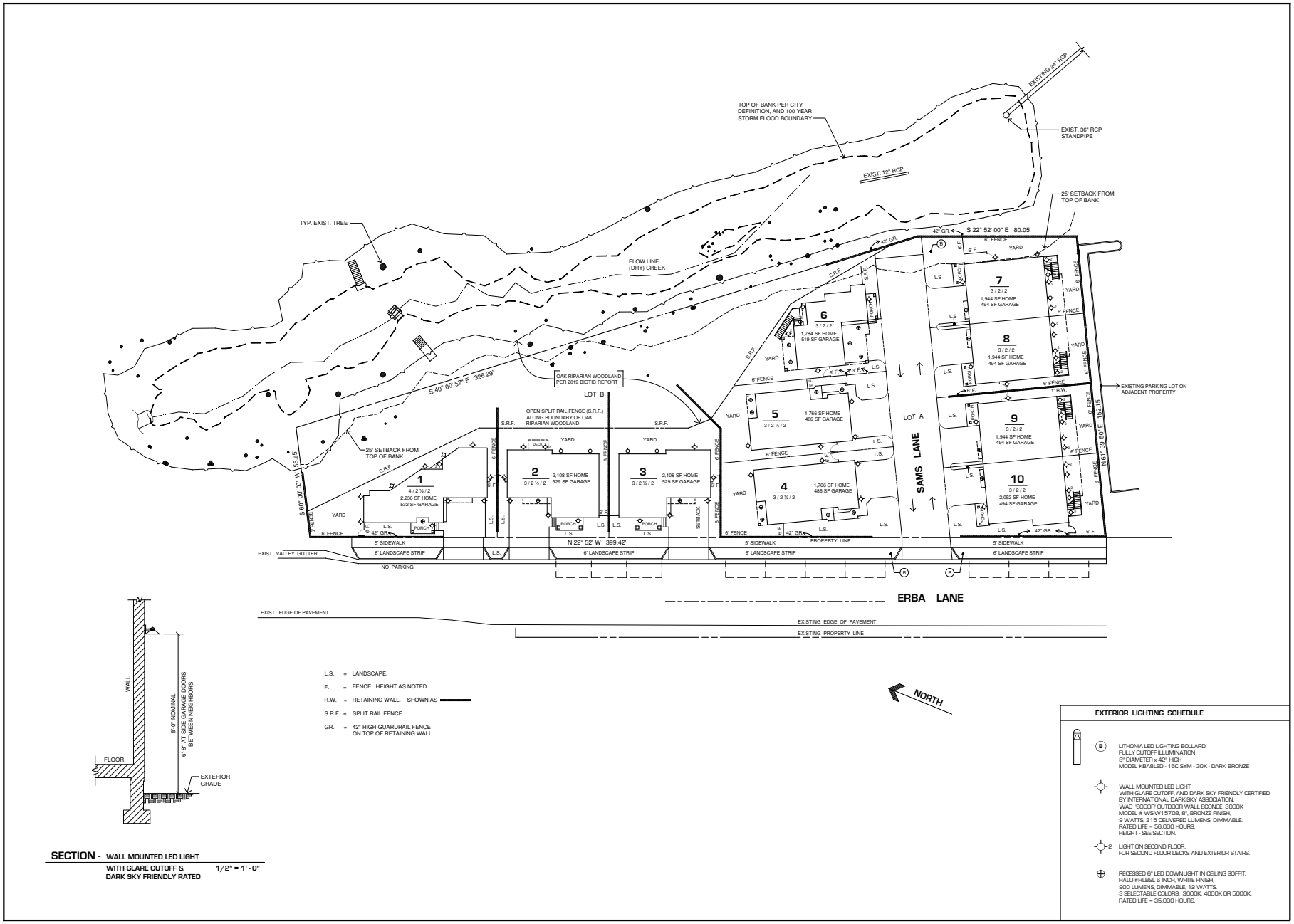


Source: Bowman & Williams, 2020

Figure 5: Proposed Street View

Bay Village Planned Development Project

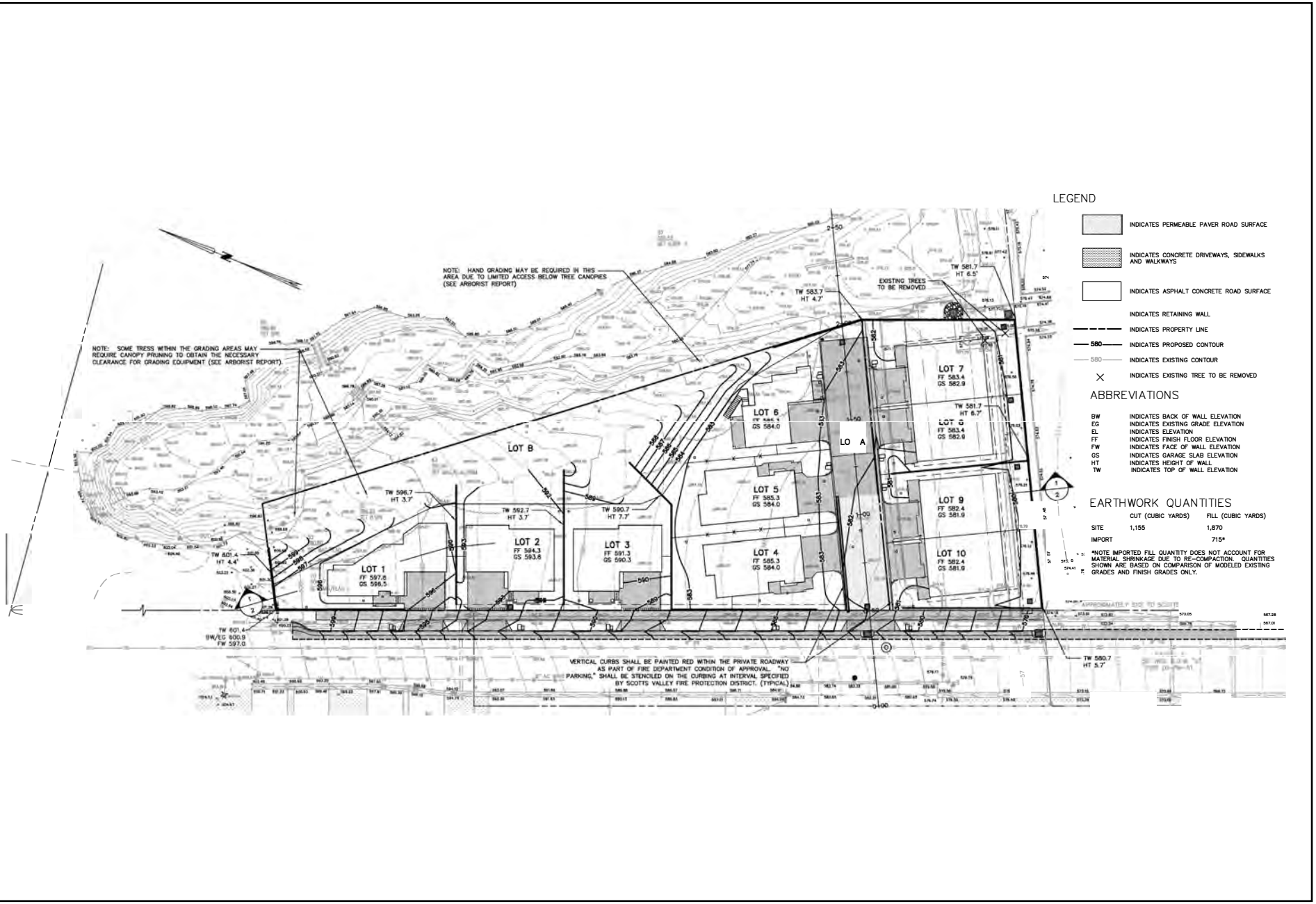
Not to scale



Source: Bowman & Williams, 2020

Figure 6: Exterior Lighting Plan
Bay Village Planned Development Project

Not to scale

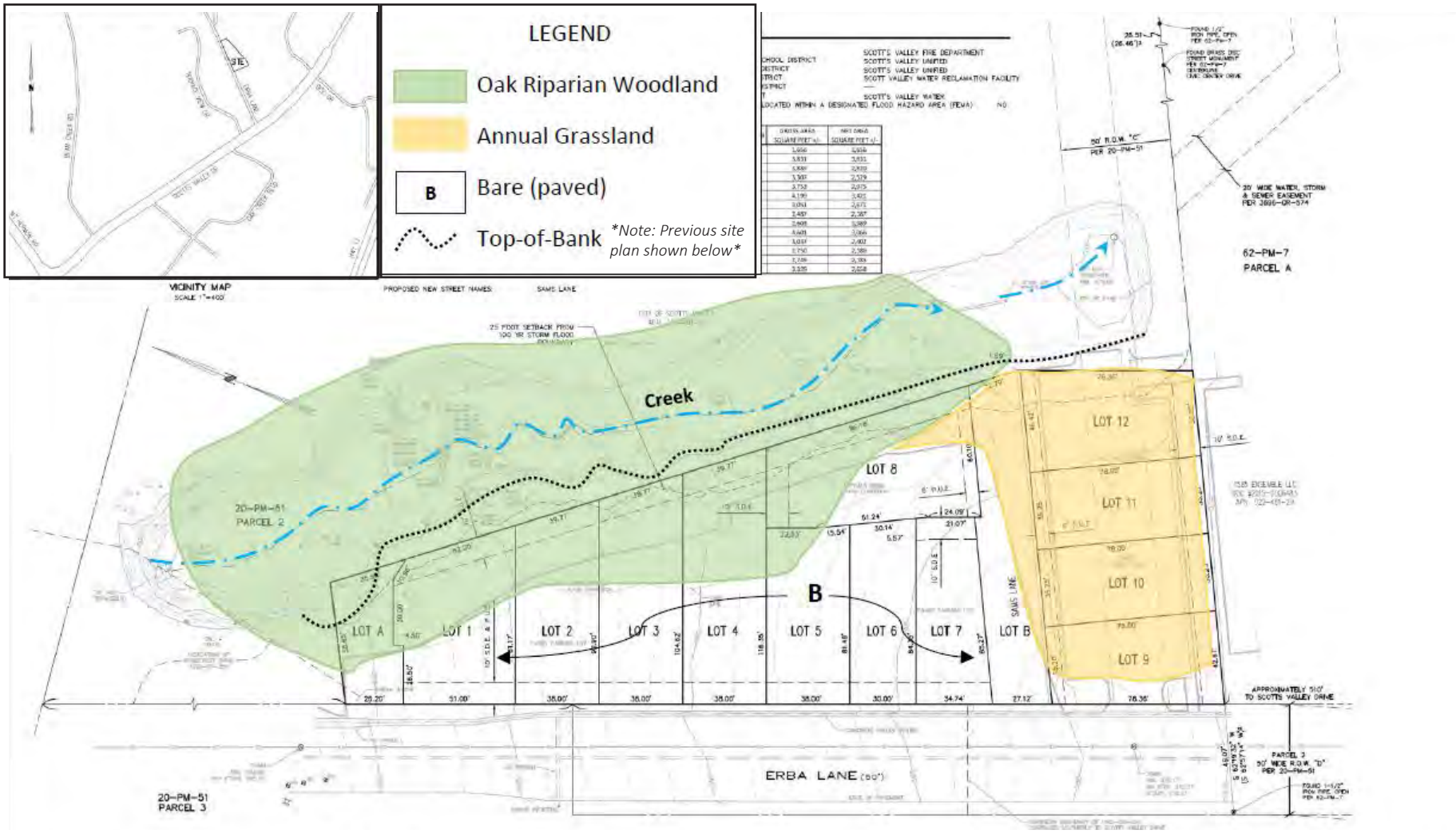


Source: Bowman & Williams, 2020

Figure 7: Grading Plan

Bay Village Planned Development Project

Not to scale

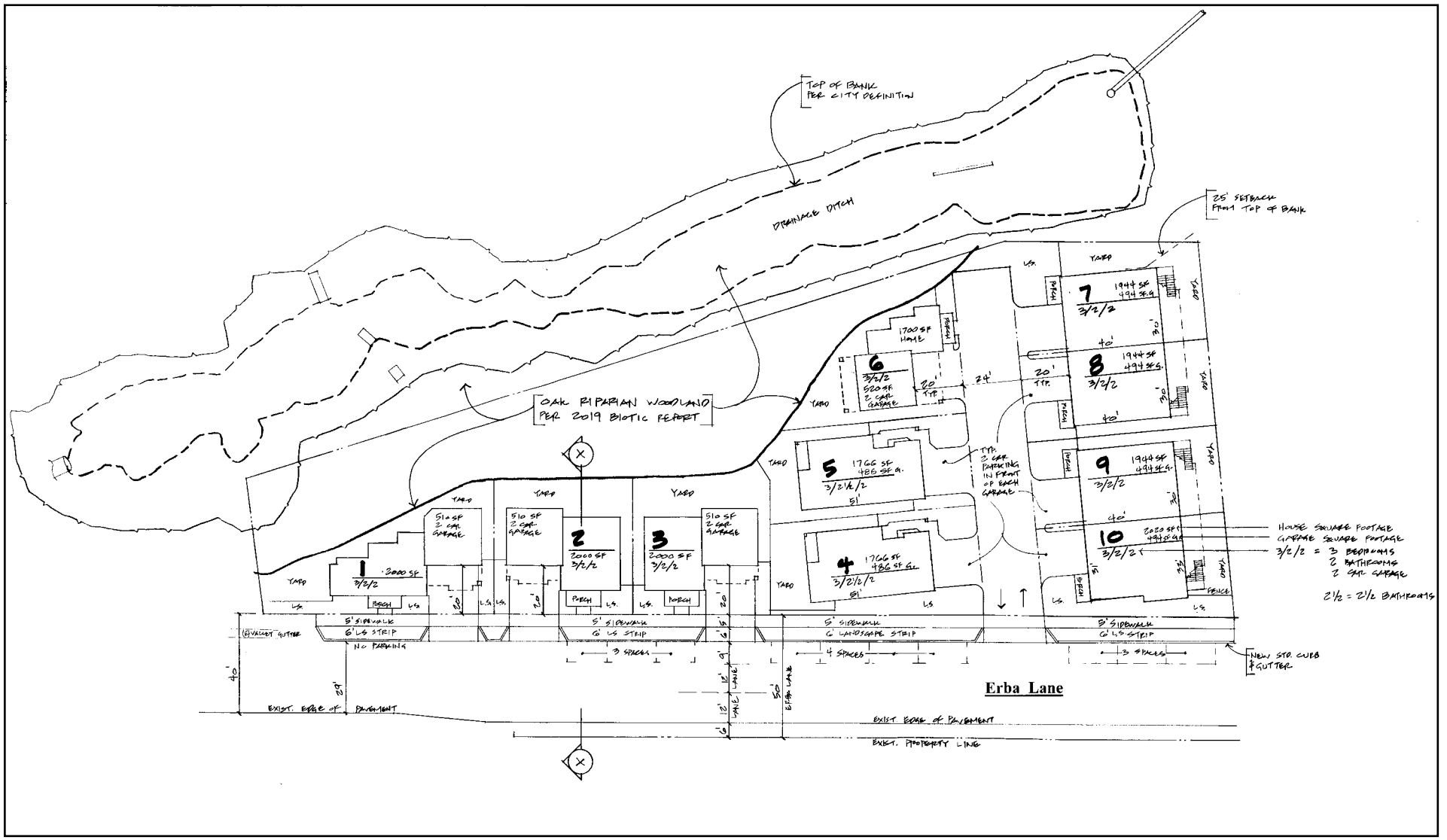


Source: Biotic Resources Group, 2019

Figure 8: Vegetation Types
Bay Village Planned Development Project

Not to scale

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Source: David B. Zulim Inc., 2019

Figure 9: Oak Riparian Woodland Habitat

Bay Village Planned Development Project

Not to scale

City of Scotts Valley
CITY COUNCIL STAFF REPORT

DATE: 8/20/2025

TO: Honorable Mayor and City Council

FROM: Rodolfo Onchi, Public Works Director

APPROVED: Mali LaGoe, City Manager

SUBJECT: **Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)**

SUMMARY OF ISSUE

The Federal Disaster Mitigation Act of 2000 requires all local governments to develop and maintain a Hazard Mitigation Plan (HMP) to remain eligible for FEMA hazard mitigation assistance programs. As part of this next five-year update cycle, Scotts Valley has joined the 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) effort, coordinated by the County's Office of Response, Recovery, and Resilience (OR3).

The County of Santa Cruz is leading the MJHMP process through OR3, with consulting support from Dynamic Planning + Science (DP+S). The County secured a FEMA Hazard Mitigation Grant Program (HMGP) award in 2024 to fund the planning effort. Cities and special districts across the county are participating in the process, contributing in-kind staff time to meet the local match requirement. Using a regional approach to preparing a Hazard Mitigation Plan provides a more efficient and comprehensive approach for the City to meet FEMA requirements.

A Hazard Mitigation Plan (HMP) is a planning document required by FEMA that identifies natural hazards and outlines strategies to reduce long-term risks to people, property, and infrastructure. These plans help communities prepare for and recover more effectively from disasters.

Hazard mitigation planning helps reduce the long-term risks posed by natural disasters, such as earthquakes, floods, wildfires, and extreme weather. The MJHMP will support risk reduction through informed planning, identification of project priorities, and alignment with other efforts such as general plans, climate action plans, and capital improvement programs. The plan also serves as a foundation for applying for federal mitigation grants, which can fund infrastructure improvements, drainage upgrades, vegetation management, seismic retrofits, and more. FEMA reports that for every dollar invested in mitigation, communities save up to six dollars in future disaster costs.

Planning began in late 2023, with initial outreach and grant development. The County received the HMGP award in mid-2024 and selected the consultant team in the fall. The first planning

team meeting was held in January 2025. Outreach, risk assessment, and plan drafting will continue through summer 2025. Scotts Valley is contributing to the plan through participation in the Planning Committee, coordination with the County and consultants, data sharing, review of draft materials, and assistance with public engagement. The plan is scheduled for submittal to Cal OES and FEMA in fall 2025.

A public project website has been launched at https://mitigatehazards.com/santacruzmjhmp, where community members can complete a survey, access background information, and track the plan's progress. Additional in-person outreach activities are planned throughout the year, including community events, stakeholder meetings, and opportunities for residents to review and comment on the draft plan later in the process.

The MJHMP is being organized in two volumes to distinguish between regional and jurisdiction-specific content. Volume 1 will cover all elements required by FEMA that apply across the entire planning area. This includes the planning process, public engagement strategy, shared goals and objectives, a countywide risk assessment, regional mitigation initiatives, and the plan maintenance strategy.

Volume 2 will be composed of "annexes" for each participating jurisdiction, including Scotts Valley. These annexes will include information specific to each community: localized hazard profiles, assessments of vulnerabilities and capabilities, and targeted mitigation actions. The City's annex will reflect the same planning process as the rest of the document but will be tailored to Scotts Valley's needs. Each participating jurisdiction will adopt both volumes, thereby ensuring their local plans meet FEMA's standards within a regional framework.

The City's annex will serve as its localized mitigation plan, supporting grant eligibility and long-term resilience planning. Staff will bring the draft plan and Scotts Valley annex to Council for review and adoption later in 2025.

FISCAL IMPACT

The MJHMP is funded primarily through the HMGP grant, with local jurisdictions contributing in-kind staff time to meet the 25% non-federal match requirement. Scotts Valley's expected contribution is approximately 80 hours of staff participation throughout the process.

STAFF RECOMMENDATION

Receive an informational presentation on the City of Scotts Valley's participation in the 2025 Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

TABLE OF CONTENTS

1. 2025 0820 SCC MJHMP - DM Briefing #1 PPT (City of Scotts Valley)



Santa Cruz County Multi-Jurisdictional Hazard Mitigation Plan 2025 Update

City of Scotts Valley

City Council

August 20, 2025

MITIGATE HAZARDS

www.mitigatehazards.com

Project Overview

- Initiated December 2024
- FEMA grant-funded
- Led by County OR3

Project Website

mitigatehazards.com/santacruzmjhmp





Purpose & Benefits

Why Develop a Mitigation Action Plan?

- Establishes a framework to reduce long-term hazard risks to people, property, and critical infrastructure
- Required for eligibility under FEMA grant programs (e.g., HMGP, FMA)
- Functions as a capital improvement roadmap for risk reduction
- Prioritizes protection of critical infrastructure and public assets
- Supports broader community resilience through targeted actions and outreach

Public & Stakeholder Engagement

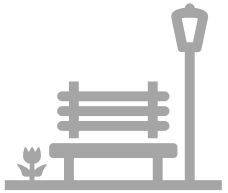


Purpose

Identify Unmitigated Risks

Refine Hazard Profiles

Shape Actionable Strategy



Multi-Channel Input

Public Survey

(2) County-Wide Large Group Meetings

(10) Jurisdictional Breakout Meetings

(9) Stakeholder Interviews



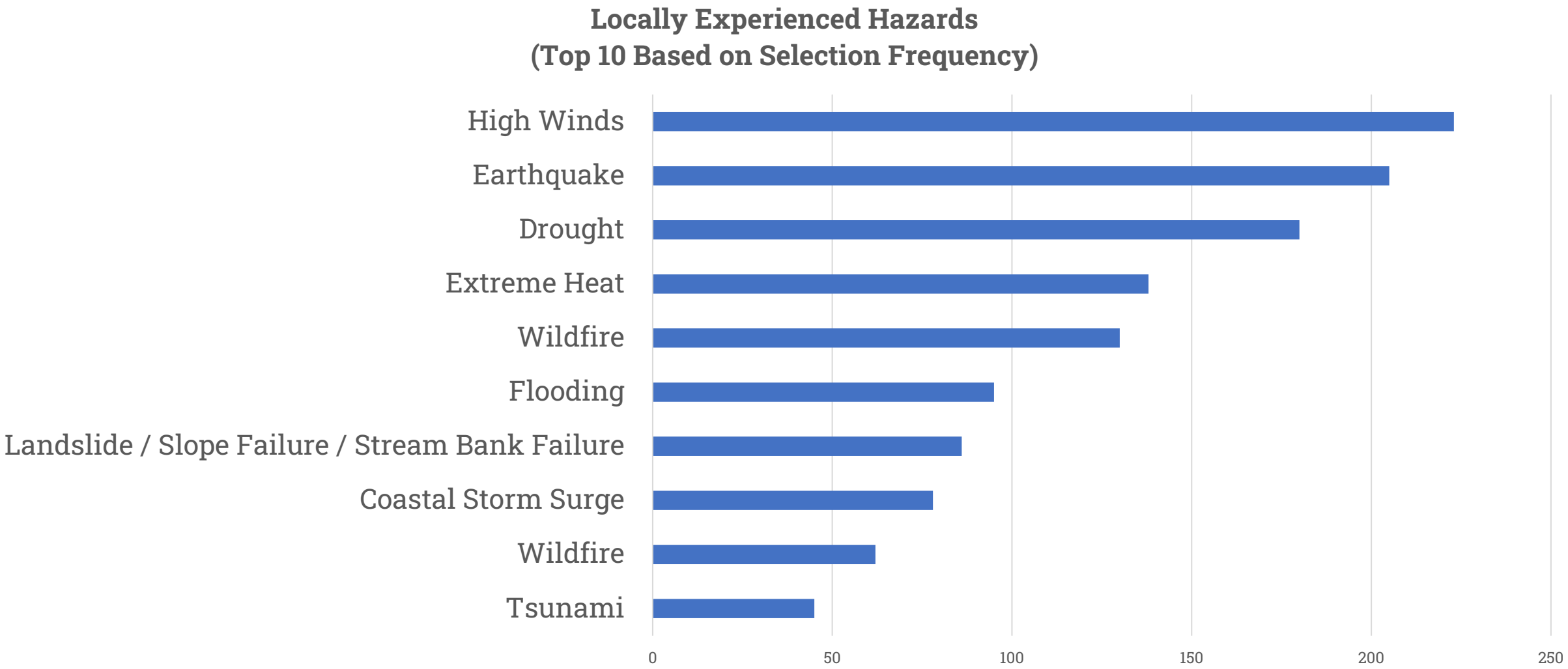
Wide Participation

100+ Key Stakeholders

Representation from All Areas

Significant Survey Response (~450)

Preliminary Survey Results (Priority Hazards)



County-Wide Priority Hazards

Wildfire



Flood
(incl. Levee Failure)



Earthquake
(incl. Liquefaction)



Severe Weather
(incl. High Wind, Heavy Rain)



Coastal Hazards
(incl. Coastal Storm, Erosion, Wave Run-Up, Surge & Tsunami)



Slope Failure



Dam Failure



Drought



Extreme Temperatures
(incl. Extreme Heat & Cold)



Climate Change
(incl. Sea Level Rise)



City of Scotts Valley Priority Hazards

Wildfire



Flood



Earthquake
(incl. Liquefaction)



Severe Weather
(incl. High Wind, Heavy Rain)



Slope Failure



Drought



Extreme Temperatures
(incl. Extreme Heat & Cold)



Climate Change



Cross-Cutting Challenges

Infrastructure Vulnerability

Aging / Degraded

Repetitive Damage

Evolving Conditions

Climate Change

Funding Environment

Data & Capacity Gaps

Hazard Mapping

Multi-Jurisdictional Coordination

Implementation Capacity

Planning & Policy Needs

Enhanced Outreach

New / Updated Tools

Upcoming Milestones

- Online Survey Ending on Sept 15
- Public Draft Release on Sept 29
- CalOES/FEMA Review in Nov-Jan
- Adoption in Feb/March 2026

